

**Woodward Co.**

# LAND AUCTION

**160± Acres!**

Just 2 miles north of Vici Oklahoma!  
**Friday, July 24th 10am**  
Vici Community Bldg - 608 N. Main, Vici OK



SELLER: The Heirs of Monty Schamburg

Legal Description: SW/4 of Section 22 T20N R20 W1M

Prominently situated just north of Vici Oklahoma on Highway 34, this land has excellent 3-way frontage featuring Highway 34 to the east, a blacktop county road on the south, and a county road on the west. There are several beautiful homesites and this land would divide up into tracts with several options. The beautiful rolling terrain has a higher north end providing sweeping, elevated views looking south. The property is fully equipped with a water well, livestock corrals, and electricity running along the county road. To see this property call or text Ira at 580-334-6001.



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



“Serving NW Oklahoma with Integrity and Pride since 1982”

**SMITH & CO**  
Auction & Realty, Inc.  
1102 Oklahoma Ave.  
Woodward, OK 73801  
**580-334-6001**

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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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