



Woodward County, Oklahoma

Selling
680± acres
in 5 Tracts

AUCTION

Thurs., Aug. 24th • 10 a.m.
Woodward Co. Event Center
105A Temple Houston Dr.



580-254-3975

LAND AUCTION

Thursday, August 24th • 10 a.m.

Woodward Co. Event Center, 105A Temple Houston Dr.

Multi-Parcel bidding on Tracts 1-5. All tracts will be offered individually and in combination and will sell by Live in-Person Bidding, Telephone Bidding and Absentee Bidding. All Bidders will be required to meet the Auction Terms prior to auction time.

Call our office at 580-254-3975 to register today!

Selling
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To see this property or schedule a showing, please call
Buck Hutchens 580-334-6001 or via email: Buck@smithcoauctions.com

www.smithcoauctions.com

Woodward County, Oklahoma

LAND AUCTION

Tillable Acreage • Excellent Fences • Waterwells • Wildlife Habitat

Thursday, August 24th • 10 a.m.

Woodward Co. Event Center, 105A Temple Houston Dr.

Seller: Calvin & Robin White



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in 5 Tracts



Auction & Realty, Inc.

580-254-3975

Auctioneer - Ira Y. Smith, ATS, R.E. Broker



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"Serving NW Oklahoma with Integrity and Pride since 1982"

Thursday, August 24th • 10 a.m.

This contiguous ranch can be purchased as a unit or as individual tracts or combinations. The ranch has excellent fences with 6 wires, heavy duty corner post, and 6 waterwells. The land was spiked in 2020 and prescribed burned in 2021. Native and improved grasses offer excellent grazing and wildlife habitat. This ranch has been extensively managed and rested to improve grass quality and quantity. All parcels are in the Sharon-Mutual School District. If you are looking to expand or perhaps purchase your first acreage this is an auction you don't want to miss.

TRACT 1 - 160± Acres NW/4 of Section 29 T21N R21

160 acres with 1 mile of county road access including 1/2 mile Sharon-Shattuck Blacktop & 1/2 mile CR 198. Cross-fenced & windmill for water supply. Electricity available on the north & west boundary. The south 80 has approximately 65 acres of cultivation. Excellent grazing, hunting, and homesites.

TRACT 2 - 95± Acres

NE/4 less a 30 acre tract; less a 10 acre tract; less approx. 25 acre tract of Section 29 T21N R21 Estimated at 95 acres this tract access from the Sharon-Shattuck Blacktop. This tract is watered by an electric pump and has a large tank surrounded by a small trap offering several rotational grazing options with adjoining tracts. **If sold separately from Tract 4, the seller will provide a survey. New buyer(s) will be responsible for the south boundary fence.

TRACT 3 - 160± Acres SW/4 of Section 29 T21N R21

160 acres with 1/2 mile of CR 198 access. This tract offers an excellent stand of native & improved grasses. Water is supplied by a solar pump. Electricity available on the west boundary.

If Tracts 2 & 4 are sold separately, the seller will provide a survey for each tract. The new buyer for Tract 2 will be responsible for the south boundary fence and the new buyer for Tract 4 will be responsible for the north boundary fence.

