

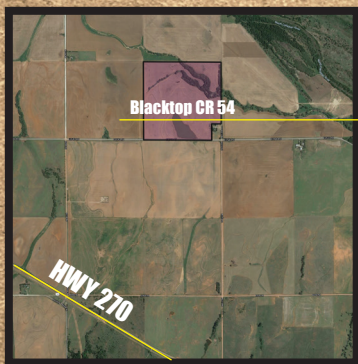
Woodward Co. LAND AUCTION

Friday, April 30th • 10 a.m.

Auction Location: Mutual Community Center, Mutual OK

Land Location: Blacktop County Road 54 & 221; from Hwy 270 & CR 220 go north 1 mile then east on CR 54 for ½ mile; From Mutual, OK go 6 miles east on Blacktop CR 54

Legal Description: 154.4± acres in the SE/4 of Section 1 T20N R18WIM, Woodward County, Oklahoma



This is a good farm currently in wheat with good fences and a water well powered by a windmill. There are approx. 137 acres of cropland with the balance in a drainage area that has excellent wildlife habitat. County Road 54 Blacktop has 1/2 mile of frontage. Hwy 270 is just 1.5 miles south and Mutual, OK is only 6 miles west on blacktop. This farm will be a great starter or will add to any existing operation.



Sellers: Debra Robertson and Ivan Gordon



580-254-3975

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

**154±
Acres**

» *Good Fences*

» *Water Well
Powered by
Windmill*

» *Excellent
Wildlife
Habitat*



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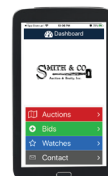
154± Acres

- » *Good Fences*
- » *Water Well Powered by Windmill*
- » *Excellent Wildlife Habitat*

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.

3 Convenient Ways To Bid!

- Bid in Person
- Bid by Phone
- Bid Online!



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

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