



Auction & Realty, Inc.  
1102 Oklahoma Ave.  
Woodward, OK 73801  
**580-254-3975**  
Licensed in Oklahoma and Kansas

PR SRT STD  
U.S. Postage  
Paid  
Mooreland, OK  
Permit No. 7

**2 Auctions  
1 Day!**

# Home & Land AUCTION

Friday, June 11<sup>TH</sup>

**Selling 2 Homes and 64± Acres in the Leedey, OK Area!**



Sellers: Estate of Joe F. Craig

**2 Auctions  
1 Day!**

# Home & Land AUCTION

Friday, June 11<sup>TH</sup>

**Selling 2 Homes and 64± Acres in the Leedey, OK Area!**



**NAA**  
Auctioneer  
Licensed in  
Oklahoma and Kansas



Auction & Realty, Inc.

**580-254-3975**

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

follow us:



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



Selling at 10 a.m.  
77573 State Hwy 34, Leedey, OK

**2 Auctions  
1 Day!**

### Tract 1 - Home on 2.5± Acres

Legal Description: Tract in NW/C SW\$, Lying W of HWY, Sec 4-16-20.



#### 4 Bed 4.5 Bath Brick Home & 2.5 acres.

Dreaming of more space and a country home? This one has it all. Having an estimated 3,916 sq<sup>2</sup> of living space this home has many extras! The main floor offers a huge living room with vaulted ceilings, built in shelving, and a wood burning fireplace! The living room is open to the dining area and kitchen. There are 4 large bedrooms each with large closets. 4 bathrooms: Bath 1: Full bath with tub, Bath 2: Double sinks, toilet, shower, Bath 3: Double sinks, handicap shower & walk-in bathtub & joins 2 bedrooms, Bath 4: Double sinks, toilet, shower and joins a bedroom. There are lots of closets & a laundry room centrally located. The kitchen has lots of storage, a pantry, dishwasher, and

adjoins a large room with sink & additional freezer space. Feel safe and secure in the 389 ft<sup>2</sup> finished basement with a ½ bath and a Bruno Electric Stair Lift. Get your exercise in the indoor Resistance Pool (15'x7'), relax in the sunroom, or outside on the wood deck! An oversized attached 2 car garage with storage space also compliments the home. In addition the home has 2 storage buildings, concrete drive, and highway frontage. Be sure and come to the open house events or schedule a private tour! Buck Hutchens 580-273-3202 auction manager.

Selling at 11 a.m.  
301 E. Ninth Street, Leedey, OK

### Tract 3 - Home in Leedey, OK

Legal Description: Lots 13 & 14 BLK 53 Leedey, Dewey County, Oklahoma

This 2 bedroom 2 bathroom home needs your finishing touches! A remodel in progress but awaits you to decide the final decisions! The exterior is recently repainted and received a new roof! The interior has undergone major changes including a very accommodating floor plan. New bathtubs, light fixtures, windows, and roughed in sheetrock. There is an attached carport, outside storm cellar, and storage building! Lots of possibilities and potential!



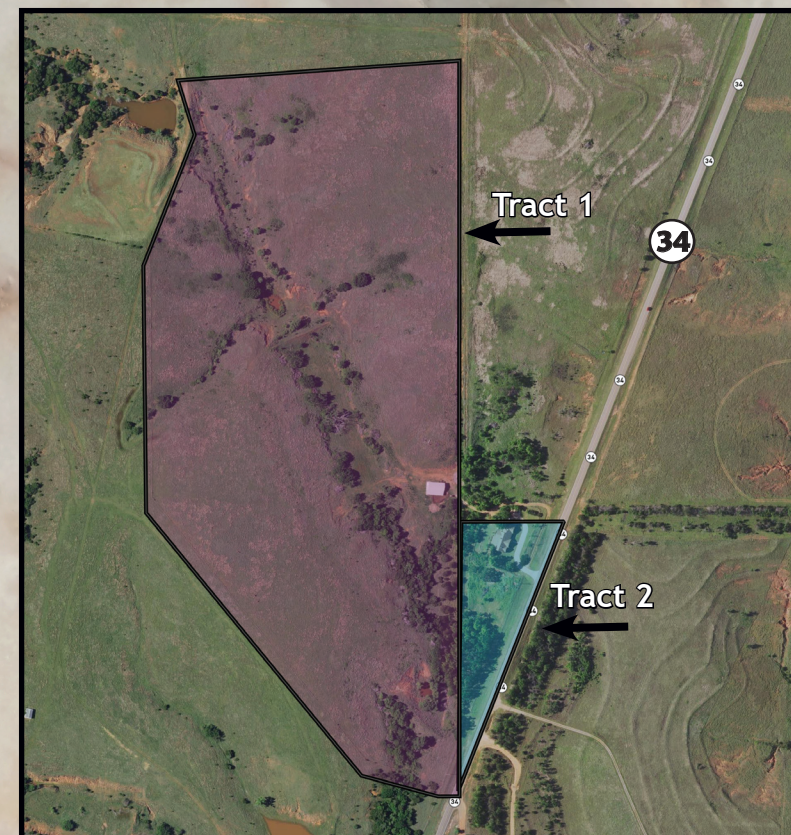
*To see these Properties, Call or Text Buck at 580-273-3202*

» Tracts 1 & 2 will be sold using the Multi-Parcel Auction Method «

### Tract 2 - 64.15± Acres

Legal Description: TR in E2 of Section 5-16-20.

This property is immediately west of Tract 1 but also has HWY 34 access. This is a diverse piece of property with good native grass, 2 large dams, West Barnitz Creek, good fences, and a 2002 model 1,920 ft<sup>2</sup> steel building with electricity, concrete floor, plus a 20' lien to on the south side.



**OPEN HOUSE  
5 p.m. - 7 p.m.  
Wednesday  
May 26 &  
June 2**

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