TRACT 4 - 105± Acres NE/4 & W/2 SE/4 of Section 29 T21N R21

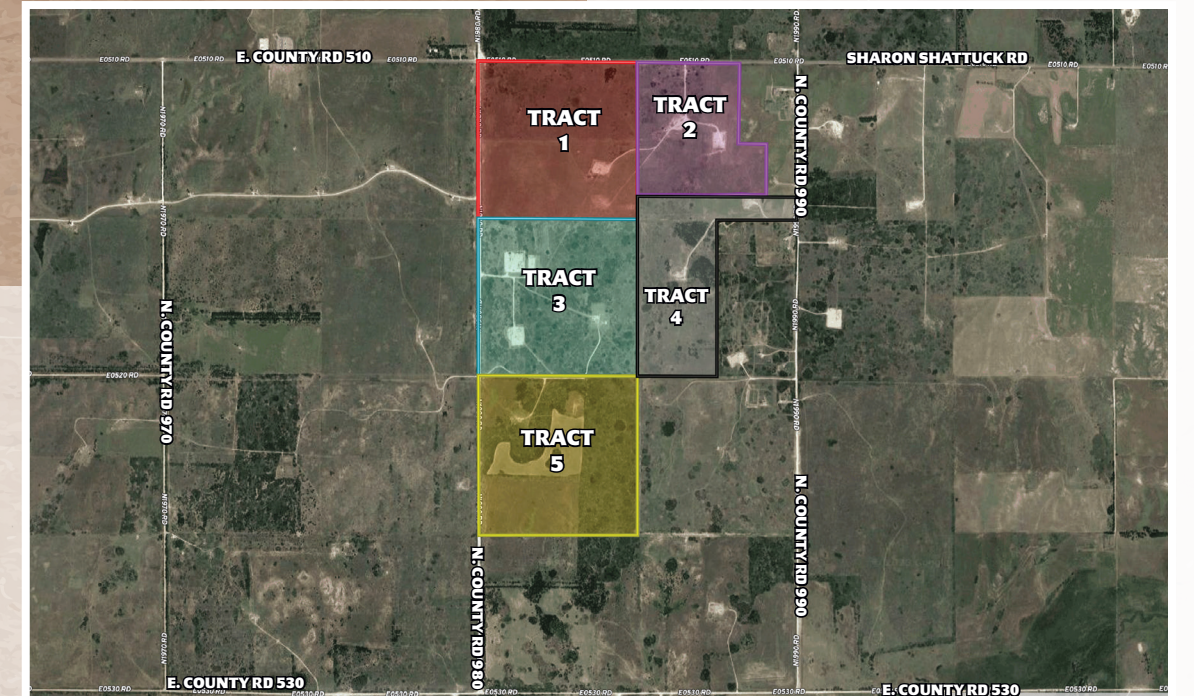
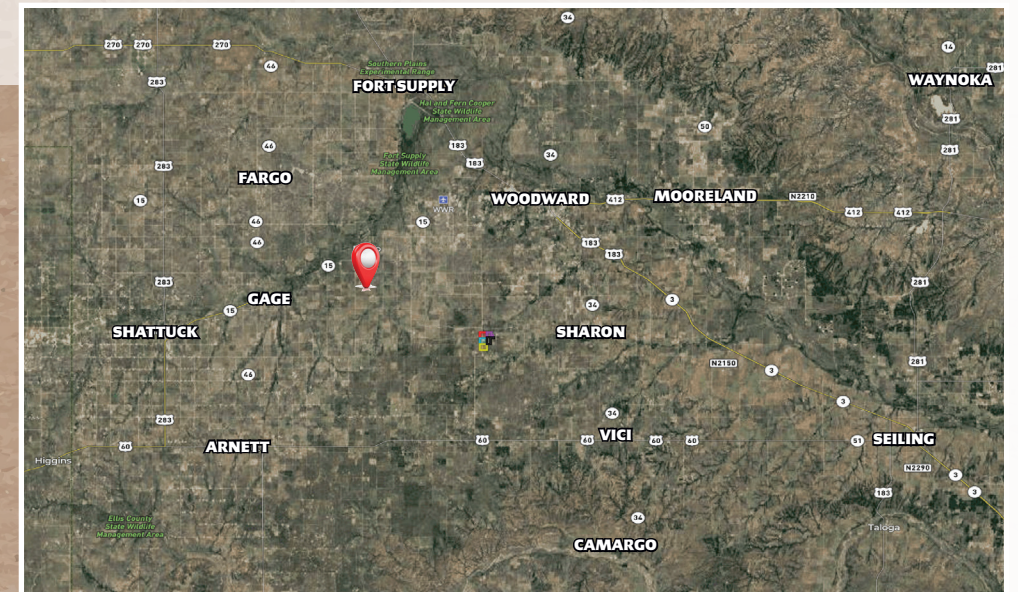
Estimated at 105 acres this tract is accessed from CR 199. This tract has the greatest tree cover, wildlife habitat, and seclusion of tracts offered. Tract 4 has 2 water wells 1 with a solar pump and 1 with windmill. If purchased separately from Tract 2 the seller will provide survey & new buyer(s) will be responsible for north boundary fence.

TRACT 5 - 160± Acres W/2 SW/4 of Section 14-21-21

160 acres with 1/2 mile of CR 198 access. This tract has excellent grasses, electric pump water supply, and approximately 18 acres of cultivation for the ultimate food plot or hay production.

PROPERTY LOCATION:

From Hwy 34 and CR 51 in Sharon, travel 8 miles west on CR 51 (Sharon-Shattuck Blacktop). From CR 51 and CR 190 (Fargo Blacktop) travel 8 miles east on CR 51. Land will be offered in individual tracts and combinations.



**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.

