

**SMITH & CO**  
 Auction & Realty, Inc.  
 1102 Oklahoma Ave.  
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 Permit No. 7

# AUCTION

**Home &  
 160± acres  
 in 2 Tracts!**

**Wednesday, Jan. 11 • 10 a.m.**  
**53490 S. County Rd 202, Sharon OK**

Sellers: Frankie C. & Mary Jane Evans; Debra D. Ruttman, Attorney-In-Fact



**Personal Property Sells JAN. 5th - On-Line Only**  
*See info inside Brochure*

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



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

# Estate AUCTION

**Home &  
 160± acres  
 in 2 Tracts!**

**Wednesday, Jan. 11 • 10 a.m.**  
**53490 S. CR 202, Sharon, OK**

(Personal Property Sells On-Line Only - see info inside brochure)

**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 supersede 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 for some tracts. **PERSONAL PROPERTY TERMS:** 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. All items will be sold in their present condition with no warranties expressed or implied. Final responsibility rests with the buyer to assess the condition of items. It is not possible to adequately describe in text or photos any items that may show use and wear. We recommend you personally inspect all items, or enlist a trusted professional to do so on your behalf. There will be no options for refunds of any type. All sales are final. Cash, check, and most major credit cards accepted. Sales tax is applicable unless a valid, current sales tax permit is presented prior to auction. Announcements made sale day supersede all prior advertising. Online Bidders may bid via our website at 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. A 3% Buyer's Premium will be charged to the On-line Buyer's high bid. ON-LINE REGISTRATION MUST BE COMPLETE AT LEAST 24 HOURS PRIOR TO SALE DAY.



# Wednesday, Jan. 11th - Home and 160± acres

*This will be a Simulcast Auction with Both Live & On-Line Bidding*

» Tracts 1 & 2 will be sold using the Multi-Parcel Auction Method «

Using the Multi-Parcel Auction Method, each tract of land will first be offered individually and then as a whole. The offering will continue until all bids have been exhausted and the auctioneer makes his final call. If you have questions, please call Buck at 580-273-3202.

## TRACT 1 - Home on 10± acres

Legal Description:

A 10± acre tract in W/2SW & S/2NW of Section 1 T20N R21 WIM, Woodward Co., OK

Great opportunity to purchase and established home and shop on 10± acres in Woodward County. This home offers 3 bedrooms and 2 baths with a two car garage. The home has a large living room, dining area, custom wood kitchen cabinets, and lots of storage space. The home is reported as 1,435 sq. ft. In addition, there is an in-ground storm shelter, 2 water wells, double carport, and a 30' x 30' wood framed shop with concrete floor and electricity.



Be sure to come to the open house event or contact Buck Hutchens at 580-273-3202 to schedule a private tour.

