

**SMITH & CO**  
Auction & Realty, Inc.  
1102 Oklahoma Ave.  
Woodward, OK 73801  
**580-254-3975**

PRSRT STD  
U.S. Postage  
Paid  
Mooreland, OK  
Permit No. 7

**Selling Buildings & Lots in 5 Tracts!**

# AUCTION

**FRIDAY, SEPTEMBER 11 • 10:00 A.M.**

Auction Location: Smith & Co. Auction Facility 10762 US Hwy 412, Mooreland, OK  
Property Location: Former Mooreland HS Buildings(Hwy 412) and Adjacent SW Lot



**Selling Buildings & Lots in 5 Tracts!**

# AUCTION

**FRIDAY, SEPTEMBER 11 • 10:00 a.m.**

Auction Location: Smith & Co. Auction Facility 10762 US Hwy 412, Mooreland, OK  
Property Location: Former Mooreland HS Buildings(Hwy 412) and Adjacent SW Lot



**SMITH & CO**  
Auction & Realty, Inc.  
**580-254-3975**



Licensed in  
Oklahoma and Kansas

Auctioneer - Ira Y. Smith, ATS, R.E. Broker  
David Bay · Andy Ferguson · Buck Hutchens · Kenny Rounds

follow us:



*"Serving NW Oklahoma and Kansas with Integrity and Pride since 1982"*

### TRACT 1 - Main Building and Auditorium

A 25,190± sq. ft. facility with Hwy frontage. The building includes 12 classrooms, a mens and womens restroom, a large auditorium and a band room. The potential for this property is big. The west side includes an entrance into a large foyer, a break room, offices, and entrance into the auditorium. There are classrooms on both sides of the large hallway with restrooms approximately midway. The home economics and science rooms add extra potential with lab station and sinks, etc. The majority of the classrooms have solid wood doors. There is an additional entrance to the building on the SW side of the building. The east end consists of 2 entrances (one on the east & one on the SE) and another large office. The building has it's own utility meter separate from the other tracts. The auditorium is cooled by window units. There are several package units on top of the building for heating and cooling the rooms.



### TRACT 2 - East & Central Buildings

The East building is a 3,780± sq. ft. bricked meta building constructed in 1995. It was originally built for an art room and includes a vanity, sink, and an office. The other classroom is larger and has a divider with two entrances allowing this building to be used as two or three separate rooms. Access is very good with a street easement on the east end of the building. The building has central heat and air and is a very good free standing building with it's own utilities.



The Central building is a 4,500± sq. ft. building constructed in 1970 and located on the west side of Tract #2. This building has entry on the east side and double door entry on the west side. It consists of 3 class rooms and has central heat and air and is on it's own utility meter separate from the other tracts.

### TRACT 3 - Vo-Ag/Industrial Arts Building

A total of 7,460± sq. ft. of space constructed approximately 1975 and all on the ground level. This building housed the Vo-Ag on the west side and industrial arts on the east side.



The Ag building has a classroom on the north and office, restroom, and shop in the back with walk-in entrance and overhead door entrance on the south. There is an upstairs storage over the classroom area. Street access on the west and south sides. This building is heavy wired electrical for welding machines and other welding related equipment.

