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Woodward County Land AUCTION

Selling
480[±] ac
in 2 Tracts!

Thursday, August 13th 10:00 a.m.

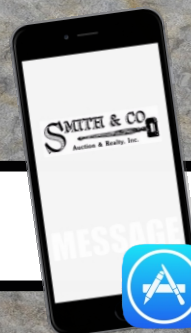
Selling 480± acres in Tracts of 160± and 320±
Auction Will Be Held On Site



Seller: Ginger Lamp

Woodward County
AUCTION
Selling **480[±] ac**
in 2 Tracts!
Thursday, August 13th • 10 a.m.

Land Location: SW Woodward County
Auction Will Be Held On Site



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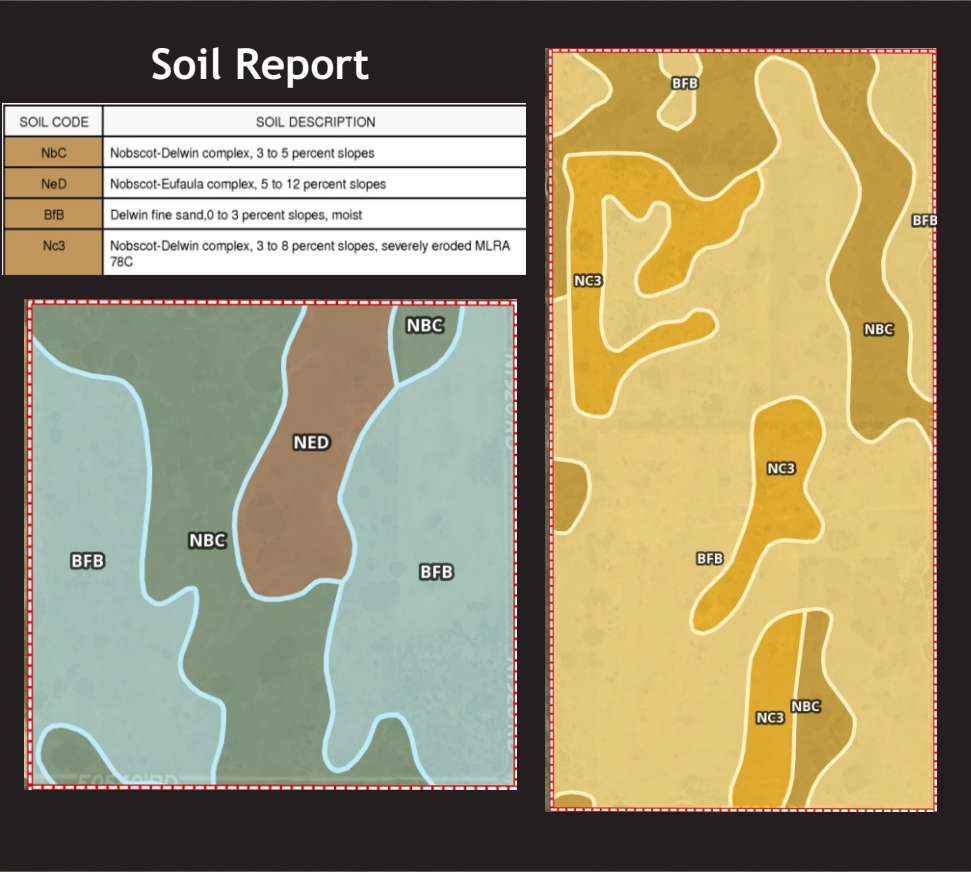
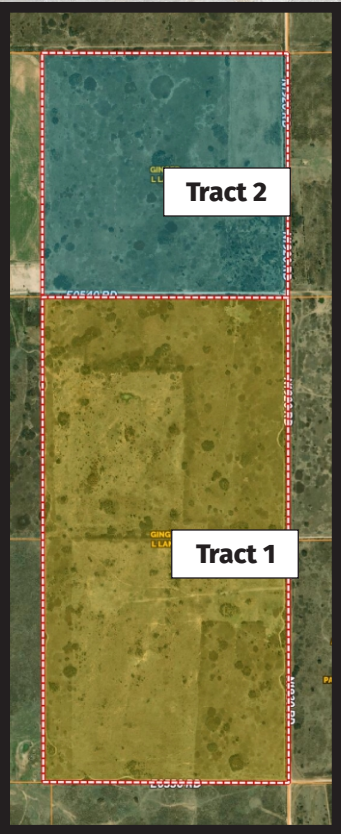
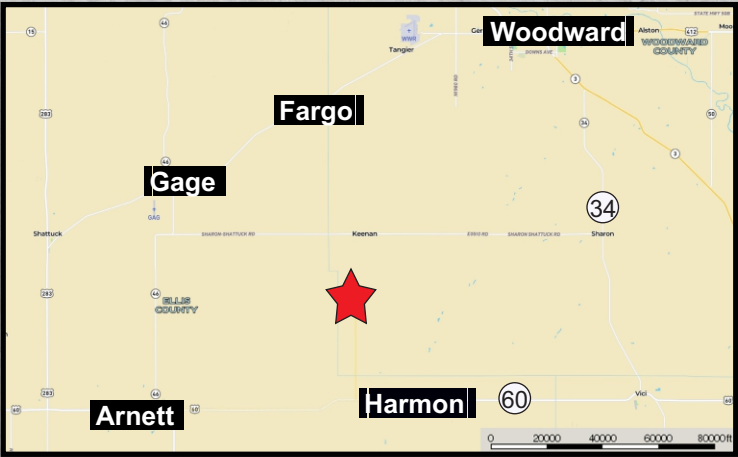
For more pics, visit www.smithcoauctions.com

