

# LAND AUCTION

**Friday March 5th • 10 a.m.**

**Selling 160± Acres of Harper County Land**

**Woodward Co. Event Center, 105A Temple Houston Dr, Woodward**



**DIRECTIONS TO LAND:** FROM 9th & Oklahoma in Woodward, 11 miles north on Hwy 34 then west 2 miles on county line blacktop then 1/2 mile north on NS 202 to SE corner of the property.

**LEGAL:** 160± acres in the NE/4 of Section 35 T25 R21 W1M, Harper County, OK

**THIS PROPERTY HAS BEEN IN ONE FAMILY SINCE ROOSEVELT** signed the patent and now is your chance to purchase! This 160± acres is loaded with native grass and has not been grazed in several years! The cedars and brush have been well maintained making it great for hunting, grazing, recreation, or a home site. The land has good fences, water well, windmill, and large government stock tank. Electricity is just across the road on the north end. The farm has county road access on two sides and only 1/2 mile of dirt road to pavement. Great place and being offered for purchase for the very 1st time!

**Seller:** Sharon E. Thomas

**To see this property contact Buck Hutchens, Auction Manager 580-273-3202**  
**More pictures and video are available at [smithcoauctions.com](http://smithcoauctions.com)**



Licensed in  
Oklahoma and Kansas

**SMITH & CO**  
AUCTION & REALTY, INC.  
**580-254-3975**

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

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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.**