

# LAND AUCTION

Selling  
**58.62±**  
Acres

**Wed., August 28 • 10 a.m.**

**Auction Location: Mutual Community Center  
Land Location: Hwy 270 & CR 214 go 1/2 mile south  
Just one mile west of the Persimmon Creek Bridge**



Legal Description: 58.62 acres in the SE/4 of Section 26 T21N R19WIM

\*\*Metes & bounds will be provided by Sale Day



This is a native grass tract with a mild rolling type terrain. The native grasses and trees on the west side make excellent deer and wildlife habitat. There is county road frontage on the east side and fences on the east and west sides of the property. Electricity runs along the county road on the east side. Because this estate was divided up, the land does not have a water well however ground water in the area is readily available. To see this property, contact Ira Smith at 580-334-6001.

**Seller: The Charles E. Triplett Estate**

**SMITH & CO**  


Auction & Realty, Inc.

**580-334-6001**

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



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Woodward, OK 73801

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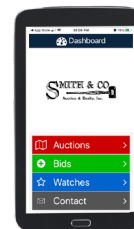
**REAL ESTATE Terms:** 10% of purchase price escrowed sale day with the balance due upon proof of marketable title. Seller will provide a current abstract and a warranty deed. Taxes prorated to the day of closing. Possession upon closing. Property selling in its present condition with no warranties expressed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

**3 Convenient Ways  
To Bid!**

**Bid in Person**

**Bid by Phone**

**Bid Online!**



**For more information call  
our office at 580-254-3975!**