



Astounding Woodward Co. Land

*Selling
825± acres
in 6 Tracts*

AUCTION

Friday, July 16 • 10 a.m.
Woodward Conference Center
3401 Centennial Dr.



580-254-3975
Licensed in Oklahoma and Kansas

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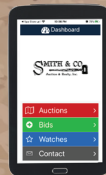


To see this property or schedule a showing, please call
Ira Smith 580-334-6001 or via email: ira@smithcoauctions.com

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To Bid!**

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our office at 580-254-3975!

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

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TRACT 1 - 160 Acres

SE/4 of Section 15-21-21

This tract offers excellent home sites and outstanding hunting opportunities close to Woodward. Easy access on all blacktop county roads on the east and south sides.

TRACT 2 - 160 Acres

SW/4 of Section 15-21-21

There is a tremendous history lesson here on Tract 2. Indian Creek starts on the quarter section of land. There are a combination of soil types here that accommodate farm ground, excellent wildlife habitat and all the extras that go with a live creek! County road access from the south. Beautiful grass bottoms for grazing or farm ground and excellent hunting.

TRACT 3 - 144.5 Acres

NE/4 of Section 15-21-21

With live water and a pond that Mr. Baird stocked several years ago, the recreational potential for this tract is amazing. Fishing, hunting, a superb wildlife habitat bedding grounds and good mature grass, this tract has it all. Access to this tract is from the county road on the east. NOTE: The 15.5 acres in the NE NE are not a part of this sale.

Tracts 1, 2, & 3 will be offered on dollars per acre with the high bidder earning the privilege to buy one, two, or three tracts.

TRACT 4 - 80 Acres

N/2 NE/4 of Section 22-21-21

Fenced, this is a good grass tract that would fit several area operations and be a beautiful home site. The water well on this tract also feeds the water tanks on Tract #1 and Tract #5. This tract has 1/2 mile county road access on the north side and 1/4 mile county road access on the east side.

TRACT 5 - 80 Acres

W/2 SW/4 of Section 14-21-21

This tract of land is an outstanding location for a home site and/or cattle grazing. There is impressive hunting potential and easy access with county road access on the west and south sides.

