

Woodward County Land **AUCTION**

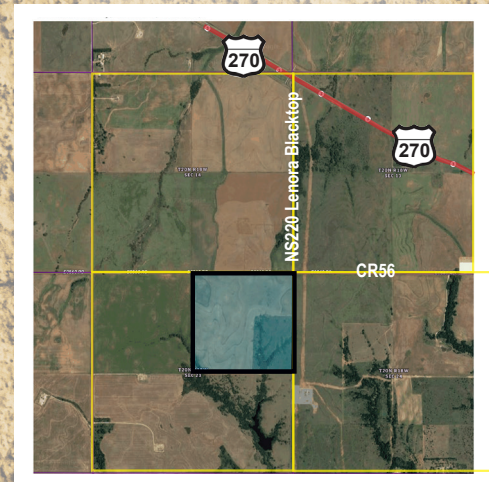
Wednesday, April 27th • 10:00 a.m.

Auction Location: Mutual Community Building, Mutual OK

Property Driving Directions: County Road 56 & NS 220 (Lenora Blacktop) off Highway 270
From Woodward Travel 22 miles SE on Hwy 270 then one mile south on County Road EW55
From Mutual Travel 5 miles east on Blacktop CR 54 and 2 miles south on Blacktop CR 220



Seller: Butts Family Trust



Legal Description: NE/4 of Section 23 T20N R18WIM

This is a good 160± acres of land, starting with good five wire fences. There are 118± acres of cropland with the balance in native grass, trees, and a pond. The tenant has had this property leased for 30+ years and have never seen the pond go dry! There are several home sites along blacktop frontage NS220 (Lenora Blacktop) and county road access on the north side as well as the east. The farm ground is fenced separate from the grass and the deer hunting potential is excellent.

To see this property, contact Ira Smith 580-334-6001!

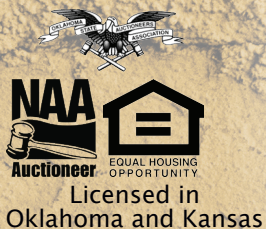
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Auctioneer - Ira Y. Smith, ATS, R.E. Broker



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*Selling 160± acres
Good Fences! Excellent Hunting!
Crop Land - Native Grass - Pond - Trees*

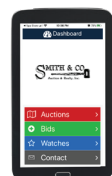
REAL ESTATE Terms: 10% of purchase price escrowed sale day with the balance due upon proof of marketable title. Seller will provide a current abstract and a warranty deed. Taxes prorated to the day of closing. Possession upon closing. Property selling in its present condition with no warranties expressed 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!**

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Bid by Phone

Bid Online!



**For more information call
our office at 580-254-3975!**