

Real Estate

AUCTION

1905 1st Street, Woodward, Oklahoma

Wednesday, Jan. 27 • 10 a.m.

OPEN HOUSE

Thurs., Jan. 14

4-6 p.m.



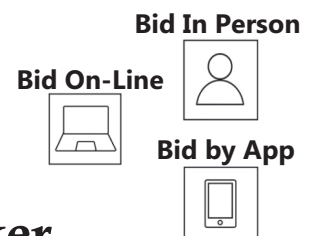
SELLER: ESTATE OF JANIE S. THOMPSON

Legal Description: C 50' of Lot 1 Blk 7 Garvey & Marum 3rd Addition to the City of Woodward

DON'T MISS THIS DIAMOND IN THE ROUGH...

This home has 2 bedrooms and 1 bath downstairs and a loft room upstairs. With a detached two car garage and on a good size lot, this property has great curb appeal. The inside of the home will need updates and repairs. To see the home, mark your calendars for the open house on Thursday, January 14 OR call Ira Smith at 580-334-6001 to schedule!

Terms: 10% of purchase price escrowed sale day with the balance due upon proof of marketable title. Seller will provide a current abstract and personal representative 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 mineral rights.



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

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



Auction & Realty, Inc.

1102 Oklahoma Ave.
Woodward, OK 73801

580-254-3975

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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!

www.smithcoauctions.com