



Auction & Realty, Inc.
 1102 Oklahoma Ave.
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580-254-3975
 Licensed in Oklahoma and Kansas

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Woodward County

AUCTION

**Multiple
 SMALL ACRE
 Tracts Offered!**

Wednesday, February 20th 10:00 a.m.

Auction Location: Woodward Conference Center, 3401 Centennial Dr.



- Tracts Ranging from ±1 to ±40 Acres
- 4 Tracts with Homes On Site!
- Stunning Executive Home

Woodward County

AUCTION

**Multiple
 SMALL ACRE
 Tracts Offered!**

Wednesday, February 20th 10:00 a.m.

Auction Location: Woodward Conference Center, 3401 Centennial Dr.

**Just Minutes
 From Woodward!
 Tracts Will Be Offered
 Individually
 and Together!**

- Tracts Ranging from ±1 to ±39 Acres
- 3 Tracts with Homes On Site!
- Stunning Executive Home

Sellers: Bryan & Shannon Rowland



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 Oklahoma and Kansas



Auction & Realty, Inc.
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Auctioneer - Ira Y. Smith, ATS, R.E. Broker

follow us:



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

TRACT 1 - Executive Home on ±4.83 Acres

TERMS, CONDITIONS, & DISCLOSURES

Located: West of Woodward on Highway 412 for 2 miles then 1.5 miles south on N1980 Rd then west approx. 1/8 mile.

Built in 2008 this three level custom built home boasts a beautiful kitchen, large living room, and many extras. The entry way provides a wet bar with lots of solid wood built in cabinets. The homes large kitchen includes a breakfast bar, granite counter tops, built-in refrigerator, built-in ice maker, commercial stove, and much more.



The large master bedroom suite does not disappoint with solid wood cabinets, a center island, walk-in shower, double sinks, and a designer bathtub. Atrium doors provide access to an outdoor oasis complete with a covered patio and outdoor kitchen. Enjoy outdoor entertaining at the fireside gazebo or relax in the hot tub, complete with a water fall feature into the sparkling in-ground heated pool and a water slide. **AND THE AMMENITIES DON'T STOP THERE!**



The upper level has 2 large bedrooms, 2.5 bathrooms, an office, and a theater room complete with theater seating for 12. A small atrium type area overlooks the front door and main entrance of the home.

On the lower level, you will enjoy a large open area with a wet bar, a safe room, and a bathroom.



REAL ESTATE Terms:

10% of the purchase price will be escrowed on sale day with the balance due upon proof of marketable title. The Seller will provide a current abstract and warrantee deed. Taxes will be prorated to the day of closing. Possession will be given upon closing. Property is 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.

PHONE BIDDING Terms:

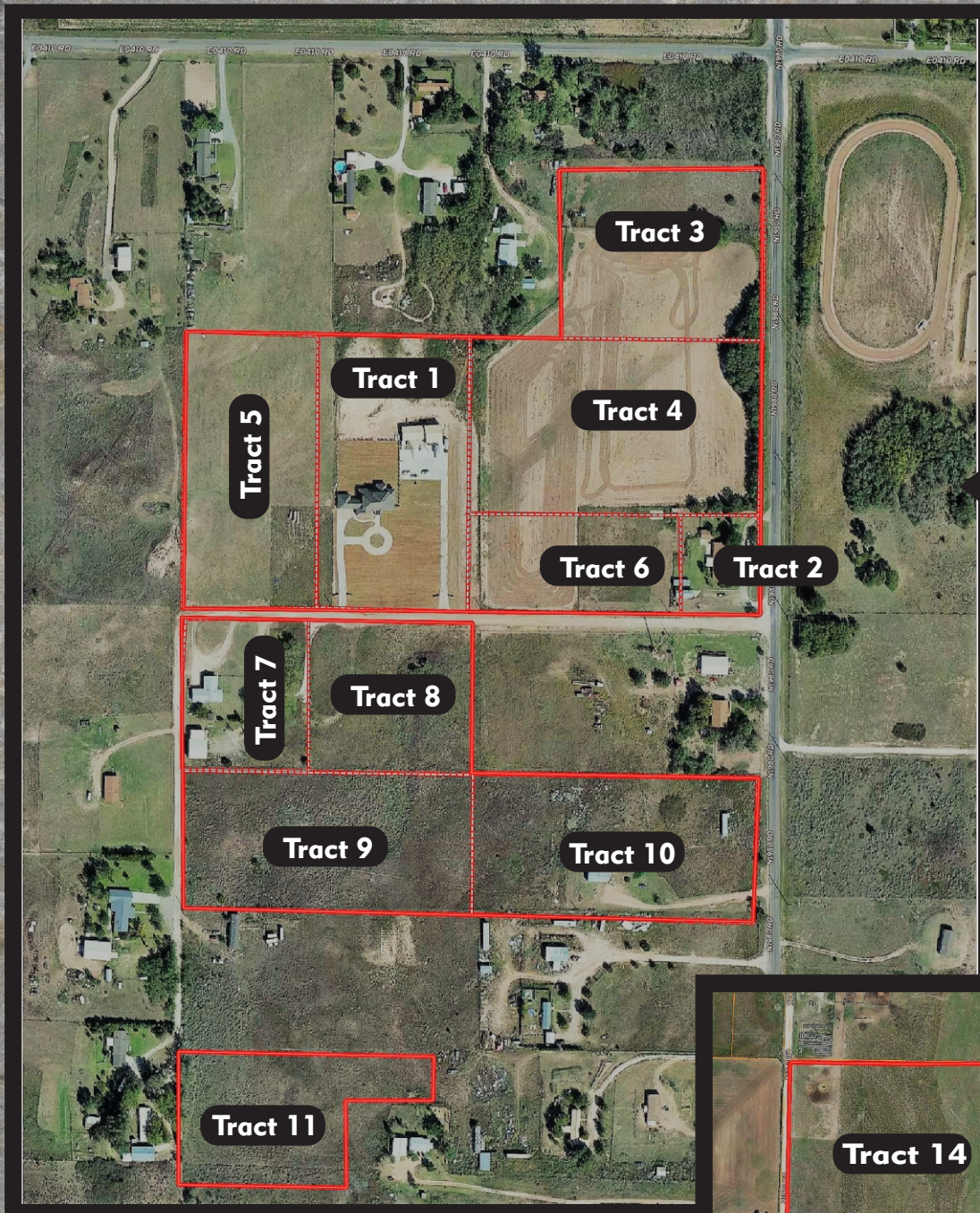
REGISTRATION MUST BE COMPLETE AT LEAST 24 HOURS PRIOR TO SALE DAY. Smith & Company Auction & Realty, Inc. is not responsible for any errors in bids, omissions of bids, or failure to execute bids and shall have no liability to any bidder for any technical or other failure associated with the phone service. Announcements made sale day supersede all prior advertising. