

# AUCTION

Friday, June 24th • 10 a.m.  
2202 Oak Ave, Woodward, OK



**Seller: Linda C. Hunter**

## WELL KEPT - 3 BEDROOM - 1.5 BATH HOME!

There is approx. 1,260 sq. ft. of living space which includes a dining area and kitchen with dishwasher. The home has central H/A and a single car garage. Built in 1960 in a very good neighborhood, the home sits on a corner lot and has a nice sized, fenced back yard with beautiful trees.

## SELLING IMMEDIATELY FOLLOWING REAL ESTATE

2007 Chevrolet HHR  
with only 65,877 miles



**For More Info, Contact Ira Smith 580-334-6001 or email [ira@smithcoauctions.com](mailto:ira@smithcoauctions.com)**



**580-254-3975**

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

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## 2202 Oak Ave, Woodward, OK

LEGALLY DESCRIBED AS: WESTRIDGE MANOR BLK 3 BEG AT SE/C LOT 1, N ALG E LINE LOT 1, 60' TO PT OF CURVATURE OF CURVE TO LEFT, THENCE ALONG ARC OF CURVE WHOSE RADIUS IS 25' & WHOSE CENTRAL ANGLE IS 90°, 39.27' TO PT OF TANGENCY; THENCE ALONG SD TANGENT W A DIST OF 8' TO PT. OF CURVATURE OF CURVE TO RIGHT; ALG SD. CURVE TO RIGHT & WHOSE RADIUS IS 87.92' & WHOSE CENTRAL ANGLE IS 64°53' 37" A DIST OF 29.78' TO A PT. ON FRONT LINE OF LOT 1, 20' SE'ERLY FROM NW/C OF LOT 1 THENCE S32°42' 11"W A DIST OF 106.95' TO REAR LINE OF LOT 1, A COMMON COR. OF LOTS 1, 9 & 10, E ALONG S LINE LOT 1, A DIST OF 120' TO POB

follow  
us:



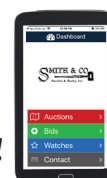
**REAL ESTATE Terms:** 10% of purchase price escrowed sale day with the balance due upon proof of marketable title. Seller will provide a current abstract and a warranty deed. Taxes prorated to the day of closing. Possession upon closing. Property selling in its present condition with no warranties expressed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

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