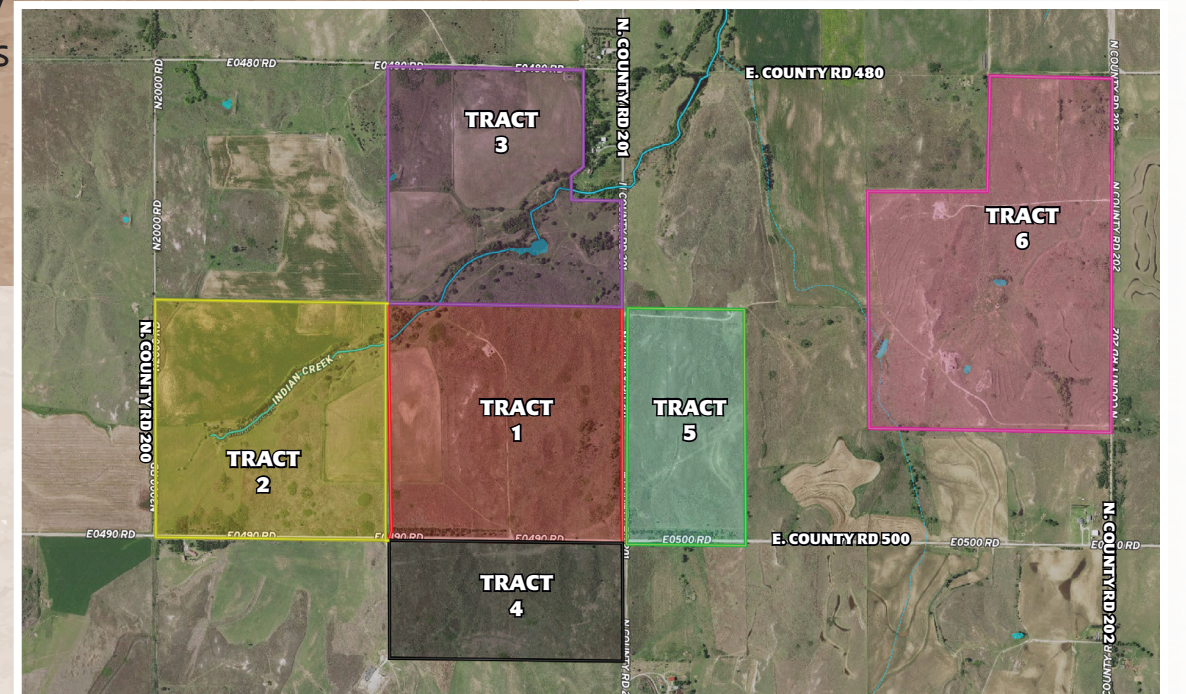
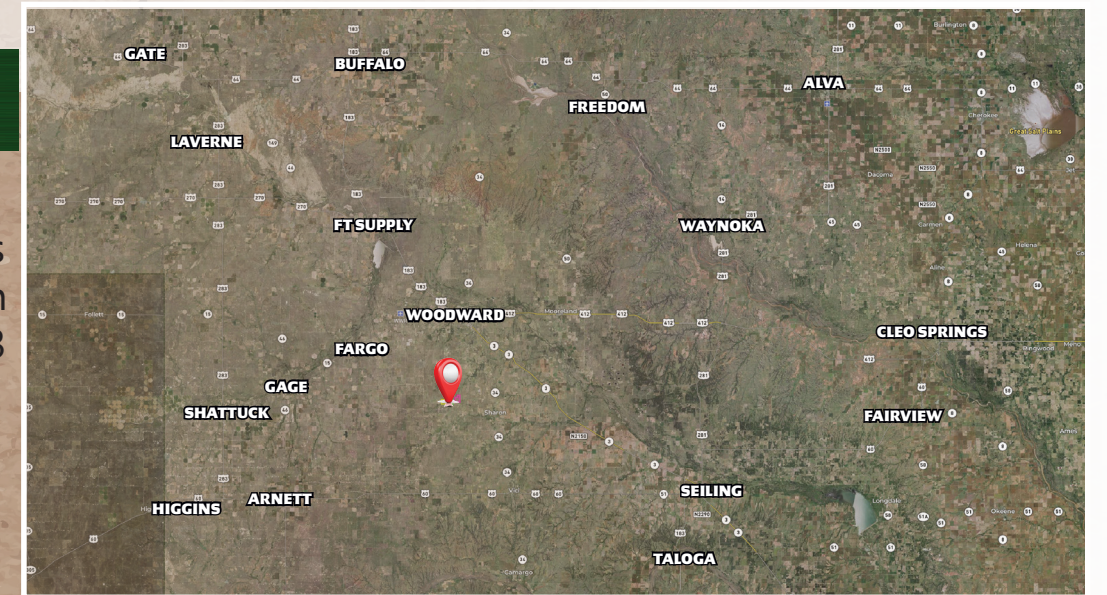
TRACT 6 - 200 Acres

E/2 NE/4 and SW/4 NE/4 and N/2 SE/4 of Section 14-21-21

Located one mile east of Tract #1 on County Road 50 then 1/4 north on County Road 202 this is a tract of native grassland with beautiful views and excellent hunting potential. A water well sits on the southern part of this tract.

PROPERTY LOCATION:

From 34th St. and Hanks Trail go 7 miles south on CR 201 to Tracts 1, 2, & 3 and 1/2 mile south to Tracts 4 & 5. Land will be offered in tracts of 160, 145, 200, and 80 acres. Some of the land is divided by county road and all of it sits in very close proximity with good access.



For more pictures
and info visit
smithcoauctions.com

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 supersede 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.

