

**2 AUCTIONS**

**1 DAY!**

**COMMERCIAL & RESIDENTIAL**

# AUCTION

**Thursday, Feb. 18, 2021**

**Auctions on Site @ 10 a.m. & 11 a.m.**

**10 A.M. • Selling Home & Vacant Land in 2 Tracts**



**Open House**  
Thurs., Feb. 11  
4 to 6 p.m.

## Tract 1 • 1310 HILLCREST DR., WOODWARD

Here is your diamond in the rough! This historic home has 3 levels to display your creativity. The main level offers a living room with fireplace, bedroom, full bath, kitchen with breakfast nook, and a formal dining area. The upstairs is 3 bedrooms and a full bath. The basement has a second living room with fireplace & wet bar, storage room, 3/4 bath, and laundry room. This property also has a two car attached garage and alley access.

**Legal: Hillcrest Block 1 N 40' of Lot 9, S 50' Lot 10**

➡ **Tracts 1 & 2 will be offered separately and in combination** ⬅

## Tract 2 • OKLAHOMA AVE VACANT LOT!

11,250 sq. ft. of vacant land  
joining Oklahoma Avenue!

Take your business  
to the next level  
with a rare opportunity  
to purchase land on  
Woodward's busiest streets!



**Legal: Hillcrest Block 1 N 12.5' of Lot 10,  
ALL Lot 11**

**11 A.M. • Selling Property in Historic Business District!**



## 1114 8th St., WOODWARD

Located in Woodward's historic business district, this property is income producing and ready for a new owner. With 2,904 square feet, alley access, and a delivery door, this building is suitable for a variety of businesses. The building offers a showroom, bathroom, and a separated warehouse/storage area.

**Legal: East Woodward BLK B Beg at NW/c of  
S 1/2Blk B, S 25'; E 100'; N 25'; W 100' to Beg.**

**Sellers: Sandplumb Creek Farms, LLC**

**To view the properties, call Ira Smith 580-334-6001**



**580-254-3975**

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

**follow us:**



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



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Auction & Realty, Inc.  
1102 Oklahoma Ave.  
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**3 Convenient Ways  
To Bid & Buy!**

Bid in Person

Bid by Phone

Bid Online!



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

**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. 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. Seller is reserving all oil, gas, and other mineral rights.

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

**[www.smithcoauctions.com](http://www.smithcoauctions.com)**