

**160±  
Acres**

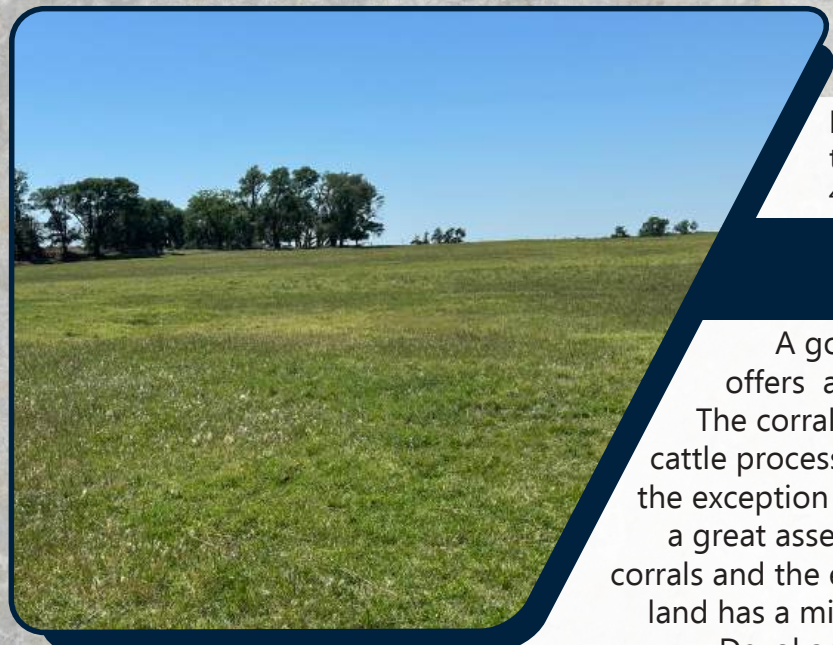
Woods County  
**Land Auction**

**Wednesday, June 24th • 10 a.m.**

**Auction Location: Dacoma Community Center, 1323 Main St. Dacoma, OK**

**Seller: The Estate of Jennifer L. Small;  
Chanda Peters, Personal Rep.**

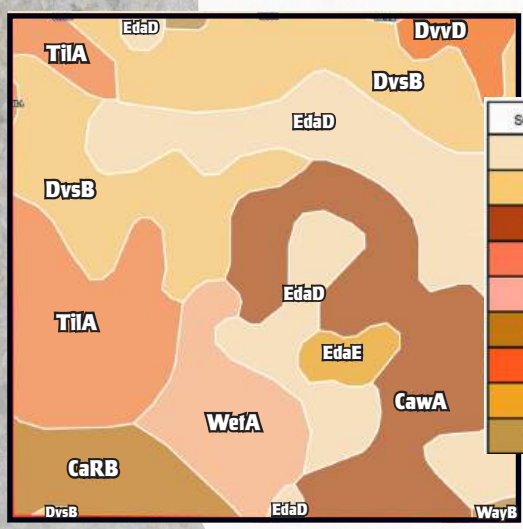
**Land Location:** From Dacoma go west on black top CR 250 for 1.5 miles then south 1/2 mile. CR 480 & Cotton Road is the SE corner of the land



**RARE OPPORTUNITY TO  
OWN THIS FARM!**

A good grass farm that is largely bermuda, this land offers a set of steel corrals, a water well, and electricity. The corrals have a crowding alley/tub with load out and a cattle processing alley. The gathering pins are steel and, with the exception of a few gates needing replaced, the corrals are a great asset to the farm. There are good shade trees at the corrals and the entrance would make a beautiful home site. The land has a mild rolling type terrain and soil types are Carwile, Devol and Tillman with some Wetbeth and Carman Clay Loam. The tenant has a lease through June 30th 2026 so possession will be upon closing and after the tenants lease has

expired. With county road access on its east and south sides, this is an excellent farm with lots of potential!



SOIL CODE	SOIL DESCRIPTION
EdaD	Eda sand, 3 to 8 percent slopes
DvsB	Devol fine sandy loam, silty substratum, 1 to 3 percent slopes
CawA	Carwile fine sandy loam, 0 to 1 percent slopes
TiIA	Tillman silty clay loam, 0 to 1 percent slopes
WetA	Wetbeth silty clay loam, 0 to 1 percent slopes
CaRB	Carman and Ruella soils, 0 to 3 percent slopes
DvsD	Devol loamy fine sand, silty substratum, 3 to 8 percent slopes
EdaE	Eda sand, 1 to 12 percent slopes
WayB	Waynoka fine sandy loam, 1 to 3 percent slopes

**Legal Description:** The SE/4 of Section 16 T25N R13 W1M

For more information or to schedule a showing contact Ira Smith at 580-334-6001



**SMITH & CO**  
Auction & Realty, Inc.  
**580-334-6001**  
Auctioneer - Ira Y. Smith, ATS, R.E. Broker



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**160<sup>±</sup>**  
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Woods County

# Land Auction

Wednesday, June 24th • 10 a.m.

Auction Location: Dacoma Community Building  
1323 Main St., Dacoma OK



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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 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.

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