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LAND AUCTION

WED., SEPT. 16TH 10:00 A.M.
SELLING 320± ACRES OF WOODWARD CO. LAND



- EXCELLENT HUNTING
- GOOD FENCES
- HUNTING LODGE

SELLERS: KYLE TAYLOR AND KEVIN TAYLOR

**SELLING
 320± ACRES
 OF WOODWARD
 CO. LAND**

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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.

ONLINE BIDDING Terms: REGISTRATION MUST BE COMPLETE AT LEAST 24 HOURS PRIOR TO SALE DAY. Smith & Company Auction & Realty, Inc. is not responsible for any errors in bids, omissions of bids, or failure to execute bids and shall have no liability to any bidder for any technical or other failure associated with the internet. Announcements made sale day supersede all prior advertising. Final responsibility rests with the buyer to assess the condition of the property. It is not possible to adequately describe in text or photos all aspects of a property. We recommend you personally inspect the property, or enlist a trusted professional to do so on your behalf. Escrow must be made sale day and may be wired.

**3 Convenient Ways
 To Bid & Buy!**

Bid in Person
 Bid by Phone
 Bid Online!

For more information call
 our office at 580-254-3975!



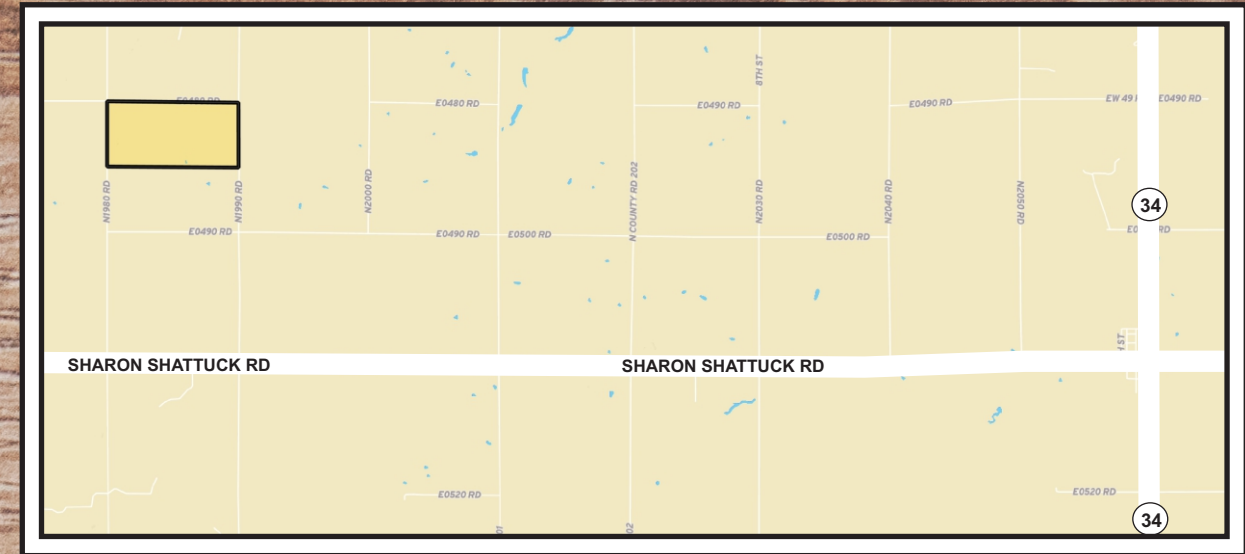
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Licensed in Oklahoma and Kansas Auctioneer - Ira Y. Smith, ATS, R.E. Broker



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



Auction & Land Location:

From Woodward: Travel South on 34 th St (CR 201) for 8 miles, then West on CR48 for 3 miles, then South on 198 for 1 mile then .3 mile East & South into.

From HWY 15 & Tangier Blacktop: Travel 6.7 miles South on Tangier Rd, then 3 East on CR48, then 1 South on CR 198, then .3 East & South into.

