

# Woodward Co. LAND AUCTION

Wed., June 16<sup>th</sup> • 10 a.m.

**Auction Location:** Smith & Co. Auction Facility, Mooreland OK

**Land Location:** 5 miles east of Mooreland on Highway 412 and one mile east on CR 218

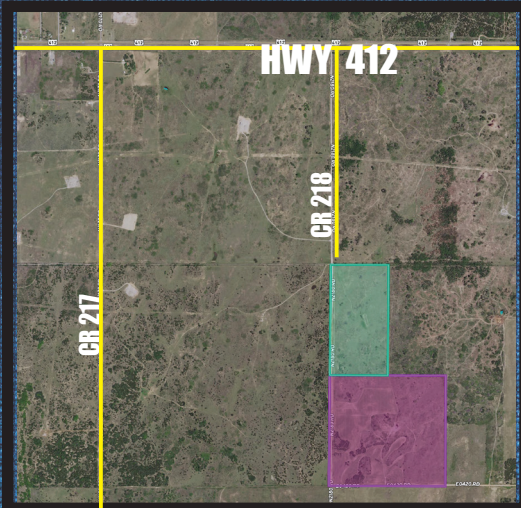
**240±  
Acres**  
in 2 Tracts

## TRACT 1 - 80± Acres

Legal Description:

SW NW and Lot 4 of Section 3T 22N R18W

Excellent location just 1 mile off of Hwy 412. Good native grass land with electric and a water well. Good fences, several excellent home sites, a small pond, and very good deer hunting!



**Seller:** Wes Kahoe



» **Electric &  
Water Well**

» **Great  
Home Sites!**

» **Excellent  
Wildlife  
Habitat**

» **Good  
Fences!**

## TRACT 2 - 180± Acres

Legal Description:

The SW/4 of Section 3 T22N R18 W1M

This is a good combination farm with 45± acres of Bermuda grass and the balance in native grass. The hunting potential is excellent with very good habitat and bedding areas and a small pond on the south end. The fences are good and there is a water well and electric on the same side.



**Auctioneer's Note:** Both farms are fenced and have their own water well and electricity. This is an excellent opportunity to buy one or both as the join one another. Excellent home sites and very good hunting and get away properties just one mile off Highway 412! For a showing, call or text Ira at 580-334-6001 or email to [Ira@smithcoauctions.com](mailto:Ira@smithcoauctions.com)

**SMITH & CO**  
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**Auctioneer - Ira Y. Smith, ATS, R.E. Broker**

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Auction & Realty, Inc.

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» *Good Fences*

» *Water Well  
and Electric*

» *Excellent  
Wildlife  
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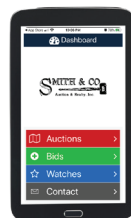
**REAL ESTATE Terms: 10% of purchase price escrowed sale day with the balance due upon proof of marketable title. Seller will provide a current abstract and a warranty deed. Taxes prorated to the day of closing. Possession upon closing. Property selling in its present condition with no warranties expressed 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.**

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