

# Woodward Co. LAND AUCTION

Wednesday, July 31st • 10 a.m.

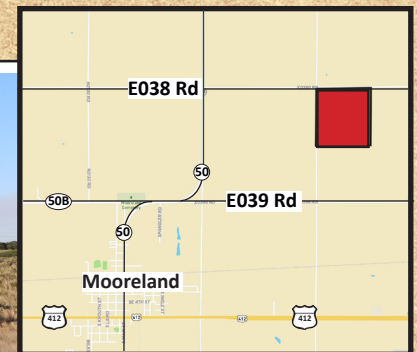
*Selling  
152± Acres of  
Woodward Co.  
Land*

Auction Location: Smith & Co. Auction Facility, Hwy 412, West Side of Mooreland, Ok

Land Location: From Mooreland, drive north on Hwy 50 for 1 mile then east on Blacktop County Road 38 for 1 mile.



Legal Description: Lots 1 & 2 and the E/2 of NW/4  
Section 19 T23N R18 W1M containing 152.89± acres.



An excellent location only 2 miles from Mooreland on Hwy 50 & CR 38 on blacktop OR go south from the west side of the land 1.5 miles to Hwy 412. This land is fenced on all 4 sides. The north and west fences are only a couple of years old with steel corners and good double pipe gates on the north and south sides. The water well is centrally located on the land and was drilled 2 years ago. There is a solar panel and pump that will sell with the land. The terrain is a mild rolling type on the west side with several good grass bottoms. The east 1/2 of the land has a bigger rolling type terrain with more brush and excellent wildlife habitat for deer & quail. The potential home sites are endless with beautiful, large grass bottoms. It's a rare opportunity to buy in this area. If you would like to see this property and learn more, call Ira Smith at 580-334-6001.

Sellers: Oscar Juanes and Alma Santiago-Juanes



Auction & Realty, Inc.

**580-334-6001**

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

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**SMITH & CO.**  
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Mooreland, OK  
Permit No. 7

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**152±  
Acres**

» *Excellent  
Fences*

» *Great  
Location*

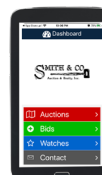
» *Wildlife  
Habitat*



**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!

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