

# ONLINE ONLY MINERAL AUCTION

## 191± Acres of Woodward Co. Mineral Rights

**BIDS CLOSE  
FRIDAY, July 18  
BEGINNING  
12 NOON CST**

Seller: The Shirley R. Cooper  
Revocable Trust

### TRACT 1

A 191.28± acre undivided interest in Lots One (1) and Two (2) and the South Half of the Northeast Quarter (S/2 NE/4) of Section Five (5), Township Twenty (20) North, Range Eighteen (18) W.I.M., Woodward County, Oklahoma

*For a complete Ownership Report, visit our website at [www.smithcoauctions.com](http://www.smithcoauctions.com) OR scan the QR code below*

REAL ESTATE 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, boundaries, etc. prior to sale day.

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 the condition of the property. Escrow must be made sale day and may be wired.



**580-334-6001**

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



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Auction & Realty, Inc.

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Woodward, OK 73801

**580-334-6001**

**WOODWARD CO.  
Mineral Rights  
Auction**

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