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**Farm & Home**

**AUCTION**

*Rare Opportunity  
to Purchase one of  
Woodward County's  
Finest Farms!*

**Friday, May 7th • 10 a.m.**

***Selling Custom Built Home and 145± acre Farm***

**PERSONAL PROPERTY SELLS ON SATURDAY, MAY 8TH  
MARK YOUR CALENDAR & BE WATCHING FOR MORE INFO!**

**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 supersede 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.

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**216624 E. County Road 54, Mutual, OK  
(1.5 miles east of Mutual)**

*Sellers: Gerald and Emma Lou Cooper*



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



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



# FRIDAY, MAY 7th - Selling Custom Built Home and 145± acres

## The HOME

This one-owner home was built in 1978 by Mr. & Mrs. Gerald Cooper. The custom built home consists of 2,229± sq. ft. of living space and has an attached 2 car garage. There are 3 bedrooms 2½ bathrooms, a large utility room, a large living room, and a family room complete with a wood burning fireplace. The kitchen is just off the family room and looks north across the beautiful farm. The home also boasts a large basement that runs the full length of the home and half the width!

## The FARM

The farm is a first class level soil with 50± acres of crop-land and the balance in Bermuda grass and a native mix. The exterior fences are good and the farm is cross fenced with electric fences.

| SOIL CODE | SOIL DESCRIPTION                             |
|-----------|--|
| CaB       | Carey silt loam, 1 to 3 percent slopes       |
| SaA       | St. Paul silt loam, 0 to 1 percent slopes    |
| PbB       | Devol fine sandy loam, 0 to 3 percent slopes |
| TOTALS    |  |



## The IMPROVEMENTS

### 38' x 60' SHOP BUILDING -

This building has a concrete floor and is wired for 110V & 220V. There is an overhead door, a walk-in door, 2 large sliding doors on the west and a small sliding door on the south.

### FEED BUILDING -

This property is set up to process your own feed with a building that houses a Davis Krimper Kracker roller mill for all shelled grains. On the west side of this building are two 2,500 bushel grain bins, hoppers, with augers that feed into the roller mill. On the east side of the building are two 750± bushel hoppers grain bins with augers and a 10' x 50' in-ground 100,000 in-ground seale system (see website pictures).

### GRAIN BIN BUILDING -

In 1950, Mr. Cooper's family built a building with three 2,000 bushel grain bins.

### MACHINERY BARN -

As if the other three buildings aren't enough, there is also a 50' x 150' barn that houses machinery, livestock and hay with several doors on the end and sides.

Tracts will be Offered Individually and in Combination



Legal Description: The SE/4 of Section 5 T20N R18 W1M, Woodward County, Oklahoma

### TRACT 1

Custom Built Home and Improvement on 15± acres

### TRACT 2

145± acre reputation farm that offers first class soil

### TRACT 3

Combination of Tracts 1 & 2 - Custom Built Home and Improvements on 160± acres



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To see this property or schedule a showing, please call  
Ira Smith 580-334-6001 or via email: [ira@smithcoauctions.com](mailto:ira@smithcoauctions.com)

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

