

# Woods County Land AUCTION

Wednesday, May 21st • 10 a.m.

**North of Waynoka on Hwy 14**

From Waynoka, Go North on Highway 14 for 6.6 miles then  
West on Dewey Road for 5 miles

**Selling  
155±  
Acres**

*Sellers:  
Linda Sue Kelso &  
Heirs of  
Lizbeth Kay Elder*



Legal Description: E/2 SE/4 of Section 36 T26N R17  
and N/2 NE/4 of Section 1 T25N R17 WIM  
Woods Co., OK

### **A Beautiful Property!**

This is a beautiful property with good grazing native grass and some love grass on the south end. There is a small wheat field on the south 80 and along the south fence line is a beautiful tree row and an electric line. A water well and windmill are on the west side. On the north 80 there is an intermittent creek system running through in a northwest direction with a water hole in a creek bed on the NE corner of the property. This area of the property is known for very good hunting. The east side has a flat grass field that could also be a hay field. This L shaped tract of land has good county road access on the east side with good exterior fencing. With good grazing, good hunting and close to town this tract of land checks all the boxes!



To See This Property and All It Has to Offer, call Ira at 580-334-6001

**SMITH & CO**  
Auction & Realty, Inc.

**580-334-6001**

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

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Permit No. 7

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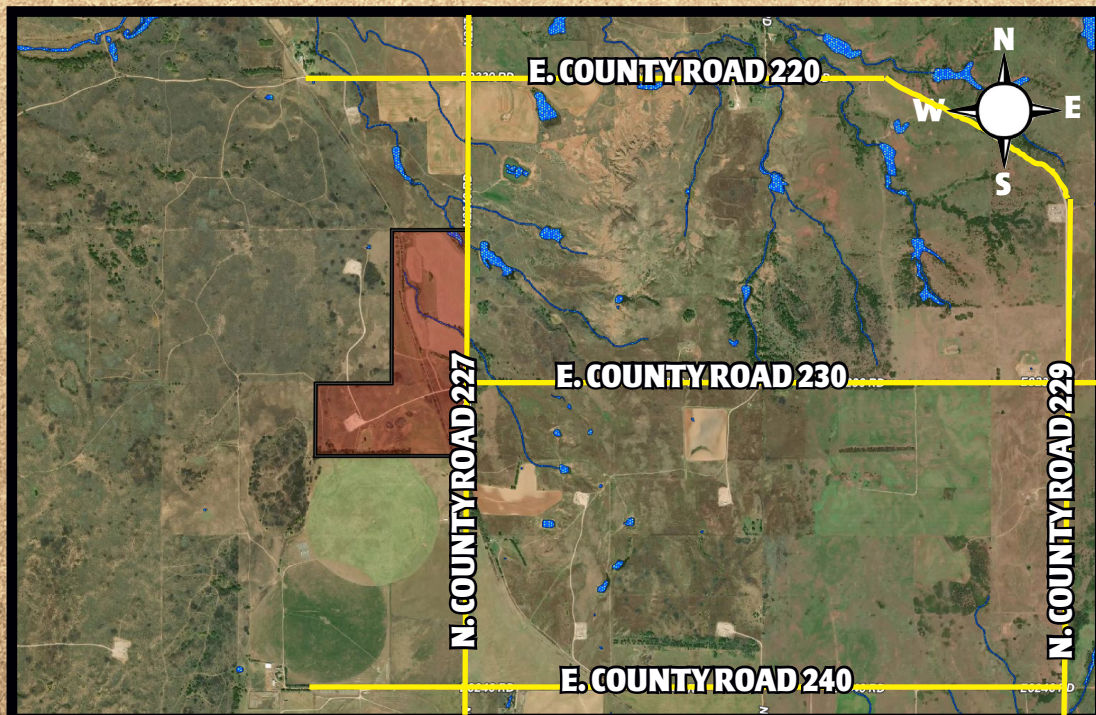
***North of Waynoka OK on Hwy 14***



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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 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.

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