



Auction & Realty, Inc.
1102 Oklahoma Ave.
Woodward, OK 73801
580-254-3975
Licensed in Oklahoma and Kansas

PR SRT STD
U.S. Postage
Paid
Mooreland, OK
Permit No. 7



Woodward Co. Land

Auction

Friday, Aug. 12th • 10 a.m.

Selling 200± Acres of Fertile, Fenced Farmland w/Water Well



Woodward Co. Land

Auction

Friday, Aug. 12th • 10 a.m.

AUCTION LOCATION:

Woodward Co. Event Center 1st & Temple Houston Drive, Woodward Oklahoma



Auction & Realty, Inc.

580-254-3975

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



"Serving NW Oklahoma and Kansas with Integrity and Pride since 1982"

LAND LOCATION:

At the intersection of Hwy 270 & Hwy 50, Woodward County

From Mooreland: 8 miles south of Mooreland

From Sharon: 6 miles east and 3 miles north of Sharon

From Mutual: 1 mile north and 5 miles west of Mutual



*Good Grassland - Good Water Well
Good Fences - Highway Frontage*

The tract on the south side of highway 270 is fenced and cross fenced with a water well providing an ample supply of water to livestock on the farm ground and grass. Within this tract is a very nice 40.95± acres of cropland that has fertile bottom ground.

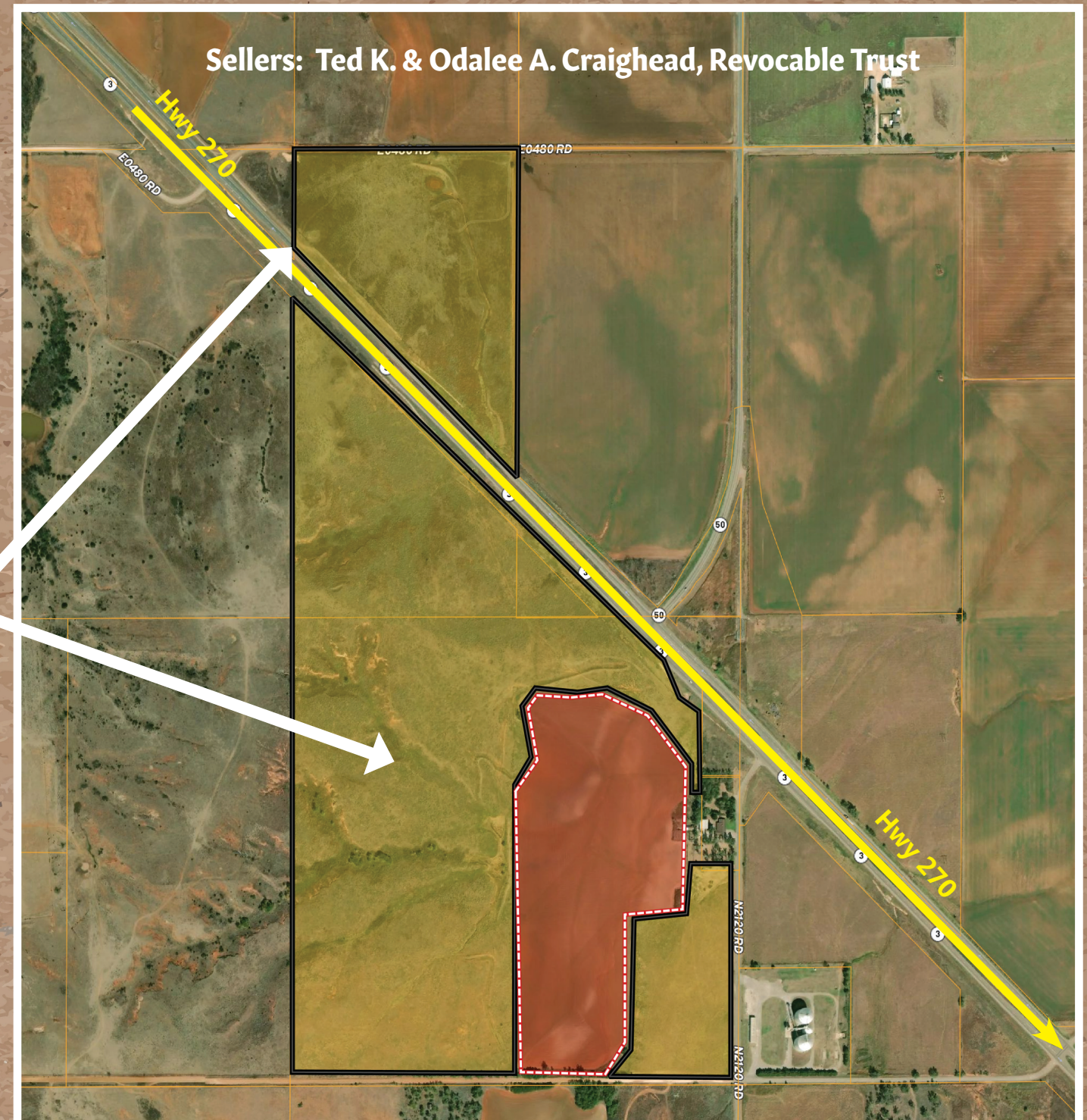
The land across the highway to the north has county road access on the north and west with highway 270 frontage. Cattle can access both sides of the highway through an underground tunnel.

**To See This Property,
Call or Text Ira Smith
580-334-6001 or email ira@smithcoauctions.com**



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.



Legal Description:

The SE/4 of Section 9 T21N R19W less a 2 acre tract, less 27 acres less 2.61 acres from highway R/W, less 17.3 acres added to 27 acre parcel for a 133.41 acre tract and 66.72 acres in the W/2 NE/4 of Section 9 T21N R19W less 6.78 acres R/W selling 200.13± acres.

www.smithcoauctions.com