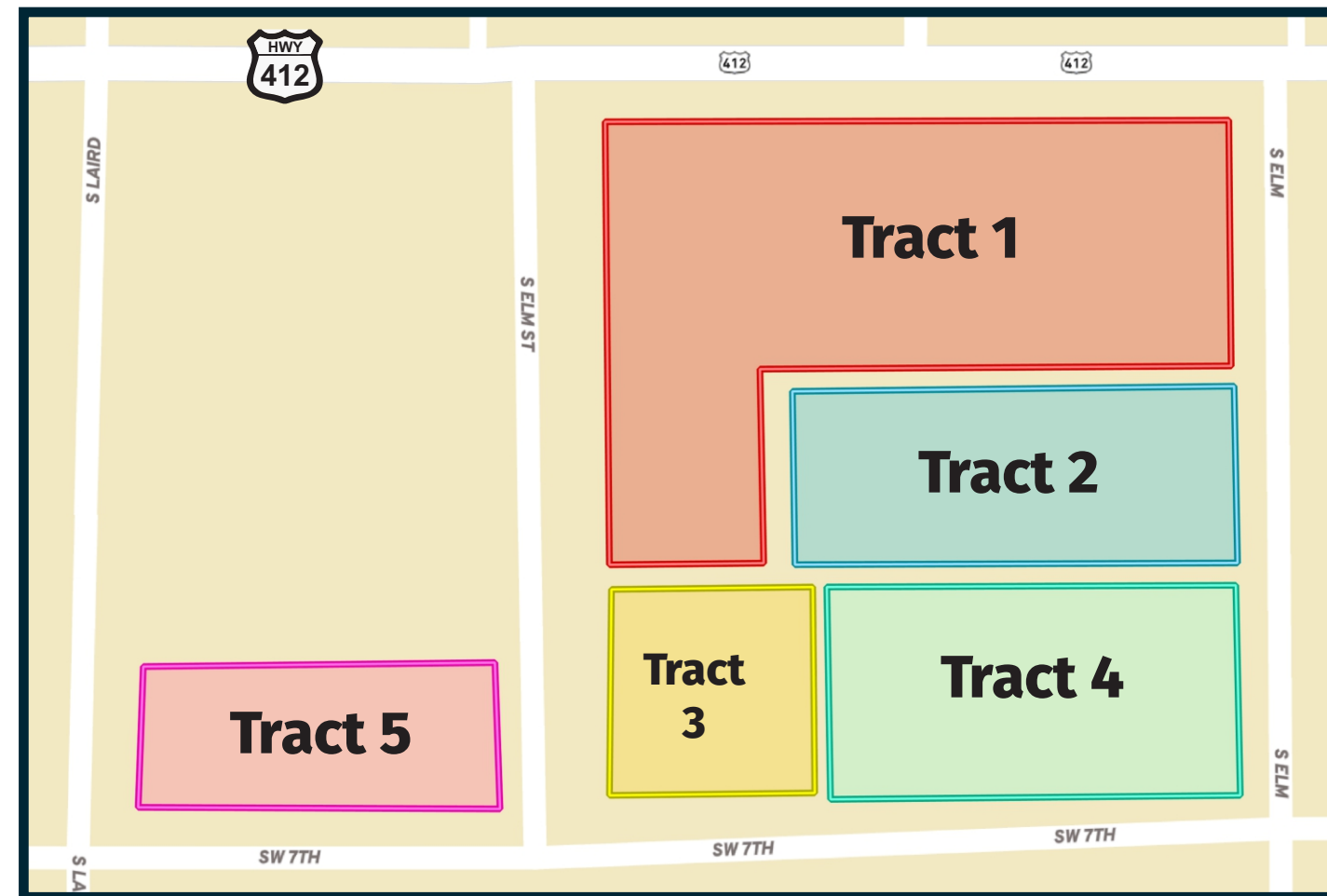
The Industrial Arts building, on the east side, has a classroom, restroom, an office, an enclosed tool room, a room with exhaust that was used for painting, and a large general shop area with overhead storage. There is walk-in entrance on the south and north sides of the building.

### TRACT 4 - Vacant Lot

A vacant lot lying on the immediate east side of Tract 4 and south of Tract 2 buildings. The lot is 169 ft x 70 ft and has street access on the east and south sides.

### TRACT 5 - Vacant Lot

A vacant lot located west across the street from Tract 3 with street access on the east, west, and south sides. Legally described as Lot 7 and the S 15' of Lot 8, on the corner of 7th Street and Laird Street in Block 2 Burdicks 1st Addition.



### Tracts Will Be Offered Using the Multi-Par Method of Sale

Each tract will be offered individually and price will be established on each tract. Tracts will then be offered in combination, as requested by the bidder(s). Any bidder may add to the total amount bid on any tracts in the preset dollar amount established by the auctioneer. When no advance bid is made within a specified time frame, the lots will be announced closed.

**FOR MORE PICTURES, PLEASE VISIT OUR WEBSITE AT**  
**WWW.SMITHCOAUCTIONS.COM**

**REAL ESTATE Terms:** 10% of purchase price escrowed sale day with the balance due upon proof of marketable title. Seller will provide a current abstract and a warranty deed. 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.

**ONLINE BIDDING Terms:** **REGISTRATION MUST BE COMPLETE AT LEAST 24 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.

### 3 Convenient Ways To Bid & Buy!

Bid in Person

Bid by Phone

Bid Online!

For more information call  
our office at 580-254-3975!

