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160[±]
Acres

Woods Co. Land

Auction

Wednesday, Oct. 30th • 10 a.m.

Selling 160± Acres of Fenced Farmland w/Beautiful Pond



160[±]
Acres

Woods Co. Land

Auction



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



"Serving NW Oklahoma with Integrity and Pride since 1982"

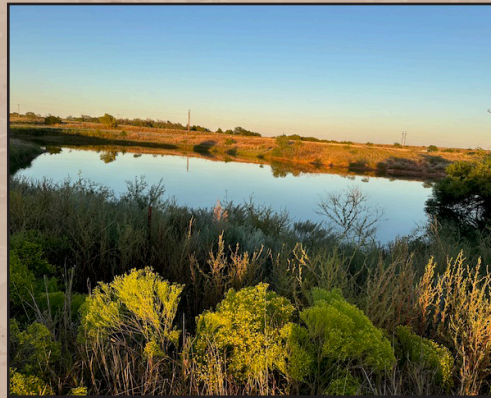
Land Auction

Wednesday, October 30th • 10 a.m.

Seller: Jodi Gillett POA for Marietta Graham

Legal Description: The NE/4 of Section 8 T27N R18 WIM, Woods County, OK

Land Location: 4 miles west of Camp Houston on Highway 64



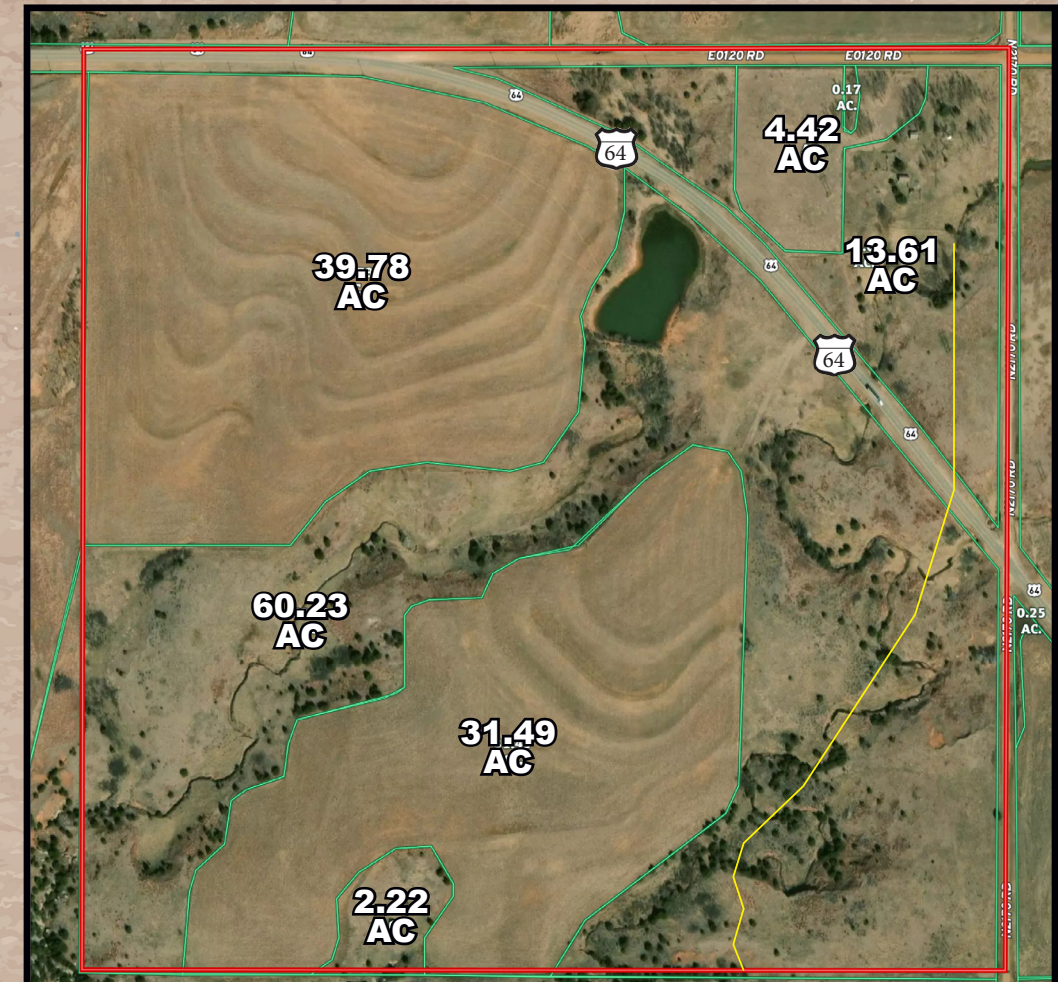
Good Grassland - Beautiful Pond - Good Fences - Good Access

This 160± acres has potential from every angle! A Beautiful Pond lies on the north end of the land and following this pond is a big open grass draw that runs south to southwest. The land on the west side is a 39± acre grass field that was formerly farm ground. East across the draw is a 31± acre grass pasture and along the outside are trees and another grass draw. There are approximately 17± acres on the northeast corner of the land that is located on the north side of highway 64. This 17± acres is fenced and would be a good bull pasture or excellent hunting spot. The land is fenced on all four sides. The east, west and north sides are excellent fence and the south end is fair. There is Highway 64 access on the north side of the big tract through two sets of steel gates and across on the east side on County Road 217. This is a property with LOTS of potential.

Call Ira 580-334-6001 to get more information or to schedule a showing.



This 160± acre tract offers an excellent combination of fishing, hunting, and good grazing complete with good access and is a very low maintenance property. We are updating the abstract and will be prepared for a fast closing and quick possession.
TIME TO GO HUNTING!



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.

Download the App for Simple On-Line Bidding!

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

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.

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