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Land + Home Auction

AUCTION LOCATION:
 54610 S. County Rd. 197
 Woodward, Oklahoma

Wednesday, Oct. 13th • 10 a.m.

**100± Acres
 & Home**
 overlooking Persimmon Creek



*Personal Property
 Sells On-Line Only
 Details inside →*

Sellers: Alice Packard-Boner

**Nice Home
 in a Beautiful
 Location!**

Land + Home Auction Wednesday, Oct. 13TH

Selling 100± Acres & Home overlooking Persimmon Creek!



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



“Serving NW Oklahoma and Kansas with Integrity and Pride since 1982”



Legal Description:

67± acres in Lots 2-3 and 33.62± acres in Lot 4, all in Section 7 T20N R21 W1M

Land Location:

From Woodward County Road 201 and Hanks Trail (High Plains Technology) , go south on County Road 201 for 9 miles then turn west on County Road Blacktop 51 for 3 miles, then turn south on County Road 198 for 2 miles then turn west for 1/2 mile then south on County Road 197 for two miles

***Great View and Location
Overlooking Persimmon Creek!***

This home, built in 1989, has approx. 1,587 sq. ft. of living space. It is a 1.5 story home with 3 bedrooms and 2 bathrooms. The living room has large picture windows that look south across the land and provide an amazing view of the beautiful grass bottom and hay field with Persimmon Creek running through it. Land on the north side of the home has several trees and a big grass pasture that could accommodate livestock and wild life. This property is the one in the book and movies! It is a perfect get-away or hunting lodge setting OR big enough to accommodate a family. The property has it's own water well and several water hydrants. It also includes a nice shop building 30' x 40' with concrete floor and is wired. There are a few updates and finishing that could be done or use this property just as it is now.

**Personal Property Selling Online Only
Bidding Opens Sept. 27th and Closes Oct. 14th at 1 p.m. CST**

**Load Out is Friday Oct. 15, 9am - 5pm
Loader will only be there on the 15th to assist with Load-Out**

- John Deere 4020 Tractor w/JD 46 Loader 3pt, PTO, Propane, 6 Volt System, Runs
- John Deere 3010 Tractor, PTO
- 500 gallon Propane Tank on Trailer
- Organ with Bench
- Piano (could have missing parts inside)
- Hammond Organ
- Television on Cabinet w/Stereo
- Computer, Monitor, Keyboard, Table & Chairs
- Cassette Tape Holder & Misc. Electronic Items
- Embassy Clarinet
- Dresser w/ Mirror , Ice Chests, Misc.
- Books
- Metal Chairs
- John Deere Seat
- John Deere Riding Mower #265
- RotoTiller
- Table Saw
- Misc. Tools
- Lawn Sweep
- John Deere Front Blade for Lawn Tractor
- Light Fixtures
- Exercise Machine
- Pipe Dog
- Fence Charger
- Clamps & Parts
- H-Ion Meter
- Windmill Tower & Head
- Older Vermeer Round Baler
- Pull Type Combine
- Pipe Rack
- Older Implements
- Antique Hay Rake w/ Steel Seat, Wooden Hitch
- Salvage Caprice Car
- 6' King Cutter Box Blade
- Pickup Bed Trailer
- Gooseneck Trailer w/ Dove Tail & Ramps
- 14' Stock Trailer, Wood Sides
- HD Brush Beater, Drag Type
- Hoeme Chisel
- Plow

**Visit smithcoauctions.com to view pictures and bid
OR download our free app for the easiest way to bid on-the-go!**

****This on-line only auction is set to "soft close." This means if someone bids in the last 2 minutes before the item closes, the bidding will be extended by 2 minutes allowing additional time for another competing bid.**

TERMS AND 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 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.

PERSONAL PROPERTY Terms: All items sold in their present condition with no warranties expressed or implied. Final responsibility rests with the buyer to assess the condition of items. It is not possible to adequately describe in text or photos any items that may show use and wear. We recommend you personally inspect all items, or enlist a trusted professional to do so on your behalf. There will be no options for refunds of any type. All sales are final. Cash, check, and most major credit cards accepted. Sales tax is applicable unless a valid, current sales tax permit is presented prior to auction. Announcements made sale day supersede all prior advertising.

ONLINE BIDDERS: Buyers may bid via our website at smithcoauctions.com. Smith & Company Auction & Realty, Inc. is not responsible for any errors in bids, omissions of bids, or failure to execute bids and shall have no liability to any bidder for any technical or other failure associated with the internet.

ON-LINE REGISTRATION MUST BE COMPLETE AT LEAST 24 HOURS PRIOR TO SALE DAY.

www.smithcoauctions.com