

Woodward County Land

AUCTION

Selling
37 ± ac
& Solitaire
Home!

Wednesday, Oct 15th • 10:00 a.m.

200575 E. County Road 51, Woodward
11 miles south of High Plains Technology on all Blacktop County Roads



**37± acres of Land that has
Blacktop County Road Frontage.**

The land is fenced and cross fenced into 5 patches with corrals and a squeeze chute for cattle. The home is a single wide 2009 Solitaire with 3 Bedrooms and 2 Baths. There are 3 carports by the home for covered parking, a 40' container for storage, a well house and 2 loaf sheds. Mr. Airington had fresh water storage tanks along the highway and sold water to the Highway Dept. and some Oilfield companies for additional income. The land has Bermuda grass and some Old World Blue Stem. It is in good condition. To see the property, call or text Ira Smith 580-334-6001

Legal Description:

a 37.552± acre tract of land in NE Section 27, T21N R21 W1M

**REAL ESTATE SELLS AT 10 A.M. IN A LIVE AUCTION WITH LIVE INTERNET BIDDING
TRACTOR & EQUIPMENT SELL WITH ONLING BIDDING ONLY**



ON-LINE ONLY AUCTION

- 2019 JD 5085E Tractor w/ #260 Front End Loader - Only 230 Hours, 3pt, PTO, Hyd, Kept under a lean-to when not in use, Excellent Condition
- JD Beater • JD 12' Disc • Bale Spike for Front End Loader
- 3pt Post Hold Digger • Round Bale Feeders



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PREVIEW

Wed., October 15
10am - Noon CST

CLOSING

Wed., October 15
12:01 pm CST

PICK-UP - ONE DAY ONLY!

Wed., October 15
3 - 5 pm CST

SELLER: Wilma Airington



580-334-6001

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

"Serving NW Oklahoma with Integrity and Pride since 1982"



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

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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 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 supersede all prior advertising.