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Woodward County Land AUCTION

Selling Home &
120 ± ac
 Offered Individually
 & Together!

Saturday, April 24th • 10:00 a.m.
217090 E. County Road 39, Mooreland, OK
 4 miles east of Mooreland on Hwy 412 and one mile north on CR 218

Auction Will Be Held On-Site



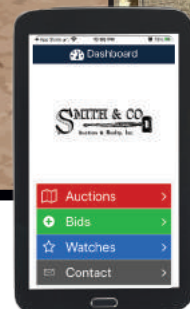
- » Cattle Grazing
- » County Road Access
- » Turkey, Quail, and Deer!

Seller: Mary Corinne Hensley Revocable Trust

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Can't Be There? Bid Online!

Download our Free App OR Bid at www.smithcoauctions.com



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

follow us:



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

217090 E. County Road 39, Mooreland
4 miles east of Mooreland on Hwy 412 and one mile north on County Road 218

Tract 1 - Home on 40± Acres

Legal Description: 40± acres in the SW/4 SW/4 of Section 21 T23N R18W1M



This 1,350 sq. ft. home was built in 2011 and has 2 large bedrooms, 2 bathrooms, a big open living room and a kitchen with a long breakfast bar. There is a utility room with a food pantry and a good sized garage. The home is in good condition and includes central heat and air. The large front porch facing the east has a covered patio and entry way. There is a storm cellar, a 22' x 48' Quonset w/concrete floor and electricity, a 44' x 78' machinery shed w/16' side walls, pipe corals, and storage sheds. The black top county road provides excellent access to this property!



Tract 2 - 80± Acres

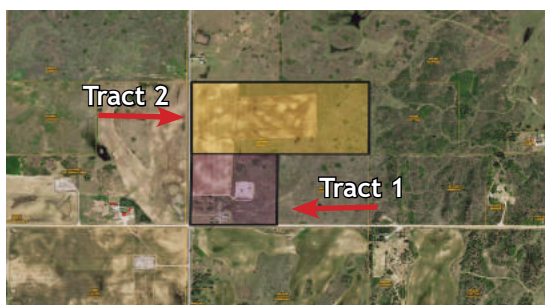
Legal Description: 80± acres in the W/2 SW/4 of Section 21 T23N R18W1M

80± acres of native and improved grass located on the north side of Tract 1. Just out of the CRP program, there are 50.44 acres in a native mix that was formerly CRP grass. There is 1/4 mile of blacktop county road access and the property is 1/2 mile deep.



Tract 3 - Home on 120± Acres

Combination of Tracts 1 and 2



Tracts will be offered individually and in combination using the multi-parcel auction method.

OPEN HOUSE
Thurs. March 25
Thurs., April 8

To See this Property, Call or Text Ira Smith at 580-334-6001

AUCTION: SATURDAY, APRIL 24
OPEN HOUSE: MARCH 25 & APRIL 8

Personal Property - Available Live & Online

(Selling Immediately Following Real Estate)



- John Deere 6715 Tractor w/740 Classic Loader, Quick Attach, Bucket & Bale Spike, 1797 hours, 3pt, PTO, 3 Hyd. Serial #L06715D459260
- Krause 12' Chisel
- Fuel Tank
- Pearson Squeeze Chute
- 2 Wheel Army Trailer
- Container 8' x 40'
- Winkel Panels

Visit smithcoauctions.com to view pictures and bid
OR download our free app for the easiest way to bid on-the-go!

Items Available Online Only

Bidding Opens April 1st and Closes Saturday, April 24th, 12 Noon*

- 2-Saddle Stands • Several Boxes of Glassware • Cut Glass • Pitchers • Tea Kettle • Canning Jars-Ball & Kerr Pints, Quarts, & 1/2 gallon • Mason Patent 1858 • Atlas Hood Lucu • 7-School Desks • Hutch • Coat Rack • ??? Tabbs • Lamps • Graniteware & Glassware • Shovels • Pipe Threaders • Antique Push Mower • Craftsman 9 Drawer Tool Chest • Avon Collectibles • Avon Figurines • Cookware • Bowls • Stemmed Glass • Antique Trunks • Afghans Sold in Boxes and Large Lots • Implement Seat

**This online only auction is set to "soft close." This means if someone bids in the last 2 minutes before the item closes, the bidding will be extended by 2 minutes allowing additional time for another competing bid. This mimics a live auction setting.

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.

PERSONAL PROPERTY Terms: All items sold in their present condition with no warranties expressed or implied. Final responsibility rests with the buyer to assess the condition of items. It is not possible to adequately describe in text or photos any items that may show use and wear. We recommend you personally inspect all items, or enlist a trusted professional to do so on your behalf. There will be no options for refunds of any type. All sales are final. Cash, check, and most major credit cards accepted. Sales tax is applicable unless a valid, current sales tax permit is presented prior to auction. Announcements made sale day supersede all prior advertising.

ONLINE BIDDERS: Buyers may bid via our website at smithcoauctions.com. 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.