

Terms and Conditions

Buyers attending this auction will be required to provide a valid photo ID. By registering, bidder agrees to all terms and conditions as set forth by Smith & Company Auction & Realty, Inc. Buyer will be required to sign contract and place 10% of the purchase price in escrow on sale day, with 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. Buyers should arrange financing and satisfy themselves with size, location, boundaries, etc. prior to sale day. Announcements made sale day supersede all prior advertising. Sellers are reserving all oil, gas, and other mineral rights.

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3 Convenient Ways to Bid!

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



580-254-3975

smithcoauctions.com



1102 Oklahoma Ave.
Woodward, OK 73801

Auctioneer

Ira Y. Smith, ATS, RE Broker

Licensed in Oklahoma and Kansas



Real Estate AUCTION

Thursday, September 29th @ 10 a.m.

203810 E. County Road 38, Woodward



580-254-3975

smithcoauctions.com

Real Estate AUCTION

**Thursday, September 29th,
2022 @ 10:00 a.m.**

Directions: Go north of Woodward 1 mile on Highway 34
then east on Highway 34C 1 mile then north on County
Road 204 1 mile then west on County Road 38 ¼ mile.



**203810 E. County Road 38,
Woodward OK 73801**

Serving NW Oklahoma and Kansas with Integrity and Pride since 1982

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Real Estate AUCTION

LIVE-ON SITE
& SIMULCAST

Thursday, September 29th, 2022 @ 10:00 a.m.



**203810 E. County Road 38,
Woodward OK 73801**

A good 3 bedroom 2 bath, steel frame home built in 1985 with metal roof on 5 +/- acres.

The home is in good condition with geo thermal heat and air, city water and a water well. The floor plan has a large living room, a good-sized kitchen with center island and lots of solid wood cabinets providing ample storage. Also, on the main floor there is a utility room, bedroom and bathroom. The second floor has 2 large bedrooms and a Jack and Jill bathroom. All in approx. 2,000 sq. ft. of living space. Outdoors you will find a 40' storage container that is dry and in good condition. Just off the back door is a covered patio and a cinderblock building that was added and could serve as a safe room.

The property is located at the end of the county road so excellent privacy in a beautiful setting.

Legal Description



To the following described Real Estate situated in
WOODWARD COUNTY, STATE OF OKLAHOMA
Surface Interest Only In And To:

A tract of land situated in the Southeast quarter of the Southeast quarter of Section eighteen (18) in Township twenty-three (23) North, of Range twenty (20) West of the Indian Meridian, being described as follows: Beginning at the Southwest corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 18, thence running East along the Section line a distance of 466.69 feet; thence North parallel with the East Section line a distance of 466.69 feet; thence West parallel with the South Section line a distance of 466.69 feet; thence South a distance of 466.69 feet, to the point of beginning, containing 5 acres, more or less; EXCEPT it is expressly understood that all instruments of every kind and nature of record hereon relating to all oil, gas and other minerals in and under and that may be produced from said premises, and all rights, interests and estates of whatsoever nature incident to or growing out of said outstanding minerals, are omitted and not covered by this Abstract.



**To see the property, contact
Ira Smith at 580-334-6001**

Auctioneer

Ira Y. Smith, ATS, RE Broker



Seller: Orpha Evans



580-254-3975

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