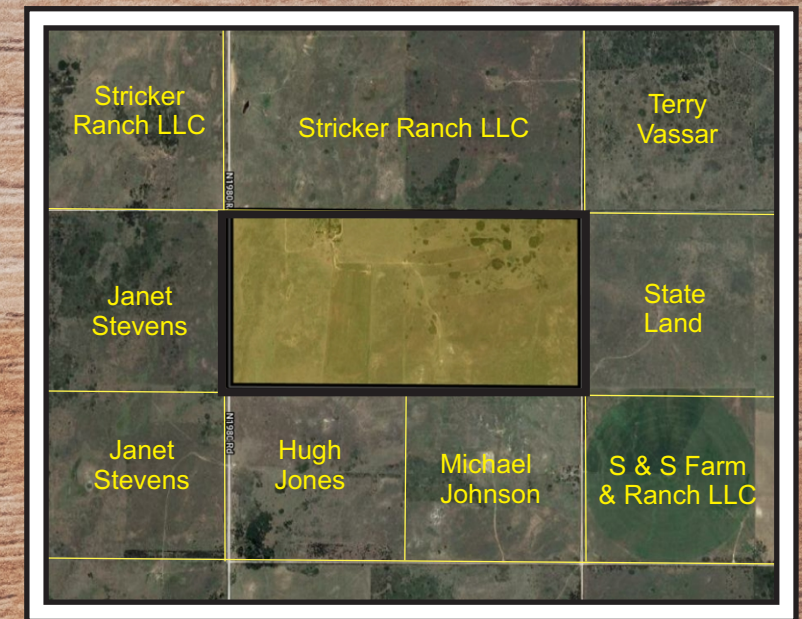
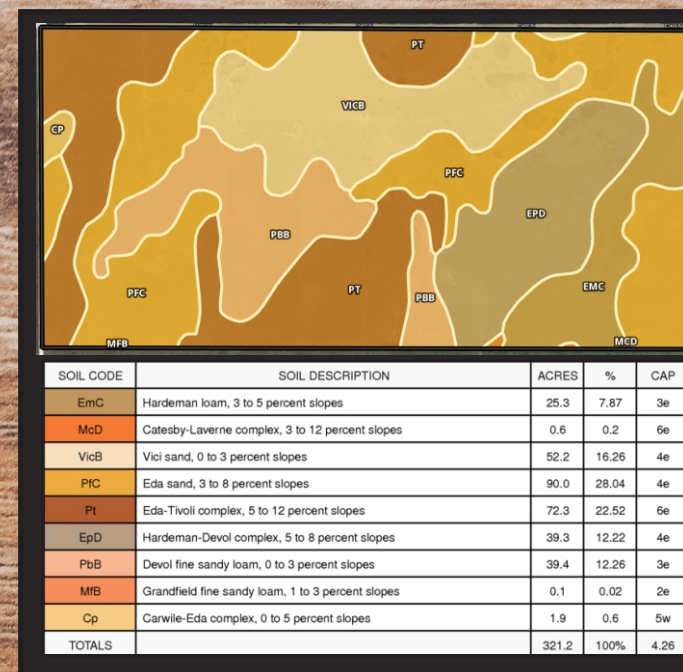
From Sharon, OK: Travel West on Sharon/Shattuck Blacktop (CR 51) 8 miles to CR 198 then 2 miles North then .3 East on CR 49 & South into.

Legal Description

N2 Section 17-T21N-R21W, Woodward County, Oklahoma. Surface Rights Only.

Land Description

320± acres of Southwest Woodward County land with excellent hunting, good fences, access, and a home/hunting lodge. The land is fenced, cross-fenced, and has two water wells. The land is primarily native grasses with good habitat for wildlife on the east half. The west half is cleared and great for livestock. The property has four & five wire fences. The bunk house has two bedrooms, one bath, open living and kitchen area. In addition there is a single car garage, storm cellar, corrals, and a loafing shed.



To View this Property contact Buck Hutchens, Auction Manager, at 580-273-3202 or Ira Smith, Broker of Smith & Co. Auction & Realty, Inc, at 580-334-6001

Additional Photos and Videos are Available at www.smithcoauctions.com

