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1102 Oklahoma Ave.
Woodward, OK 73801
Auctioneer
Ira Y. Smith, ATS, RE Broker

Licensed in Oklahoma and Kansas



Estate AUCTION

Saturday, October 1st @ 10 a.m.

61482 N. 2310 Road, Seiling OK



580-254-3975

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Estate AUCTION

**Saturday, October 1st,
2022 @ 10:00 a.m.**

Tract #1 Directions:

From Seiling, OK go 2 miles east on County Road 60/Indian Road then south 1.1 miles on County Road 2310.

Tract #2 Directions:

From Seiling, OK go 2 miles east on County Road 60/Indian Road then south $\frac{3}{4}$ of a mile on County Road 2310.



**LIVE-ON SITE
& SIMULCAST**

**61482 N. 2310 Road,
Seiling OK**

Serving NW Oklahoma and Kansas with Integrity and Pride since 1982

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Saturday, October 1st, 2022 @ 10:00 a.m.

Virtual Tour



**61482 N. 2310 Road,
Seiling OK**

Tract 1:

Legal Description: #18 & #19 TR IN SW COR NW4, SEC. 14-19-16 ACCESSION# IA-0517-187 269/325 329/224 369/147 1127/557 TR 1-BEG @ SW COR NW4, N 417', E 625', S 417', W 625' TO POB. TR 2- BEG @ SW COR NW4, TH E 695', N 417', W 695', S 417' TO POB.

A 4 bedroom, 3 bath home on 12.65 acres with a shop, corrals, other pens and outbuildings. The home has 2,332 m/l sq. ft. of living space which includes a very large family room, formal living room, kitchen and dining area. The family room has atrium style doors on the north and south sides that allow access to the covered patio and the backyard. In the backyard you will find a covered Koi Pond, a storm cellar and garage. The home also has a Generac generator system.

The big shop building has doors on the south end and a lean to on both sides. On the east side of the shop building, there are livestock working facilities and the west side is equipped for an RV or equipment storage. The lean to on both the east and west sides are the full length of the building. The steel corrals that are on both sides of this building are under the wrap around. The north side with a round pen included and several pens. To the east of the home is a barn for more storage, several sets of pens for small animals and a nice setup for chickens or birds.

This tract of land is fenced, has its own water well, 2 draws with lots of trees, an intermittent creek system and a good grass patch in between.

Tract 2:

Legal Description: The SW/4 of Section 11 T19N R16WIM, Dewey County, Oklahoma.

Directions: From Seiling, OK go 2 miles east on County Road 60/Indian Road then south $\frac{3}{4}$ of a mile on County Road 2310.

Located just $\frac{3}{4}$ of a mile south on blacktop County Road 2310 with $\frac{1}{2}$ mile of frontage.

The land is a good Native Grass farm and fenced on all four sides. You will find several good home sites just 2.5 miles from Seiling on all paved roads. There is a water well and electricity on the south end of the land with steel corrals. On the east side is an open draw with trees, lots of wildlife habitat and a pond dam.

This is an excellent opportunity to buy good land with a great location!



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

Seller: The Estate of Larry Daugherty

Auctioneer

Ira Y. Smith, ATS, RE Broker



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