

Woodward Co. ESTATE AUCTION

**42±
Acres**
in 2 Tracts

Thursday, Nov. 2nd • 10 a.m.

51569 S. County Road 214, Mutual OK
From Hwy 270 & County Road 214, go south 1/10th of a mile

TRACT 1 - Home on 40± Acres

Legal Description:

40± acres in SW/4 SE/4 of Section 26 T21N R19 WIM, Woodward County Oklahoma

A Home on 40± acres and a Metal Shop with a 1 Bedroom Apartment



This brick home was built in 1974 and has approximately 2,900 sq. ft. of living space. The exterior of the home is bricked and completed. The interior is framed but not sheetrocked or finished, allowing the new owner to customize to their own liking. Offering a large, roomy floor plan with 3 bedrooms and 2 bathroom, there is a large living room with a fireplace, kitchen, dining area and utility room. All of this AND 40± acres with excellent hunting, good livestock grazing, and a steel shop building all in a beautiful setting! Pictures of the interior and exterior of the home and the amazing scenery are available on our website at smithcoauctions.com

TRACT 2 - Mobile Home on 1.98± Acres

Legal Description: (complete meets and bounds legal description coming)

1.98± acres in SW/4 SE/4 of Section 26 T21N R19 WIM, Woodward County Oklahoma



A 1994 brand name mobile home with approx. 1,528 sq. ft of living space. The home has a good floor plan with living room, kitchen that includes a center island, 3 bedrooms, and 2 baths. Enjoy the beautiful scenery from either the enclosed back patio that spans the full length of the home or the covered front porch also the length of the home. The home has central H/A and sits on a concrete slab. There are repairs and updates needed yet the potential is very real. There is a lean-to shed for vehicle parking and the acreage has several beautiful trees. This tract sits on the NE corner of the property.

***Also selling an older corvette, tractor and many other older trucks and equipment. Some of the items offered are of use and others will be sold as scrap iron. Visit our website for a complete list and details.**

Seller: The Richard W. Triplett Estate, Timothy E. Legg Personal Rep.



Auction & Realty, Inc.

580-254-3975

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

follow us:



"Serving NW Oklahoma with Integrity and Pride since 1982"



Auction & Realty, Inc.

1102 Oklahoma Ave.
Woodward, OK 73801

580-254-3975

Licensed in Oklahoma and Kansas

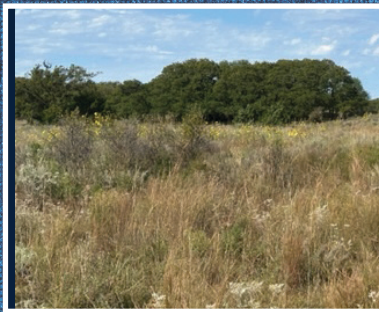
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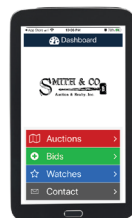
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REAL ESTATE Terms: 10% of purchase price escrowed sale day with the balance due upon proof of marketable title. Seller will provide a current abstract and a warranty deed. Taxes prorated to the day of closing. Possession upon closing. Property selling 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 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.

3 Convenient Ways To Bid!

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



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

www.smithcoauctions.com