

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

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 Mooreland, OK
 Permit No. 7

LAND AUCTION

228± LAND AUCTION
Acres Woodward County



SCAN ME

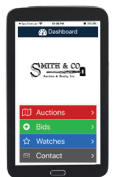
**WEDNESDAY
 JUNE 28th • 10am**

AUCTION LOCATION
 Mutual Community Center, Mutual OK

LAND LOCATION
 2 miles east of Mutual, OK on
 Blacktop County Road 54

**3 Convenient Ways
 To Bid!**

- Bid in Person
- Bid by Phone
- Bid Online!



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

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.

WEDNESDAY, JUNE 28th • 10am
Woodward County

- *Good Access*
- *Active Water*
- *Fenced*
- *Water Well*

228±
Acres

Selling in
 2 Tracts



*Sellers: C. Lowell and Nancy Cooper Revocable Trust ;
 Cooper Family Trust; Gerald and Emma Lou Cooper*

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580-254-3975

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



"Serving NW Oklahoma with Integrity and Pride since 1982"

LAND AUCTION

WEDNESDAY, JUNE 28th • 10am

228+ Acres

Selling in 2 Separate Tracts

AUCTION LOCATION: Mutual Community Center, Mutual OK

LAND LOCATION: 2 miles east of Mutual, OK on Blacktop County Road

TRACT 1 - 158.96± acres

LEGAL DESCRIPTION:

The NW/4 of Section 9 Township 20N Range 18 WIM, consisting of 158.96± acres.

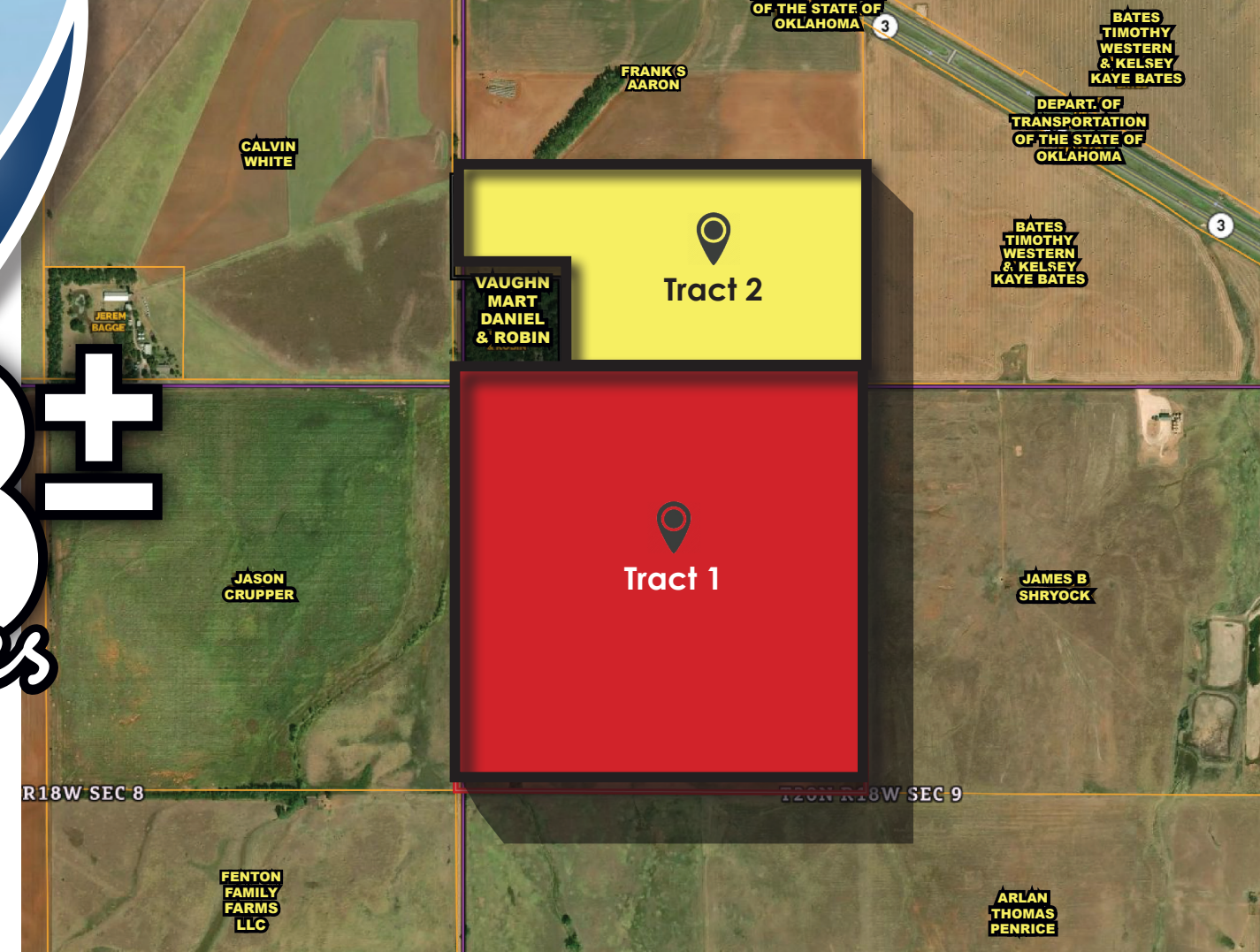
This farm is located on a blacktop county road that runs from Mutual Oklahoma to Highway 270 on the east. The property has a water well with an electric submersible pump, a building (designed for pigs), and is fenced on all four sides. The county road access on the south and west sides of this property make this location even more attractive. There is a beautiful row of trees along the east side of the land providing an excellent shelter belt and a few trees on the W / SW side also. The balance of the land is farm ground. A complete FSA map is available on our website at smithcoauctions.com. If you would like to see this property or have questions, please call or text Ira at 580-334-6001 or send an email to ira@smithcoauctions.com

