

SMITH & CO
Auction & Realty, Inc.
1102 Oklahoma Ave.
Woodward, OK 73801
580-254-3975

Licensed in Oklahoma and Kansas

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LAND AUCTION

Wednesday, June 6th · 10:00 a.m.

Selling 80 Acres of Land in 6 Tracts · Woodward, OK
Auction Location: Woodward Co. Event Center, 108 Temple Houston Dr.

• Just Minutes From Woodward!
• Tracts Will Be Offered Individually
and Together!



SELLERS: Sally J. Cook, Marvin Rieth, & Betty Jefferies

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Auctioneer - Ira Y. Smith, ATS, R.E. Broker
David Bay · Buck Hutchens · Kenny Rounds



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

EARLY VIEWING of the HOME and LAND

Thursday, May 17th · 4 - 6 p.m.
Friday, May 25th · 4 - 6 p.m.

LAND IS LOCATED JUST 2 MILES EAST OF WOODWARD!

From Lakeview Ave. and Downs Ave., go 2 miles east on County Road 41. Land is at County Road 41 and 206.

TRACT 1 - Home and 10± Acres

Legal:

W/2 NW/4 Section 3 T22N R20 W1M, Woodward County, OK
Containing 10± Acres. Metes and Bounds legal descriptions are forthcoming.

This tract has a home with shop and rural water with a stock water well. The 3 bedroom home sits back away from the intersection yet is just minutes from Woodward. Highway 412 is just 1 mile north and Hwy 270 is just 2.5 miles south. The view of Woodward is excellent from all six tracts.



TRACTS 2-3-4-5-6 - 14± Acres per Tract

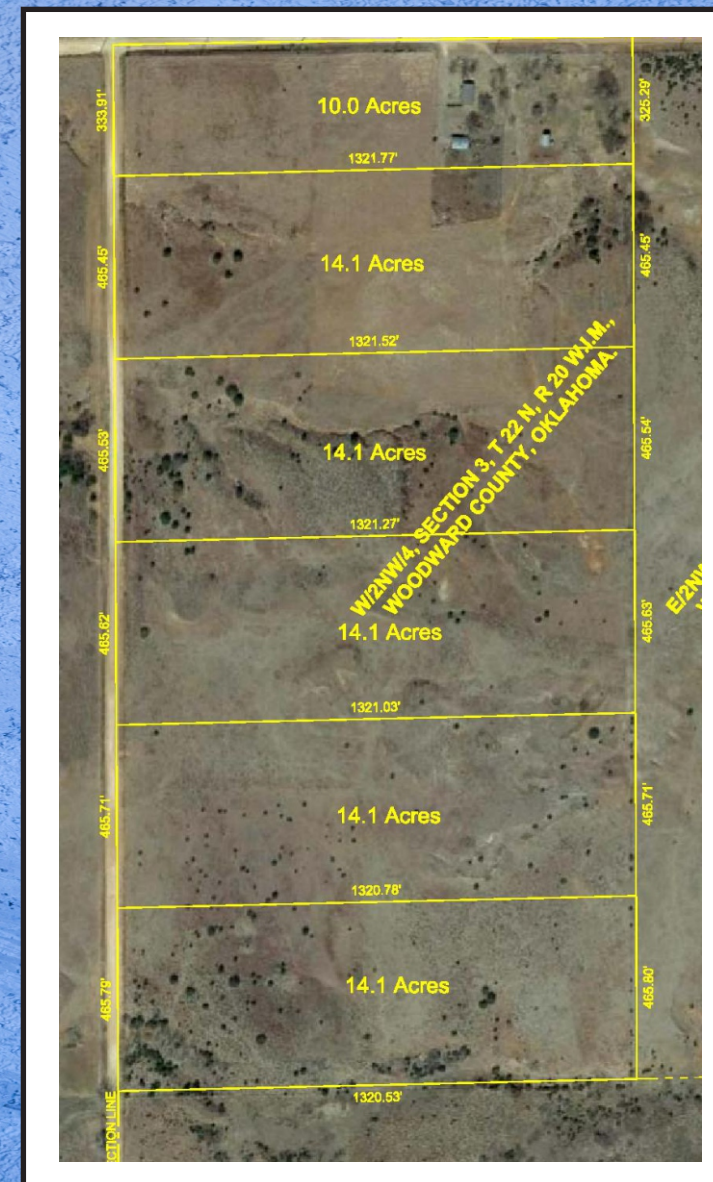
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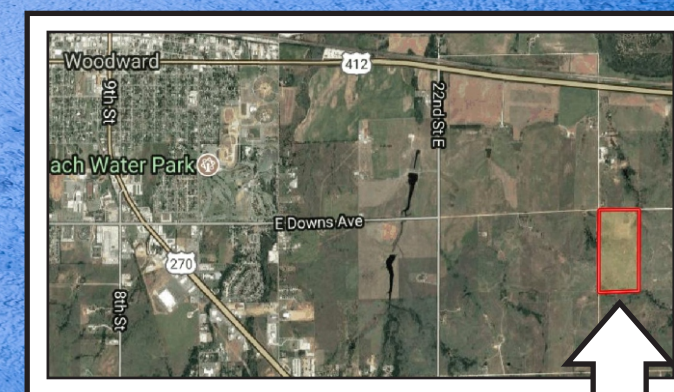
These tracts are a rolling type terrain with a draw then a high hill overlooking the City of Woodward, just minutes away. The opportunity to buy just one tract or several will be offered with our multi-par bidding software.



To View the House or Land by Appointment,
Contact Ira Smith at 580-334-6001



Tracts will be surveyed and marked so on-site inspections will allow buyers to identify the tract or tracts they like best.



Land Close to Woodward
Isn't Offered Very Often!

AUCTION TERMS AND CONDITIONS:

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 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.