

Woodward Co. Real Estate AUCTION

Friday, Sept. 8th • 10 a.m.

195097 E. County Rd 49, Woodward OK

Selling
2,500± sq. ft.
Home on
**47.5±
Acres**

From Woodward, go west on Highway 15 for 4 miles,
then south on County Road 195 (Tangier Blacktip) for 7.7 miles

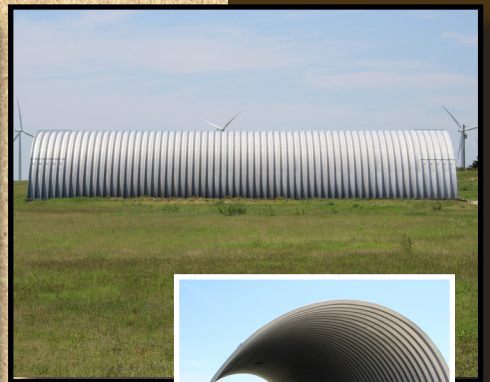
Seller: RD Adams



Legal Description: A 47.5± acre tract of land in the
NW/4 of Section 14 T21N 22WIM, Woodward Co., OK

**This 2,500± sq. ft. Home Sits on 47.5± acres and has
all the Right Tools to be a Beautiful Home Place!**

The home has 4 bedrooms, 2 baths, a large sunken living room with fireplace, and geo thermal heat and air. The 18' x 22' finished basement could serve as a 5th bedroom too!
In addition to the home this property includes: a 50' x 100' steel shop with a concrete floor; a 30' x 40' steel shop with a concrete floor; a 54' x 104' quonset building with a 21' clearance in center; a small shed; and a hay barn that is 44' x 80'. There are steel and wood corrals, a hay barn with an attached loafing shed and 2 other metal loafing sheds. There is a water well at the home site and one located south of the quonset with electricity and a concrete footer where a mobile home once set.

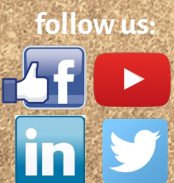


To See This Home and All the Property has to Offer, call Ira at 580-334-6001

SMITH & CO
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”

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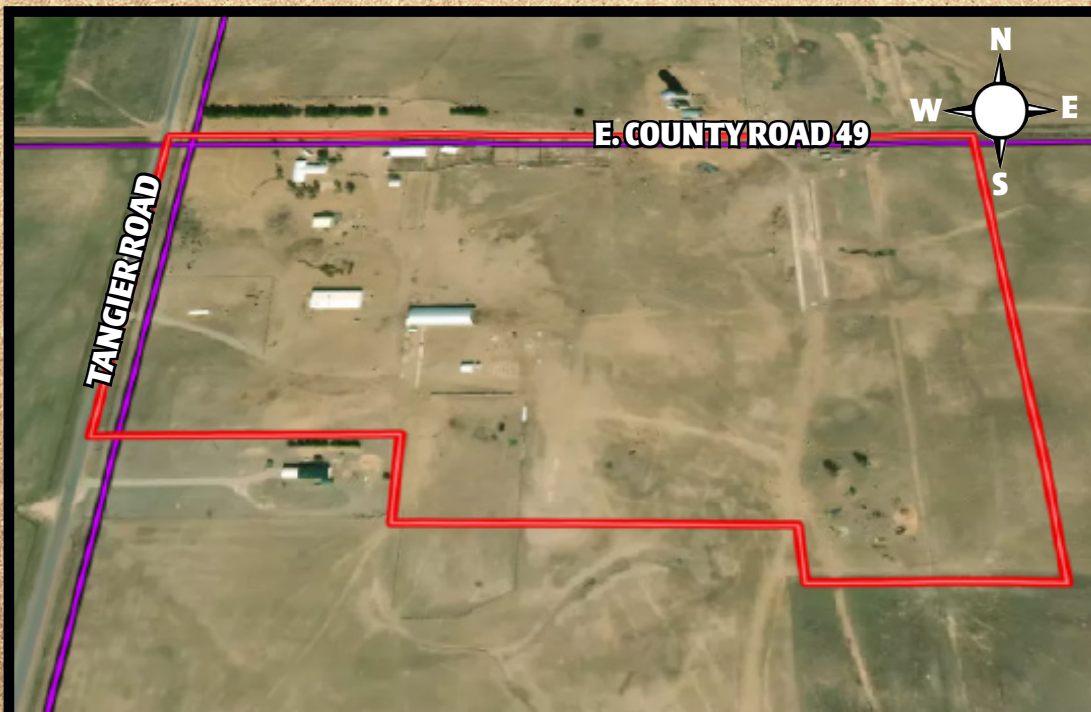
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REAL ESTATE Terms:

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.

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