



Auction & Realty, Inc.  
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**MINERALS • MINERALS • MINERALS • MINERALS**

**Wednesday  
Oct. 14th 10 a.m.**

**269± Acres  
Mineral Rights Auction**

**AUCTION LOCATION:**  
Woodward Co. Event Center  
1st & Temple Houston Dr.  
Woodward, OK

**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. Sellers are reserving all oil, gas, and other mineral rights.

**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!**

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**Sellers: CW & Mary Anita Miller**

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<b>TRACT #</b>	<b>ACRES</b>	<b>LOCATION</b>	<b>PRODUCTION</b>
TRACT 1	8.1	016 T21N 21W SW/4	Non-Producing
	6.1	016 T21N 21W NE/4	"
	12.2	016 T21N 21W SE/4	"
TRACT 2	16.2	027 T21N R21W E/2	Non-Producing
TRACT 3	8.14	030 T21N 21W NE/4	Non-Producing
	2.06	030 T21N 21W N/2 SE/4	"
TRACT 4	8.14	005 T20N 21W SE/4	Production > \$100/year in 2019
	6.10	005 T20N 21W W/2 SW/4	
TRACT 5	4.00	008 T20N 21W N/2 NE/4	Non-Producing
TRACT 6	63.8	031 T02N 21W ALL	Non-Producing
TRACT 7	16.2	033 T02N 21W NE/4	Non-Producing
TRACT 8	16.2	025 T21N R22W	Non-Producing
		SE/4 NW/4, NE/4 SW/4, S/2 SW/4	
TRACT 9	46.2	06 20N 21W Lots 3-7	Non-Producing
	6.10	SE/4 NW/4, E/2 SW/4, S/2 NE/4, N/2 SE/4	"
		S/2 SE/4	
TRACT 10	15.2	034 21N 21W	Non-Producing
		N/2 NE/4, SW/4 NE/4, S/2 NW/4	
TRACT 11	24.4	032 21N 21W NE/4	Non-Producing



**Auctioneer - Ira Y. Smith, ATS, R.E. Broker**

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