Land Location: SW Woodward County

From Harmon - Travel 1 mile west on Hwy 60, then 5 miles north on County Road 192

From Arnett - Travel 10.5 miles east on Hwy 60, then 5 miles north on County Road 192

From Fargo - Travel 7 miles south on CR 190, then 4 miles east on Hwy 51 (Sharon/Shattuck), then 2 miles south on CR 193, then 1/2 mile west on CR 53, then 1/2 mile south to the NE corner of Tract 2.



TRACT 1 - 320± Acres

Legal: 320 acres m/l in the E/2 of Section 7, T20N, R22 WIM, Woodward County, OK



Both properties join one another and are only divided by a county road running east and west between them. County road run along the east side allowing very good access. Exterior fences are steel T posts and barbed wire and are in very good condition. There is not a fence between the two properties running east and west on county road 54.

TRACT 2 - 160± Acres

Legal: 160 acres m/l in the SE/4 of Section 6, T20N, R22 WIM, Woodward County, OK



REAL ESTATE Terms: 10% of purchase price escrowed sale day with the balance due upon proof of marketable title. Buyer and Seller will split title insurance fees. Taxes prorated to the day of closing. Possession upon closing. Property selling in its present condition with no warranties expressed or implied. All information given comes from resources we believe to be reliable but in no way is guaranteed. Announcements made sale day supercede all prior advertising. Buyers should arrange financing and satisfy themselves with size, location, boundaries, etc. prior to sale day. Sellers are reserving all oil, gas, and other mineral rights.

ONLINE BIDDING Terms: REGISTRATION MUST BE COMPLETE AT LEAST 48 HOURS PRIOR TO SALE DAY. Smith & Company Auction & Realty, Inc. is not responsible for any errors in bids, omissions of bids, or failure to execute bids and shall have no liability to any bidder for any technical or other failure associated with the internet. Announcements made sale day supersede all prior advertising. Final responsibility rests with the buyer to assess the condition of the property. It is not possible to adequately describe in text or photos all aspects of a property. We recommend you personally inspect the property, or enlist a trusted professional to do so on your behalf. Escrow must be made sale day and may be wired.

AUCTIONEER'S NOTE:
These two farms offer good cattle grazing and excellent wildlife habitat. This area is known for very good deer hunting and on our first visit to the property we saw turkey and heard quail whistling. The tenant used water well from his land therefore the water wells on this property haven't been used in many years and are galvanized and steel casing. Please don't let drilling a water well detour you. There are water wells on all four sides of this land and even a irrigation well to the west.