

LAND AUCTION

Selling 597 Acres of Woodward County Land
Wednesday, September 7th • 10:00 a.m.

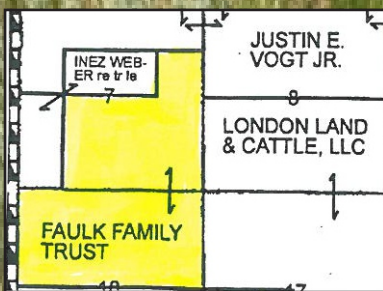
Land Location: From Woodward, OK on Hwy 34 go north 14 miles then east on Ew23 4 miles then south on NS 209 2 miles.

Auction Location: Woodward County Event Center, 1st St. & Temple Houston Drive

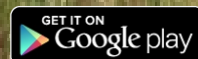
Seller: Patricia M. Faulk

A combination of native and improved grass. The west side has an improved grass field and the east & north are native grasses. There is a water well and 3 pond dams, 2 holding water. A big open draw runs from south to north thru the land and has water when it rains. The spring fire was good for brush control on this land, however affected the fence on the south end and in places on the north. While driving the land we saw deer, turkey, and quail. Access to the land is thru 1/2 mile of County Road frontage on Co Rd 209. There is a lease road running east and west along the south side of the land that is good access as well.

Legal Description: 40 acres in SE/4 NE/4 of Sec. 7 T25N R19WIM. 317.15 acres in the S/2 of Sec. 18 T25N R19WIM. The SE/4 and E/2 of SW/4 of Sec. 7 T25N R18WIM for a total of 597.15 acres m/l.



You may bid by downloading our app in the Apple App or Google Play Stores. Search for Smith & Co and look for the "S" icon.



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. 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 supersede all prior advertising. Buyers should arrange financing and satisfy themselves with size, boundaries, location, etc. prior to sale day. Seller is reserving all Mineral Rights.

SMITH & CO

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580-254-3975

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

See our website at www.smithcoauctions.com

