

**SMITH & CO**  
Auction & Realty, Inc.  
1102 Oklahoma Ave.  
Woodward, OK 73801  
**580-334-6001**

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Mooreland, OK  
Permit No. 7

*Land and Mineral*  
**Selling 280<sup>±</sup> acres**  
**Auction**  
**Wed., June 18th • 10 a.m.**



SCAN ME



*Land and Mineral*  
**Selling 280<sup>±</sup> acres**  
**Auction**  
**Wed., June 18th • 10 a.m.**

**Land Location:** Located just south of Mooreland on Hwy 50  
**Auction Location:** Smith & Co. Auction Facility, Hwy 412, west of Mooreland



**Seller:** Sandra Kay Bowen

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**580-334-6001**

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

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





### TRACT 1 - 240± acres

#### LAND LOCATION:

8 miles south of Mooreland, Oklahoma on Highway 50 right across the highway from Tract 3

#### LEGAL DESCRIPTION:

The SE/4 and S/2 NE/4 of Section 4 T21N R19 W1M containing 240± surface acres.

#### LAND DESCRIPTION:

Sand Creek is a LIVE CREEK SYSTEM that runs through this property providing an excellent water source for livestock and wildlife. On the south side of the creek there is approx. 112 acres of cropland and on the north there is approximately 36.29 acres of crop currently in wheat that is fenced. The balance is native greass with some Bermuda and there are several trees along both sides of the creek. There is a small set of corals and a water well. The fences are good and the potential for a beautiful home site are several. This farm is located in the Moscow Flats area and allows the opportunity to graze livestock and raise your own hay and grain. Live water is rarely available and this farm has 1/2 mile of a prolific creek system. The soil types are Westola Fine Sand Loam, Dale Loam, Carey Silt Loam, and Quinlan-Woodward Complex.

### TRACT 2 - 240± acres of Mineral Rights

240± acres of mineral rights in and under the SE/4 and S/2 NE/4 of Section 4 T21N R19 W1M.

**LIVE AUCTION WITH LIVE AND ONLINE BIDDING AVAILABLE**

**All Tracts Will Sell Separately and Not Combined.**

To See This Property, Call or Text Ira Smith 580-334-6001  
or reach out via email at [ira@smithcoauctions.com](mailto:ira@smithcoauctions.com)

### TRACT 3 - 40± acres

#### LAND LOCATION:

8 miles south of Mooreland, Oklahoma on Highway 50 right across the highway from Tract 1

#### LEGAL DESCRIPTION:

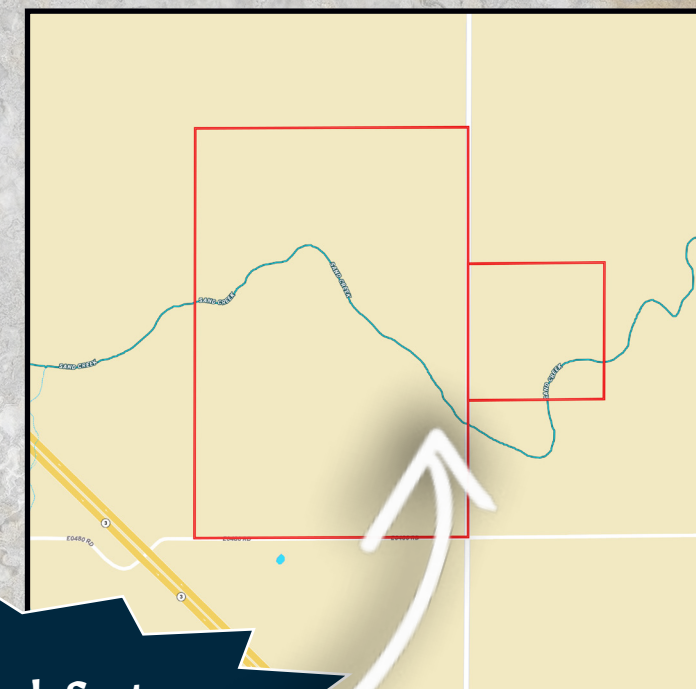
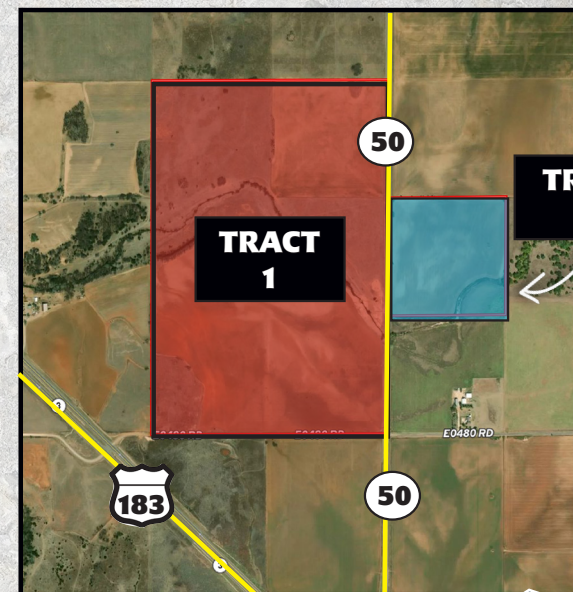
The NW/4 SW/4 of Section 3 T21N R19 W1M containing 40± surface acres.

#### LAND DESCRIPTION:

This farm is approx. 33.87 acres of cropland with the balance of 4.71 acres in grass including Sand Creek running across the SE corner of the land. This farm is fenced and located right across the highway from Tract 1. The soil types are Westola Fine Sandy Loam and Dale Loam. This is a very good farm!

### TRACT 4 - 40± acres of Mineral Rights

40± acres of mineral rights in and under the NW/4 SW/4 of Section 3 T21N R19 W1M.



**Sand Creek is a Live Creek System  
that Runs Through Both Tracts!  
Don't Miss This Rare Opportunity!**

**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.

**MINERAL RIGHTS Terms:** 10% of purchase price escrowed sale day with the balance due upon proof of marketable title. Buyer will receive a mineral deed only, no abstract. 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,

**ONLINE BIDDING Terms:** REGISTRATION MUST BE COMPLETE AT LEAST 24 HOURS PRIOR TO SALE DAY. 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. Announcements made sale day supersede all prior advertising. Final responsibility rests with the buyer to assess