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 Permit No. 7

# Woodward County Land AUCTION

Selling Home &  
**160** ± ac

**Wednesday, Aug 21st • 10:00 a.m.**  
**215694 E. County Road 27, Mooreland, OK**  
 13 miles north of Mooreland on Hwy 50 and one mile east on CR 27

Auction Will Be Held On-Site



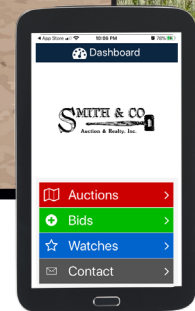
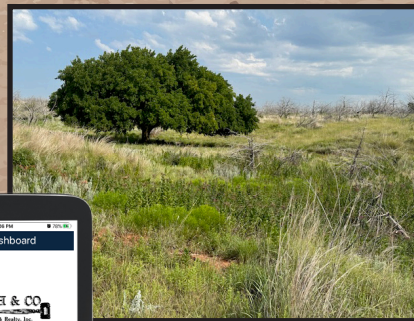
- » Rural Water
- » County Road Access
- » Excellent Native Grass

*Seller: The Estate of Mary Hubert; Thora Fox Personal Rep.*

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**Can't Be There? Bid Online!**  
 Download our Free App OR Bid at [www.smithcoauctions.com](http://www.smithcoauctions.com)

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**580-334-6001**

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



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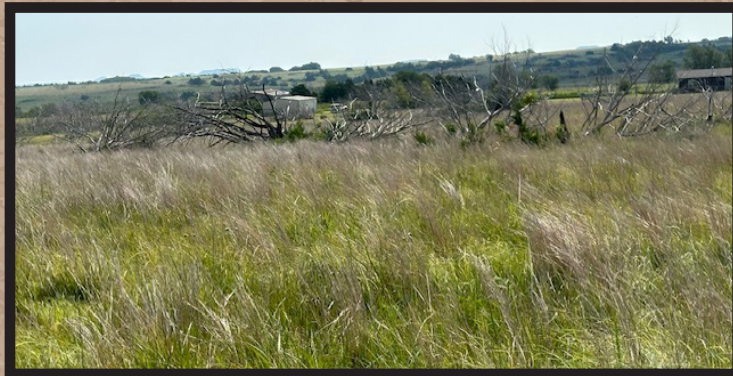
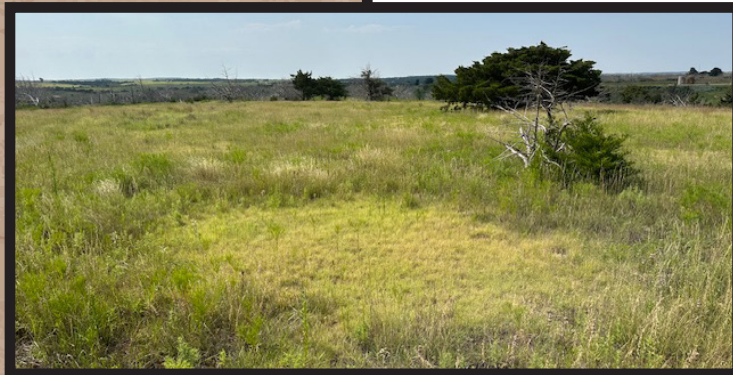


*"Serving NW Oklahoma with Integrity and Pride since 1982"*



**215694 E. County Road 27, Mooreland**  
 13 miles north of Mooreland on Hwy 50 and one mile east on County Road 27

**Home on 160± Acres**



This land is a rolling type terrain with canyons. The west side is 3/4 mile from north to south and the offers excellent deer & turkey habitat. Fences are up on 3 sides, excluding the north. The fire a few years back burned the north side fence so the T-posts are up but the barbed wire is not. On the north end there is a creek bed that holds water during and after rains. The native grass is in excellent condition and there is a rural water tap at the home and acerage providing water to the house and pens for livestock. The home is a 2014 model with 3 bedrooms, 2 baths and has approximately 2184 sq ft of living space. There is a metal shop building with concrete floor. Part of the wiring in the shop was affected by the fire but the building is still very useable. Other improvements include two other storage buildings and a large, high fenced garden area. Additionally, there is a buried railroad car that was intended for a storm shelter. In previous years, part of this land was farmed and that opportunity still exists. Soil types are Quinlan-WDWD and Vernon Clay with some Carey Silt Loam. The property is loacated less than a mile off Highway 50 on a black top county road. It is 13 miles south to Mooreland or 8.5 miles north to Freedom.

**OPEN HOUSE**  
**Wednesday**  
**August 14th**  
**4-6pm**

To See this Property, Call or Text Ira Smith at 580-334-6001



On-Line Only  
**AUCTION**

Selling John Deere 3038 Tractor,  
 Several 3pt Implements, Vehicles, Shop Tools,  
 Household, Furniture, and more!  
 Visit [smithcoauctions.com](http://smithcoauctions.com) for a complete catalog.

**PREVIEW**  
 Wed., August 14  
 4 pm - 6 pm

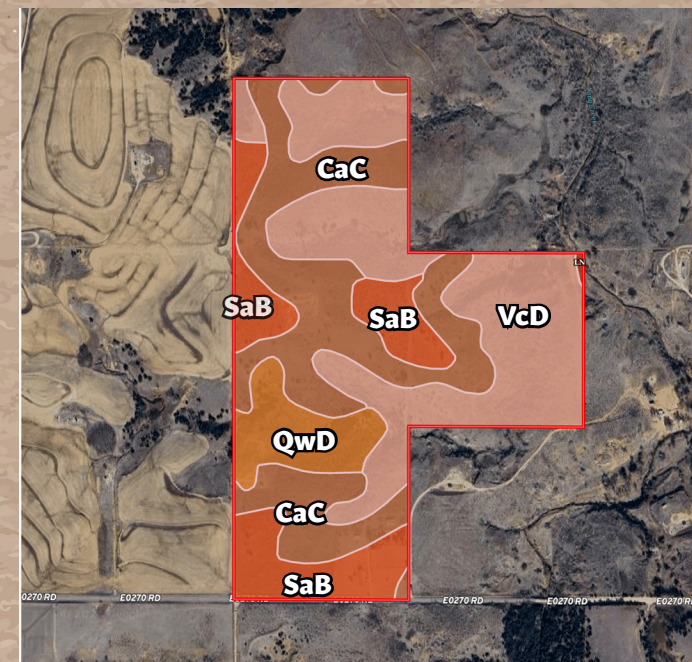
**CLOSING**  
 Wed., August 21  
 12 Noon CST

**PICK-UP - ONE DAY ONLY!**  
 Wed., August 21  
 2 - 5 pm

For a complete listing and pictures scan this QR Code or visit [www.smithcoauctions.com](http://www.smithcoauctions.com)



SCAN ME



SOIL CODE	SOIL DESCRIPTION
VcD	Vernon-Knoco Complex
CaC	Carey Silt Loam
SaB	St. Paul Silt Loam
QwD	Quinlan-Woodward Complex

**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.

**PERSONAL PROPERTY Terms:** All items sold in their present condition with no warranties expressed or implied. Final responsibility rests with the buyer to assess the condition of items. It is not possible to adequately describe in text or photos any items that may show use and wear. We recommend you personally inspect all items, or enlist a trusted professional to do so on your behalf. There will be no options for refunds of any type. All sales are final. Cash, check, and most major credit cards accepted. Sales tax is applicable unless a valid, current sales tax permit is presented prior to auction. Announcements made sale day supersede all prior advertising.