

# Woodward Co. Land **AUCTION**

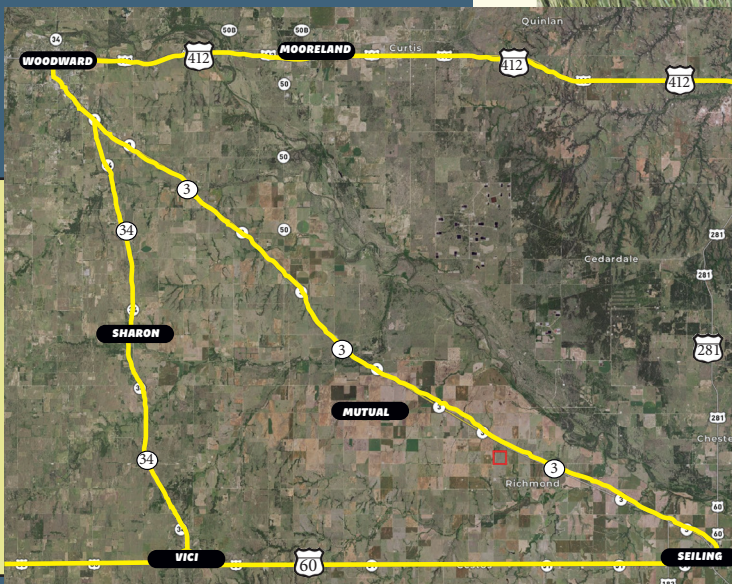
**Selling  
160± ac. of  
Good  
Grassland!**

**Friday, October 1st • 10 a.m.  
Community Building • Mutual, OK**

**Seller: The Creech Family Trust**

**Located at CR 220 & 56**

**From Hwy 270 east of Mutual,  
travel south on CR 220 for ½ mile  
OR From Mutual go ½ mile east on  
County Road 54, then 2 miles south  
on County Road 216 then 4 east on  
County Road 56.**



**Legal Description: SW/4 of Sec. 13 T20N R18 W1M.**

Coming out of CRP on October 1st, this tract offers 149.35 acres of improved grassland and the balance in trees and native grass. The property is located at CR 220 & CR 56 with blacktop county road access on the west side, just south off of Hwy 270. There is also county road access on the south. Trees on the northwest side of this tract provide excellent wild life bedding areas and great shade for cattle.



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

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**160<sup>±</sup>**  
Acres



Woodward County

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**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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