TRACT 2 - 69.36± acres

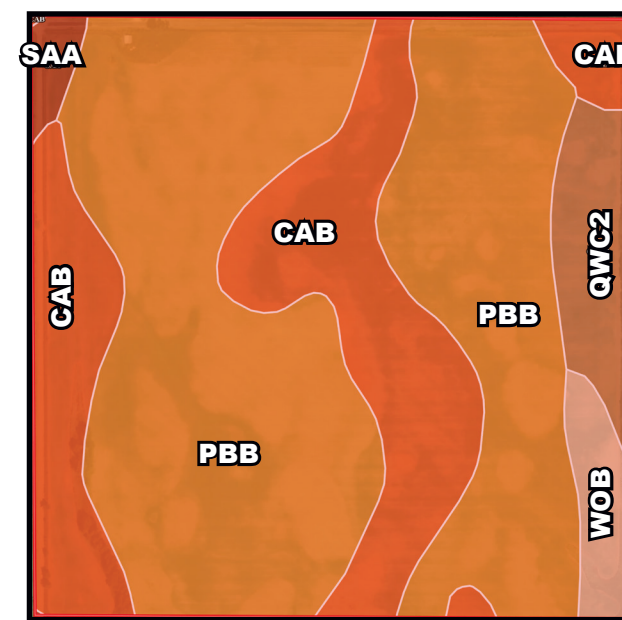
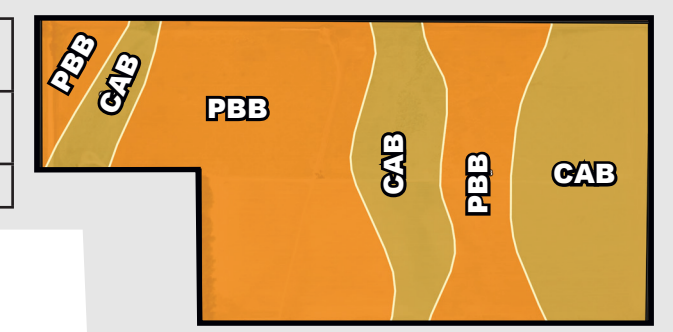
LEGAL DESCRIPTION:

The S/2 SW/4 less a ten acre tract in Section 4 Township 20N Range 18 WIM, consisting of 69.36± acres.

Located north across the blacktop from Tract #1, this land is well positioned for a home or business with quick access to the highway. The property is fenced on all 4 sides and has an active water well. This is a good farm to add to an existing farm in the area and an excellent location for a home or business. A complete FSA map is available on our website at smithcoauctions.com. If you would like to see this property or have questions, please call or text Ira at 580-334-6001 or send an email to ira@smithcoauctions.com



CODE	DESCRIPTION	
PbB	Devol Find Sandy Loam 0-3% slopes	40.47
CaB	Carey Silt Loam 1-3% slopes	28.9
	TOTALS	69.37



CODE	DESCRIPTION	ACRES
PbB	Devol Find Sandy Loam 0-3% slopes	97.83
CaB	Carey Silt Loam 1-3% slopes	43.9
QwC2	Quinlan-Woodward complex 3-5% slopes, eroded	9.73
WoB	Woodard Loam 1-3% slopes	5.42
SaA	St. Paul Silt Loam 0-1% slopes	2.05
	TOTALS	158.93