



Woodward & Ellis County Land

Selling  
3 Tracts

# AUCTION

Fri., March 27th • 10 a.m.  
Woodward Co. Event Center  
105A Temple Houston Dr.



Scan Me

Woodward & Ellis County

# LAND AUCTION

Live Water • Excellent Fences • Waterwells • Wildlife Habitat

Friday, March 27th • 10 a.m.

Woodward Co. Event Center, 105A Temple Houston Dr.

Seller: The Estate of Darrel C. Allison; Neil Allison Personal Representative



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3 Tracts

To see this property or schedule a showing, please call  
Ira Smith 580-334-6001 or via email: [Ira@smithcoauctions.com](mailto:Ira@smithcoauctions.com)

[www.smithcoauctions.com](http://www.smithcoauctions.com)



Auction & Realty, Inc.

**580-334-6001**

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



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# Tract 1 - 100± Acres

**TRACT 1 PROPERTY LOCATION:**  
 Located on the Ellis Co. & Woodward Co, line. From Woodward at 48th St. & Oklahoma Ave, go 5.3 miles west on Oklahoma Ave/Hwy 15 to CR 195 (Tangier Blacktop), then south on CR 195 for 9.7 miles to CR 51 (Sharon/Shattuck Blacktop) then west on CR 51 for 3 miles to CR 192 then south 2 miles on CR 192, then 1/2 mile west on CR 53 to the NE corner of the land.



For more pictures and info visit [smithcoauctions.com](http://smithcoauctions.com)

## Tract 1 Legal Description

Lots 1 & 2 and the North 11.71 acres of the S/2 NE/4 of Section 1 T20N R23 WIM, Ellis County, Oklahoma

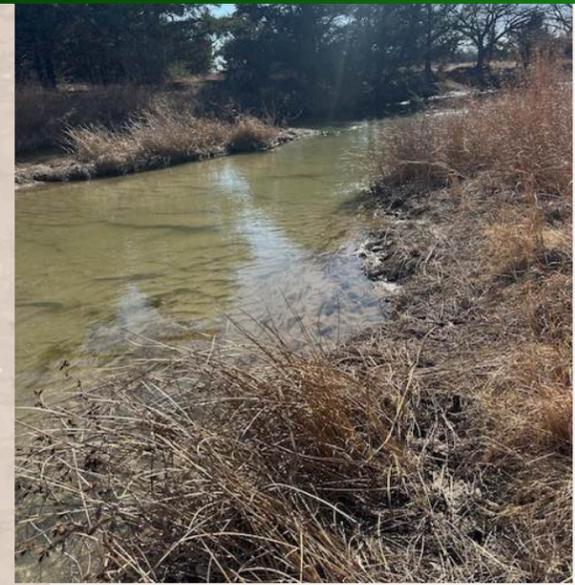
## Tract 1 Property Description

This land has an excellent fence of good barbed wire on steel post on all four sides. There are a set of pipe corrals, a loafing shed, water well, and electricity. The land has a rolling type terrain with trees and good native grass. To view the land, call or text Ira Smith at 580-334-6001.



*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.*

# Tract 2 - 42± Acres



**TRACT 2 PROPERTY LOCATION:**  
 Located 1 mile north of Woodward on Hwy 34 & 7/10 of a mile west. From north 22nd St access to the SW corner of the property is available. There is county road access from CR E385 on the north end of the land just 7/10 mile off Hwy 34 and also on the north end of 22nd Street.



## Tract 2 Legal Description

42± acres in Section 24 T23N R21 WIM Woodward County; Beg on sec. line between section 23 & 24. Beg at NW/c SE; E42 RDS; S160Rd S; S160 Rds to S. Bdry line Sec. 24; N160 Rds to POB

## Tract 2 Property Description

Very interesting size, this land is 1/8 mile wide and approx 1/2 mile deep. The north end of the property has a windmill powered water well. The land north of the river is a native grass with lots of Cotton Wood trees and Cedar trees. The land south is a big river grass bottom with a beautiful bluff and an old homestead overlooking the river. The land is fenced on all four sides. The property runs south to the north side of WW city limits (22nd St) and on the north side of a railroad right-of-way. To view the land call or text Ira Smith at 580-334-6001.



# Tract 3 - Residential Lots

## Tract 3 Property Location

Located at 17th St. and Madison in Woodward, Oklahoma

## Tract 3 Legal Description

Lots 5 & 6 Block 13 Laune's Addition to the City of Woodward

## Tract 3 Property Description

Two vacant residential lots with chain link fence. These are corner lots with 17th Street and Madison frontage and has good back alley access.