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Auction & Realty, Inc.
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Live with Live Internet Bidding

AUCTION

**INCOME
PRODUCING
POTENTIAL!**

Wednesday, July 17th • 10 a.m.

1161 State Hwy 34C • Woodward, OK



Located Just Minutes North of Woodward on Hwy 34C!

Selling a home located on 5± acres in Frontier Estates. Multiple structures, with the potential to become income producing, are included on the property. Lots of shade trees in a quiet area provide country style living with the convenience of being only minutes from town. Don't miss this opportunity!



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SMITH & CO
Auction & Realty,
580-334-6001

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

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



Wed., July 17th - Home & Buildings on 5± Acres

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

#1 - PRIMARY RESIDENCE located in CANADIAN SPRINGS ADDTN

Located at the entrance of the property, this 3 Bedroom, 2 Bathroom modular home is in very good condition. It boasts lots of kitchen cabinets and a large master bedroom suite. The home is on city water and has central heat and air.



#2 - Complex H

A 2-story complex that includes four apartments that are 2 bedroom, 1 bath with central heat and air. The units are all electric and are on city water. This complex has 2 septic tanks and the electric is underground.



#3 - Complex I

Includes three apartments that are 1 bedroom, 1 bath with central heat and air. The units are all electric and are on city water. This complex has a septic tank, the electric is underground, and there is a rocked parking area.



#4 - Complex J

This complex includes 3 apartments under one roof. Two of the units are 2 bedrooms, 1 bath and 1 unit is a 3 bedroom, 1 bath. All units have newer central heat and air, on city water, and is all electric.

#5 - White House

This 3 bedroom, 1 bath unit includes a kitchen and dining area and also has washer/dryer hook-ups. It has central heat and air, on city water, and is all electric.



#6 - Formerly Mama Mias Restaraunt

This building is in a pretty setting with lots of shade trees and a large rocked parking area. This property could be a home or serve as a business building.



For a complete legal description, please visit our website at smithcoauctions.com. If you would like to schedule a showing, contact Ira at 580-334-6001.



#7 - Building B

This 1 bedroom, 1 bath apartment is all electric and on city water. A window unit is used for heat and air. This building shares a septic tank with Building A.

#8 - Building A

This 1 bedroom, 1 bath apartment includes a loft. It is all electric and on city water. A window unit is used for heat and air. This building shares a septic tank with Building B.



#9 - Storage Building

This is a nice storage building with a concrete floor.

#10 - Tan House

This structure is an older 3 bedroom home that is currently used for tool and equipment storage.

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.