

LAND AUCTION

Friday, Jan 22 • 10:00 a.m.

Auction Location: WW Convention Center, 3401 Centennial Dr.

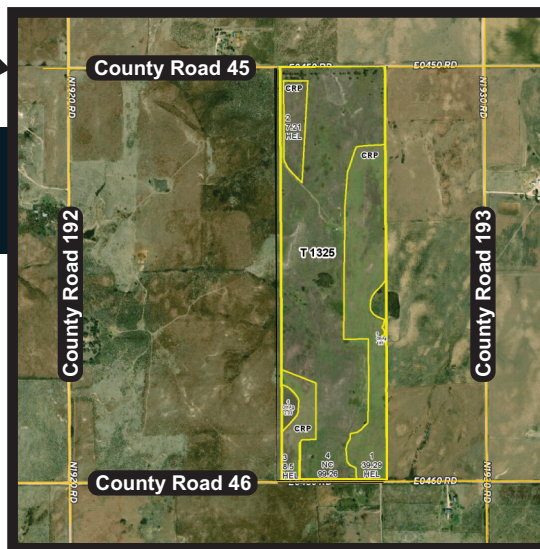


**160±
Acres!**

Land Location:

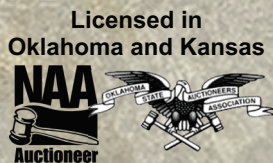
From 48th St. & Oklahoma Ave in Woodward go west on Oklahoma Ave/Hwy 15 for 7 miles. Then travel south on County Road 193 for 2.2 miles, then west on County Road 45 for 2/10 of a mile to the north side of the property.

Legal Description: A 160± acre tract of land in the W/2 E/2 of Section 29 T22N R22 W1M, Woodward County, Oklahoma.



This property is 1 mile long and ¼ mile wide. There are 47.9 acres of improved grass just out of CRP and the balance is native grass. There are two water wells - one on each end of the property. The water well on the north side has a solar pump and panel. The land is fenced, has good access, and provides several good home sites. This is a great opportunity to purchase land just minutes from Woodward or Fargo!

Sellers: Lisa Puyear and Michelle Gilliam



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580-254-3975

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

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UPCOMING AUCTION CALENDAR

- **Wednesday, Dec. 30th** - Home on 8.1 Acres
Selling 9737 State Hwy 15, Shattuck, OK
- **Wednesday, Jan. 27th** - Estate Auction
Selling Home on 1st Street in Woodward, OK
- **Saturday, Jan. 30th** - Home w/Acreage near Waynoka
Selling nice, well kept home and garage/shop on acreage
- **On-Line Only Auction Coming Soon!**
Personal Property & Shop Equipment

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TERMS AND CONDITIONS:

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. 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.

**ON-LINE REGISTRATION MUST BE COMPLETE AT
LEAST 24 HOURS PRIOR TO SALE DAY.**