

AUCTION

Saturday, Jan 30th • 10:00 a.m.

10791 County Road 350, Waynoka, OK
4.4 miles east of Waynoka on Ash / CR 350 (Follow the Blacktop)



Personal Property will sell ON-LINE ONLY.
Bids Open Monday, January 11th and Close Sunday, January 24th.
Visit our Website for an Inventory List,
Pick-up Dates and to Register to Bid

Seller: Estate of Randall Abila

Brick home with Attached Garage/Workshop, Storage Shed and Carport!

This three bedroom, two bath brick home has central heat and air, an attached garage workshop built of engineered steel, and is in very good condition. With approximately 1,265 sq ft. of living space, this home built in 1978 has been updated and has lots to offer including a wood burning stove and nice size bay window in the large living room. In the backyard is a carport and a storage shed that also houses the water well. The home sits on one acre of land and all roads are blacktop. There will also be personal property sold in a separate online bidding auction the week prior to the real estate auction.

Legally described as a 1.05 acre tract in the E/2 of the NE/4 of Section 17 T24N R15 W1M BEG 1065'S NE COR S.153', W.300', N.153', E.300' 1287/1031

A detailed list of the personal property and more pictures of the real estate can be found on our website smithcoauctions.com.

To see the property, please contact Ira Smith at 580-334-6001 or come to the open house on Thursday, January 21 from 4 to 6 p.m.



Licensed in
Oklahoma and Kansas



580-254-3975

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

follow us:



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**1102 Oklahoma Ave.
Woodward, OK 73801**

580-254-3975

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**Selling
Brick
Home in
Waynoka**

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Cant' Be There? BID from ANYWHERE!

Download our App or Bid from
our Website at smithcoauctions.com

Questions? Call our office at 580-254-3975 and let us help you!



**REAL ESTATE SELLS on Sat. January 30th
via a Simulcast Auction - Bid Live OR Bid Online**

PERSONAL PROPERTY SELLS IN SEPARATE ON-LINE ONLY AUCTION

Personal Property bidding will be open on Monday, January 11th and will close at
3:00 p.m. on Sunday, January 24th. Pick-up will be Monday, January 25th 4 p.m. - 6 p.m.

To register, please visit our website at smithcoauctions.com

Questions? Give us a call!

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.