

**Selling  
118± Acres of  
Woodward Co.  
Land**

# LAND AUCTION

**Wed., May 19th • 10 a.m.**

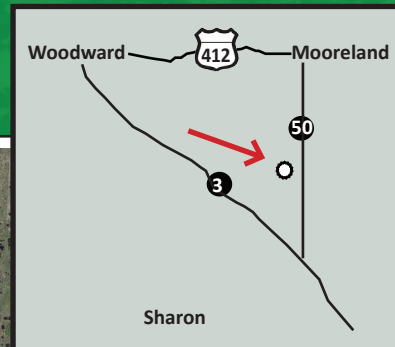
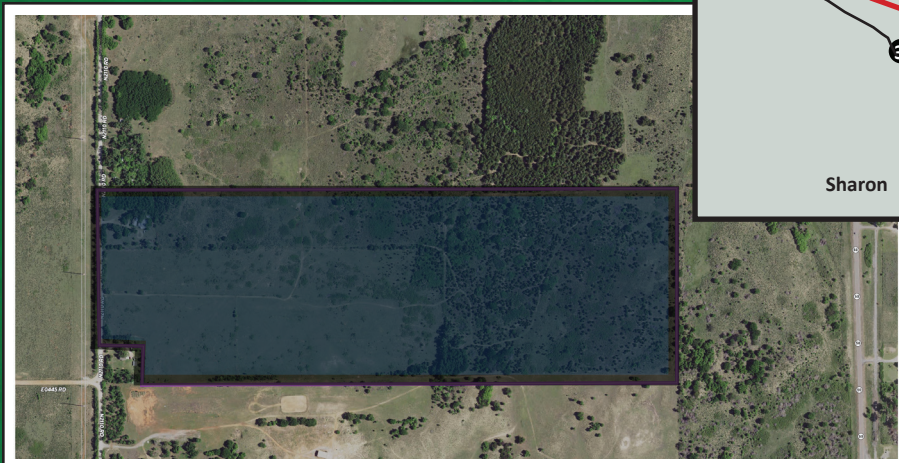
**42292 S. County Road 211, Mutual, OK**

**Auction Will Be Held On Site**

**Located south of Mooreland on Hwy 50 4 miles, then west on County Road 44 for 1 mile, then south on NS 211 for 1/4 mile.**



**Legal Description: S/2 NW/4 of Sec. 21 T22N R19 W1M less a 208 acre tract in 77.096 acres and SW/4 NE/4 of Sec. 21 T22N R19 W1M**



As you can tell by the pictures, this land has several beautiful home sites. Located just minutes from Mooreland or go west to Hwy 270 and right into Woodward. There is a 1980 mobile home with 3 bedrooms, a water well, and electricity. East in the pasture is a second water well that is powered by a windmill. Hunting in this area is excellent. It's a rare opportunity to buy in this area. If you would like to see this property and learn more, call Ira Smith at 580-334-6001.

**Seller: Larry Alen Pruitt Revocable Trust and Linda Pruitt Revocable Trust, and Margaret Cole POA**



**Auction & Realty, Inc.**

**580-254-3975**

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

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## TERMS & 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 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.



Auction & Realty, Inc.

1102 Oklahoma Ave.

Woodward, OK 73801

**580-254-3975**

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