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 1102 Oklahoma Ave.  
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 Mooreland, OK  
 Permit No. 7

**Great Location!**  
**Woodward County Land AUCTION**

**Wednesday, July 8th • 10 a.m.**  
**213719 E. County Road 42, Mooreland, OK**

1 mile east of Mooreland on Hwy 412, 2 miles south on Blacktop CR 214, then west 2/10 of a mile on CR 42

Auction Will Be Held On-Site



*Seller: Dewayne and Donna Hickman*

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Can't Be There? Bid Online!  
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**580-334-6001**

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



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

# 213719 E. County Road 42, Mooreland

1 mile east of Mooreland on Hwy 412, 2 miles south on Blacktop CR 214, then west 2/10 of a mile on CR 42

## Home on 5± Acres



This beautiful brick home sits on 5± acres fenced with several large trees in a peaceful setting. The home lays on the backside of the acreage off the county road and enters through a tree lined entry.



Built in 2010, this 3 bedroom and 2 bath home has an attached garage and is approximately 2,196 sq. ft. On the north end of the house is a large living room and master bedroom suite. There are 2 more bedrooms and another bathroom on the south end of the home. A large covered porch extends all the way across the front of the home. Right off the utility room is a large walk-in pantry or storage room. The back patio is covered and looks across the large yard area toward several beautiful trees.



The home has an in-ground storm cellar that enters from the garage and another storm cellar near the shop building. The shop is 30' x 50', wired with 220v and has a full concrete floor, spray foam insulation, and a large overhead door with an automatic opener. Besides being foam insulated, the shop has an overhead heater that runs off propane. Additionally, the shop has walk in doors on the north and the south sides.

This property is in excellent condition inside and out. The home A/C unit was replaced new in October 2025 and the roof is just 3 years old with a 50 year shingle. The home is very energy efficient and is total electric. The May electric bill was only \$70.

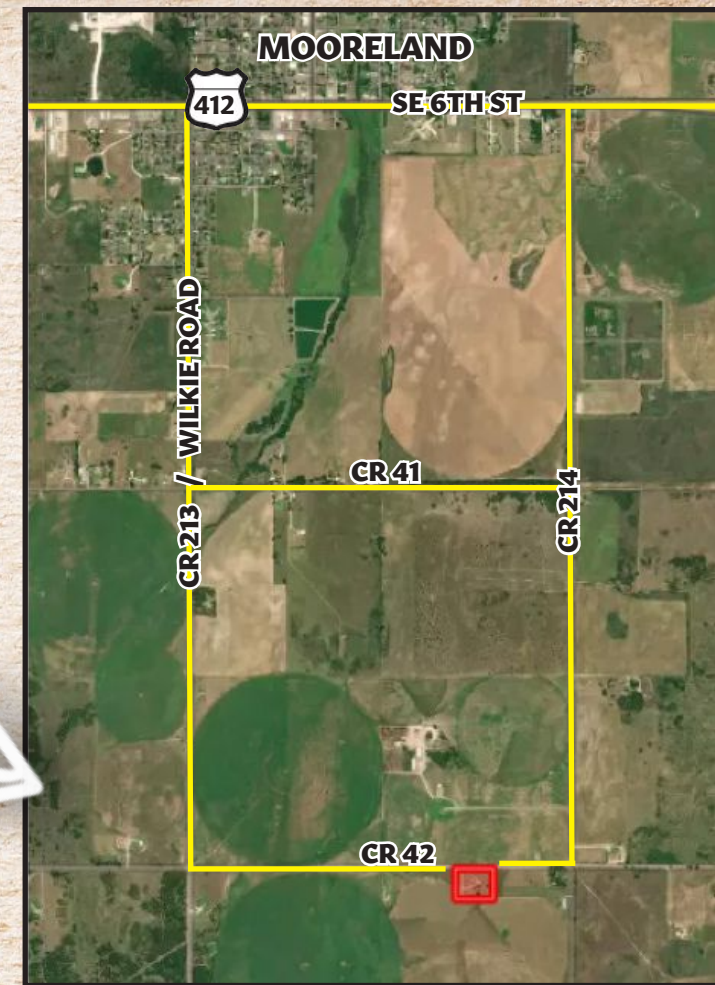


Access to the home and shop are on good rock driveways and includes a large circle drive in front of the house.

The owner took great pride in this property and it shows.

To schedule a showing, contact Ira by phone or text at 580-334-6001 or by email at [ira@smithcoauctions.com](mailto:ira@smithcoauctions.com).

Great Location!



## On-Line Only AUCTION

Selling Shop Tools, Lincoln Gas Welder, Honda ATV, Lathe, Shop Benches, Etc. Full List and Pictures Available at [Smithcoauctions.com](http://Smithcoauctions.com)



### PREVIEW

Wed. July 8th  
10am - 5pm

### CLOSING

Wed., July 8th  
5:00 p.m.

### LOAD OUT

Thursday, July 9th  
8:30am - 5pm  
or By Appointment

### TERMS AND CONDITIONS:

**REAL ESTATE Terms:** 5% 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.

**PERSONAL PROPERTY Terms:** All items sold in their present condition with no warranties expressed or implied. Final responsibility rests with the buyer to assess the condition of items. It is not possible to adequately describe in text or photos any items that may show use and wear. We recommend you personally inspect all items, or enlist a trusted professional to do so on your behalf. There will be no options for refunds of any type. All sales are final. Cash, check, and most major credit cards accepted. Sales tax is applicable unless a valid, current sales tax permit is presented prior to auction. Announcements made sale day supercede all prior advertising.