

# Real Estate **AUCTION**

**Thursday, May 19th • 10 a.m.**

## 1614 Broadmoor, Woodward OK

Legal Description: Broadmoor Block 6 Lot 3, City of Woodward, Woodward County, Oklahoma



Located in the heart of Woodward, OK this home features just over 3,000 square feet of living space. The home has three bedrooms, three bathrooms, laundry room, kitchen, dining area, and living room. The master bedroom is enormous and has a large closet, Jacuzzi tub,

double sinks, toilet, plus bidet. The home has lots of storage, fireplace, and dual zoned air conditioning. The home has backyard, storage building and attached double carport. This home has lots of potential.

To View the Property, Contact Buck Hutchens, Auction Manager  
580-273-3202 or email [Buck@smithcoauctions.com](mailto:Buck@smithcoauctions.com)

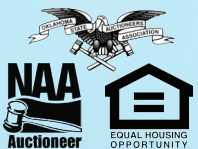
*Seller: Steven Young and Sandplum Creek Farms, LLC*



Auction & Realty, Inc.

**580-254-3975**

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



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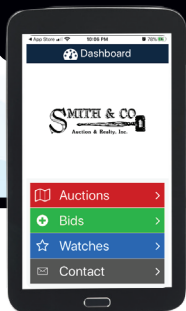
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## **TERMS AND CONDITIONS:**

**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.

**ONLINE BIDDERS:** Buyers may bid via our website at [smithcoauctions.com](http://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.**

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