



Woodward County, Oklahoma

Selling
480± acres
in 3 Tracts

AUCTION

Thurs., Jan. 30th • 10 a.m.
Chester Community Center
22040 US-281, Chester OK



follow us:    
580-254-3975

LAND AUCTION

Thursday, January 30th • 10 a.m.
Chester Community Center, 22040 US-281, Chester OK

Multi-Parcel bidding on all tracts. All tracts will be offered individually and in combination and will sell by Live in-Person Bidding, Telephone Bidding and Absentee Bidding. All Bidders will be required to meet the Auction Terms prior to auction time.

Call our office at 580-254-3975 to register today!

To see this property or schedule a showing, please call
Buck Hutchens 580-273-3202 or via email: Buck@smithcoauctions.com

www.smithcoauctions.com

Selling
480± acres
in 3 Tracts

Woodward County, Oklahoma

LAND AUCTION

Good Fences • Waterwells • Wildlife Habitat

Thursday, January 30th • 10 a.m.
Chester Community Center, 22040 US 281, Chester OK

Seller: Cynthia Plummer



Selling
480± acres
Offered in 3
Tracts



580-334-6001

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



follow us:    

"Serving NW Oklahoma with Integrity and Pride since 1982"



TRACT 1

Legal Description: 160± acres in the NW/4 Section 13 Township 21 North, Range 17 W.I.M., Woodward Co. OK

Take a look at this diversified 160 acres. This property is accessed from County Road 226 or from Tract 2. This tract has a set of pipe corrals, a water-well and electricity on the northwest portion of the property. There are several lowspots that collect and hold water after rainfall. Most of this tract was burned in the summer of 2024. This is an excellent tract for hunting and livestock production. From Highway 281 & County Road 48 travel west on County Road 48 for 2.7 miles then 1 mile south on County Road 226. The road dead ends at the property.

TRACT 3

Legal Description: 160± acres in the SE/4 Section 13 Township 21 North, Range 17 W.I.M., Woodward Co. OK

This tract has 1/2 mile of County Road 50 frontage and 1/2 mile of County Road 227 frontage. Tract 2 joins this tract to the west as well. This tract has a water well & windmill in unknown condition. The property has good fences on all four sides. The property has several clearing yet is heavily wooded for wildlife retention. The property has a good stand of lovegrass and other native grasses. Directions: From Highway 281 & CR 50 travel 2 miles west on County Road 50.

*Tracts will be Offered Individually and in Combination
using the Multi-Par Method of Sale*

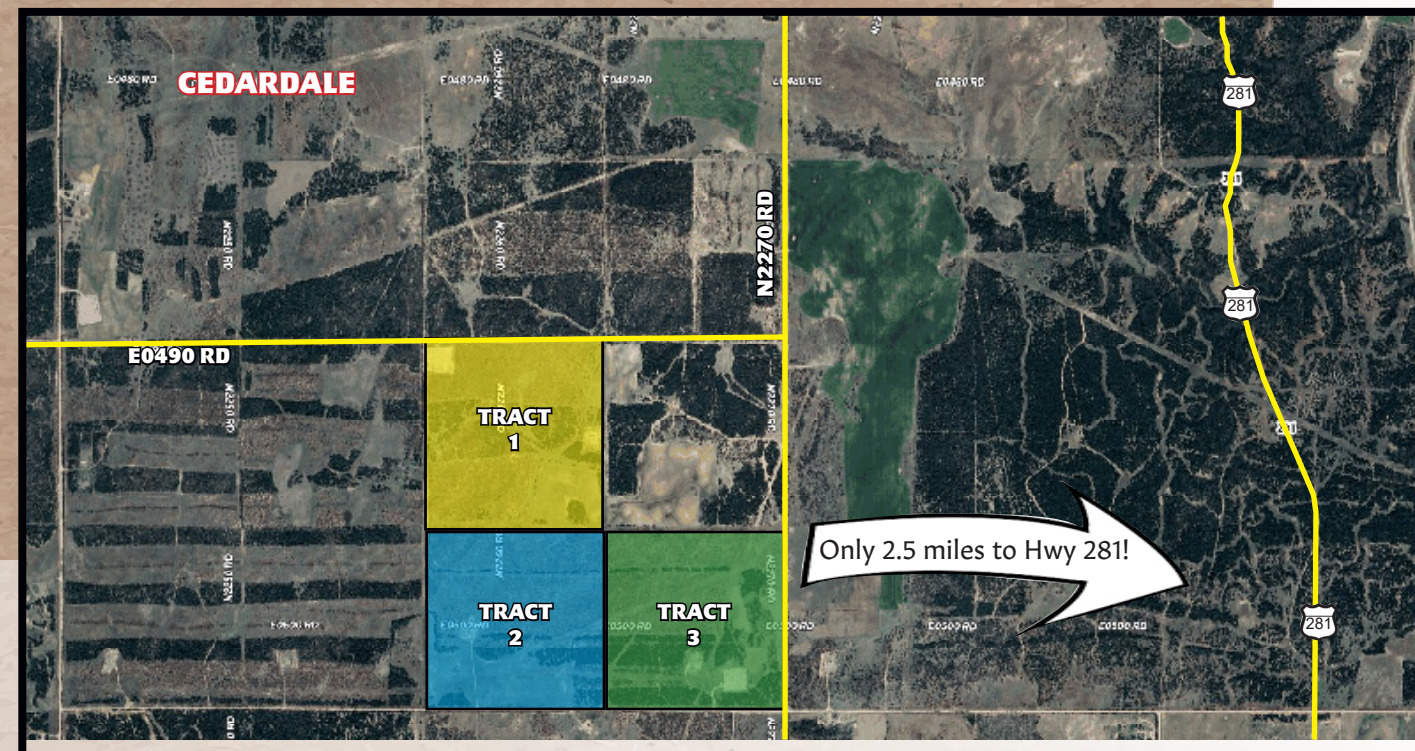


TRACT 2

Legal Description: 160± acres in the SW/4 Section 13 Township 21 North, Range 17 W.I.M., Woodward Co. OK

Joins both Tract 1 and 3 and no county road on the west; this tract is also an excellent hunting and livestock production property. This tract has been cultivated in the past and could be again. There is an oilfield location on the western portion. The property has good cover for wildlife and plenty of grass for livestock. The property has 1/2 mile of County Road 50 frontage for great access. Good fences on the south and east boundaries. From Highway 281 & CR 50 travel 2.5 miles west on CR 50 to the SE corner of property.

To view the property contact Buck Hutchens, auction manager 580-273-3202 or Ira Smith 580-334-6001 or Smith & Company Auction & Realty, Inc. at 580-254-3975. Additional photos & videos can be viewed at www.smithcoauctions.com



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. Sellers are reserving all oil, gas, and other mineral rights.