**OPEN HOUSE**

**Thursday**

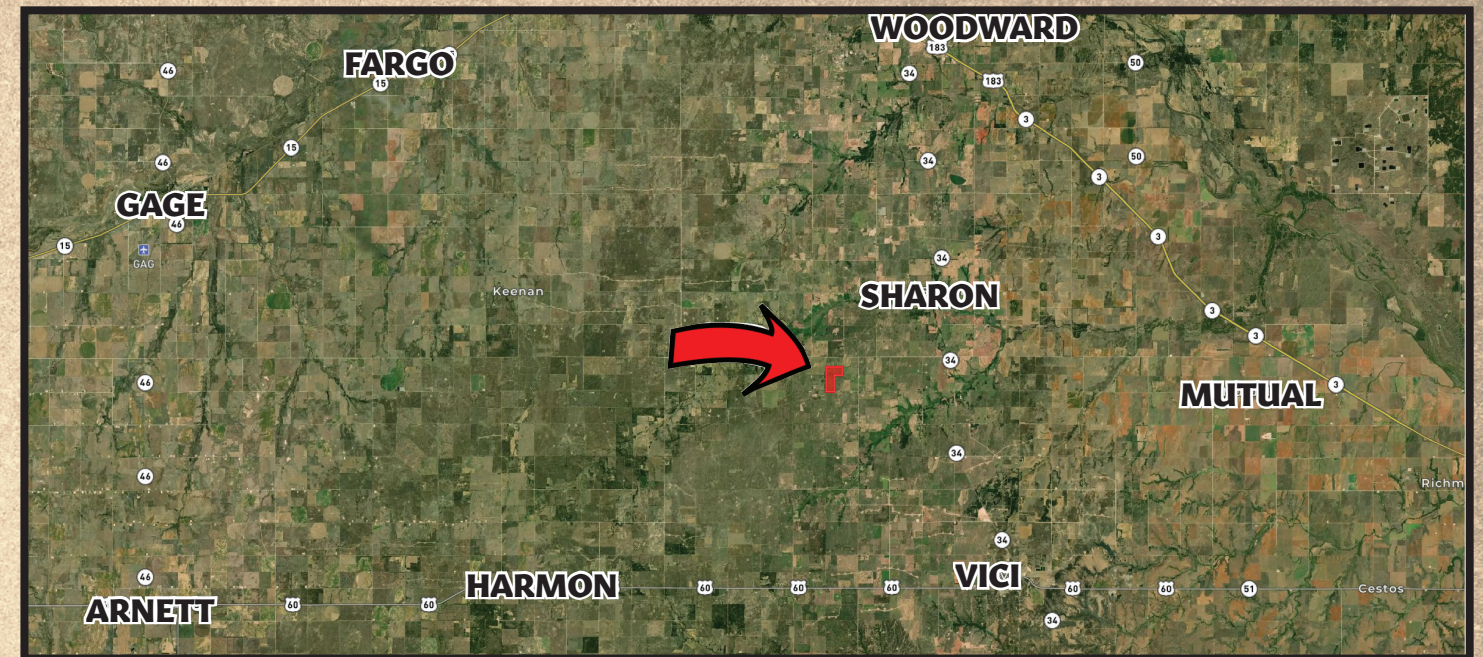
**Dec. 29 4-6 p.m.  
& Jan. 6 1-5 p.m.**

## TRACT 2 - 150± acres

Legal Description:

A 150± acre tract in W/2SW & S/2NW of Section 1 T20N R21 WIM, Woodward Co., OK

Primarily cultivated land, this tract is suitable to continue farming or would make an excellent hay field. The land is flat topography. The property is fenced by 4 and 5 wire fences and has county road access on the south and west boundaries. There is a working water well and a large government tank.



Driving Directions: From Hwy 34 go west on CR 54 then 1/2 mile north on CR 202 **OR** from Sharon go west 3 miles on CR 51 then south 2 miles on CR 203 then west on CR 53 then 1.5 miles south on CR 202.

## On-Line Only Personal Property

**PREVIEW**

**Thursday  
Dec. 29th & Jan. 5th  
4 p.m. - 6 p.m.**

**CLOSE**

**Thursday  
January 5th  
6 p.m.**

**LOAD OUT**

**ONE DAY ONLY  
Friday, January 6th  
1 p.m. - 5 p.m.**

A complete catalog is available at [www.smithcoauctions.com](http://www.smithcoauctions.com)  
To Bid, Please Register for the On-Line Only Auction.

- Dewalt Chop Saw
- Shop Table with Wooden Top and Vice
- 4 Fuel Cans
- Wood Cabinet on Wheels
- Predator 4000 Watt Generator
- Massey Ferguson 230 Tractor & Loader
- King Cutter 6' brushbeater. 3 pt mount
- Chain Hoist
- Honda FR700 Rear-tine Rototiller
- Garden Hose
- Air Compressor (motor is bad)
- Scaffolding 6 sections 2 Crossties
- Barrels, Toolbox, Scrap
- Yanmar RS 125 Tiller 3 pt mount.
- JD Wheat Drill (salvage)
- Massey Ferguson 14' Tandem Disc
- 3 pt 2 Bottom Plow
- Hog Wire
- Vassar 3 pt Post Hole Digger
- 1 Section of Harrow
- Boat Trailer, Tanks, Salvage 4 Wheeler
- Iron wheeled drill
- Scrap Iron & 1 joint of 2 3/8 pipe
- Skip because auctioneer can't count
- 2 Fuel Tanks on Stand
- Wheelbarrow
- Welding Table, adjustable
- Garden Tools & Ladders
- Metal shelf, Step Ladder, Storage Cabinets
- Plastic Shelf & contents
- BBQ Grill, Propane Bottle
- Exercise Bike
- Storage Cabinet
- Plastic shelf and Step Stool
- VHS Movies and VCR
- Stool, Wood Shelf, Mirror, Jewelry Box
- Entertainment Center
- Buzz Saw
- Husqvarna YTH 2148 Lawn Mower, 249 Hours
- 8'x16' Storage Building with Loft