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Woodward & Harper County, OK

# Land Auction

Wednesday, March 25th 10 a.m.

Live Auction with Live Internet Bidding

Selling  
520<sup>±</sup> Acres  
of EXCELLENT  
Hunting & Grazing  
Land!



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Sellers: Cynthia Guthrie, Carolyn Guthrie (Heirs of the Late Albert Williams)



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Auction & Realty, Inc.  
**580-334-6001**



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

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

# Land Auction

Wednesday, March 25th • 10 a.m.

Auction will be held at the Woodward County Event Center  
Temple Houston Drive, Woodward OK  
Live Auction with Live Internet Bidding

It's an honor and privilege to present to you this 520± acres of excellent land located at N. CR 209 & E CR 17. This land has SO MUCH to offer. Trees, 3 water wells, 2 cultivated fields, LIVE CREEK, big grass bottoms, excellent wildlife habitat, native grass, and county road access!

Starting on the northeast side of the property is an 80 acre tract that contains a waterwell and a small pond. There is a small field that is fenced and was farmed in the past. Immediately across the fenceline is a very prolific creek system, Buffalo Creek, and adjoining this creek is the Cimarron River. The balance of the land is on the west side laying in an L shape with county road access all along the property's east side. The rolling type terrain is excellent for wildlife habitat and cattle grazing.

As you leave the field and move west across the 80 acre tract, a pond and windmill lie in a large grass bottom that drains from the south to the north, toward Buffalo Creek and the Cimarron River.

Moving toward the west boundary of this property is another grass draw that joins the western 440 acre tract. This tract has 2 waterwells both powered by windmills. One windmill is located in a large grass bottom and is centrally located to this tract. The grass bottom has several types of trees and native grass and drains from south to north to Buffalo Creek and the Cimarron River. This tract also has a farmground field that is fenced.

As you move west and south, there is another large grass bottom with lots of trees and a beautiful, winding LIVE CREEK. This very large grass bottom houses the live creek system and incredible wildlife habitat all the way to the south fence line.

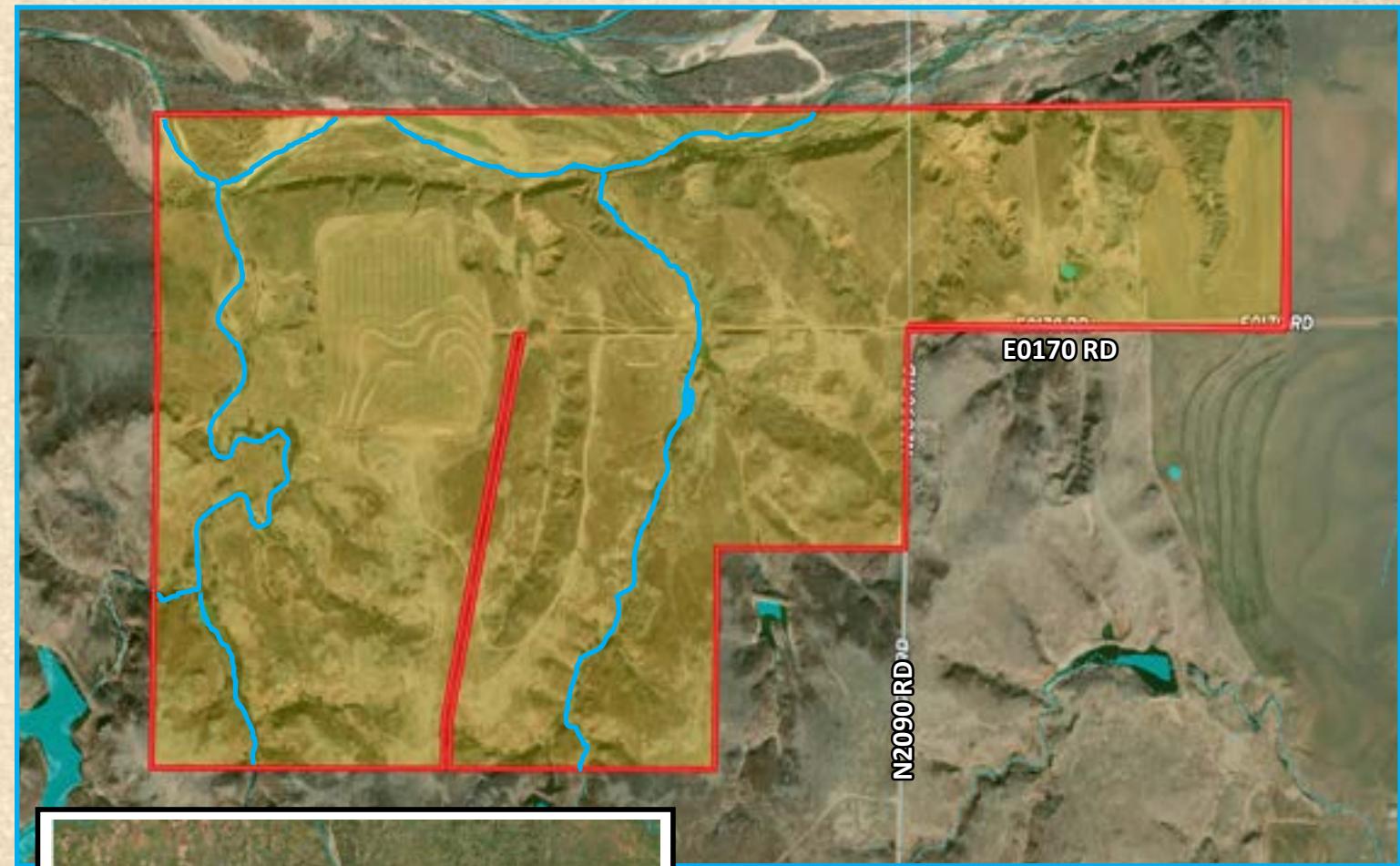
The property appears to be fenced complete with good fences on the west, south, and east boundaries. The north boundary includes 2 grass bottoms that are without fence.

The hunting potential of this property is as good as anything out there and should be watched closely!  
To See This Amazing Property, call or text Ira Smith at 580-334-6001 or email at [ira@smitcoauctions.com](mailto:ira@smitcoauctions.com)



**Land Location:** From Woodward travel 10 miles north on Highway 34 to CR 200, then 4 miles east on CR 200 to CR 209, then 2.75 miles north on CR 209 to the property or SW of Freedom, OK or NW of Mooreland, OK

**Legal Description:** S/2 SW/4 of Section 31 T27N R19 WIM Woodward County, Oklahoma AND S/2 S/2 of Section 36 T27N R20 WIM Woodward County, Oklahoma AND NW/4 W/2 NE/4 NE/4 of Section 1 T26N R20 WIM Harper County, Oklahoma



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## AUCTION TERMS & CONDITIONS

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. 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.