

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

PR SRT STD
 U.S. Postage
 Paid
 Mooreland, OK
 Permit No. 7

For a complete catalog
 and pictures scan this
 QR Code or visit
www.smithcoauctions.com



Woodward County, Oklahoma
LAND AUCTION **400±**
 Acres in 2 Tracts

Wed., October 4th • 10:00 a.m.
 Mutual Community Building, Mutual OK

AUCTION TERMS & CONDITIONS

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 supercede 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. 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.

Download the App
 for Simple
 On-Line
 Bidding!



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

www.smithcoauctions.com
www.farmsandranchesforsale.com

Woodward County, Oklahoma
LAND AUCTION **400±**
 Acres in 2 Tracts

Wed., October 4th • 10:00 a.m.
 Mutual Community Building, Mutual OK



Seller: The Heirs of Robert Aebi



SMITH & CO
 Auction & Realty, Inc.
580-254-3975



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

"Serving NW Oklahoma with Integrity and Pride since 1982"



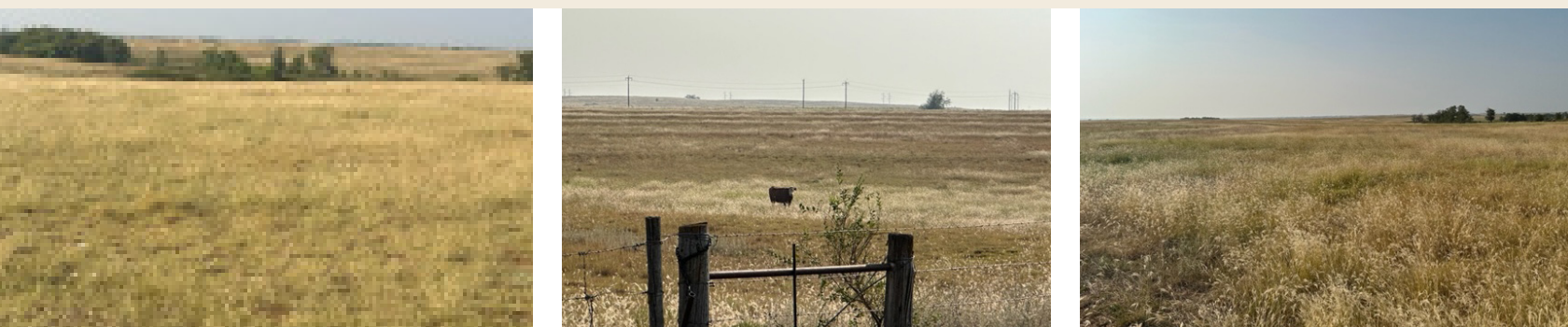
TRACT 1 - 79.83± acres

Legal Description: The E/2 of the SE/4 of Section 10 T20N R18WIM Woodward County, OK

Land Location: From Mutual OK go one mile south on County Road 216 then 3 miles east on County Road 55 OR east of Mutual at Hwy 270 & County Road 219, go south 1/10 of a mile.

Land Description: Tract 1 is largely improved grass with a few trees and a small ponding area on the NW Corner. The land is fenced and has rural water on it's SE side. County road access on the east & south sides gives easy access to this farm.

A Good Farm in a Good Location! Call Ira to see this one 580-334-6001!



TRACT 2 - 320 ± acres

Legal Description: The E/2 of Section 3 T19N R18WIM Dewey County, OK

Land Location: From Mutual OK go 4 miles east on County Road 54 then 5 miles south on County Road 219 & Hwy 60 OR 10.5 miles east of Vici on Hwy 60 OR 10 miles west of Seiling on Hwy 60

Land Description: Tract 2 is an improved grassland with some mature grass and is fenced on all four sides. There is an operating water well and electricity, a set of corrals with several shade trees and a beautiful home site. The SE side has a small draw and trees that provide excellent wildlife habitat. This farm has excellent access and located easily from several area communities. The solar panel and pump belong to the tenant leased through December 31, 2023.

A Farm Ready to Go To Work! Call Ira for more details 580-334-6001!



Auctioneer's Note: Don't miss an opportunity to purchase land with LOTS to offer and in a great location! Call Ira to learn more or to schedule a showing, 580-334-6001.

SOIL CODE	SOIL DESCRIPTION
CAB	Carey Silt Loam, 1-3% Slopes
CAC	Carey Silt Loam, 3-5% Slopes
PA	Dale Loam, 0-1% Slopes, Rarely Flooded
QN3	Quinlan Loam, 5-20% Slopes, Severely Eroded
QWC2	Quinlan-Woodward Complex, 3-5% Slopes, Eroded
WWC	Woodward-Quinlan Complex, 3-5% Slopes

