

Location! Location! Location!

# LAND AUCTION

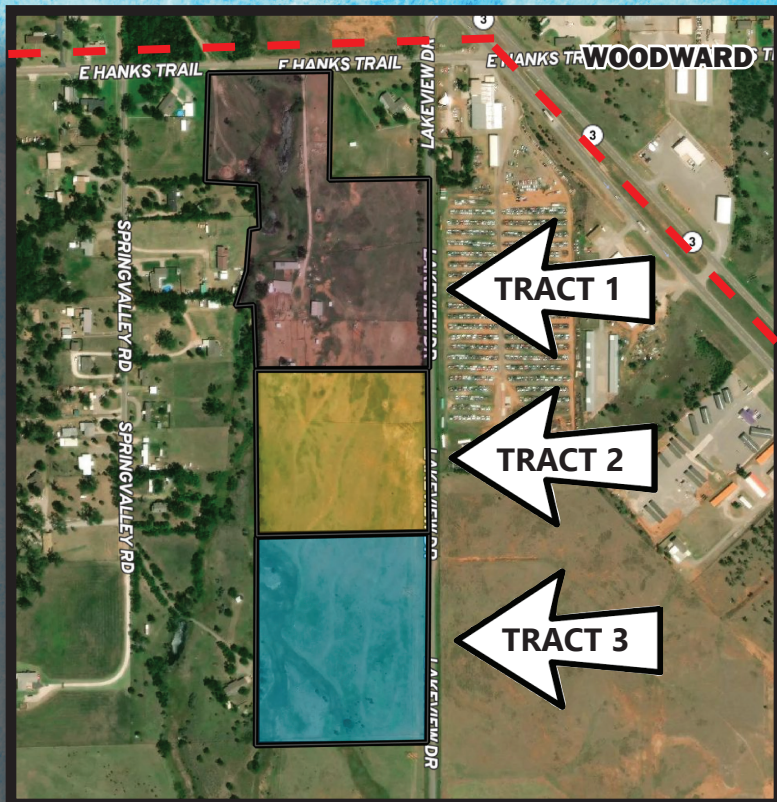
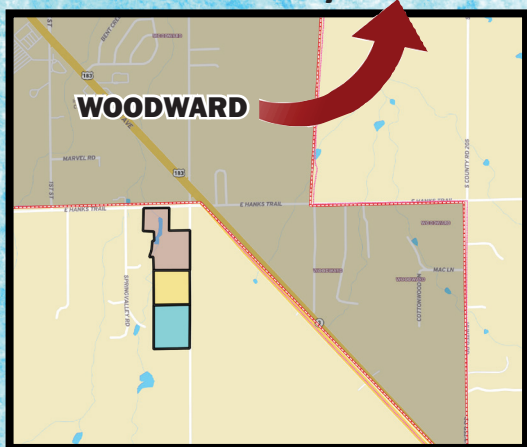
**Friday, April 9th • 10 a.m.**

Auction Location: Woodward Co. Events Center, 1st & Temple Houston Drive, Woodward, OK

*Selling*  
**39.5<sup>±</sup> ac**  
*Offered in 3 Tracts w/ Hanks Trail & Lakeview Drive Frontage!*

**Hanks Trail & Lakeview Drive Frontage!**

Located right on the edge of Woodward city limits but not in the city limits



**Legal Description:** Sec. 7-22-20 39.5904 acre tract in NE beginning 450.67' S of NE/c of SD section on section line; Cont. S 2203.20' to SE/c NE; W(S88j31'39"W) Along S. boundary of NE 685.08'; N(N00j22'14"E) 1753.74'; W(S88j29'19"W) 98.06'; NE'erly (N24j29'10"E) 151.23'; N(N02j28'53"W) 163.99'; E(N88j29'19"E) 44.40'; N(N00j22'14"E) 150.03'; W(S88j29'19"W) 197.09'; N450' to a point on N boundary of N; E(N88j29'19"E) along N boundary 479.30'; S 450.67'; E(N88j29'19"E) 388.62' to POB.

Seller: Sandplum Creek Farms, LLC

## Tract 1 - 18.59± acres

This tract has Hanks Trail frontage running along the north side. There is city water and a 40x50 engineered building with two overhead doors and walk-in door. Built in 1978, the building has a HD concrete floor and is insulated and wired. Additionally there are loafing sheds with corrals and a horse barn with stalls. This tract also has a LIVE CREEK on the land.

With access from Lakeview Drive, this is an excellent building site or multiple building site. Don't overlook this property close to Hwy 270, schools, churches, & shopping but outside of city limits!

## Tract 2 - 10± acres

With Lakeview Drive frontage, close to town but not in the city limits, this property offers an excellent get-away or building site with lots of room for animals or equipment.

## Tract 3 - 11± acres

This tract is another great building site! A live creek on it's west side allows recreational opportunities on a get-away property that is out of city limits yet very close to the conveniences of town.

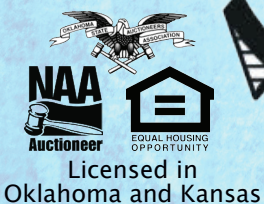
Tracts will be offered individually and in combination using the multi-par method of sale



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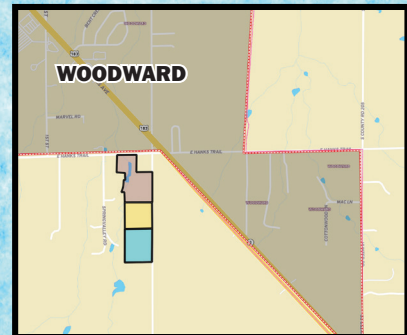
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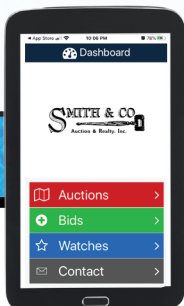
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#### TERMS AND CONDITIONS:

**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.

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**ON-LINE REGISTRATION MUST BE COMPLETE AT LEAST 24 HOURS PRIOR TO SALE DAY.**



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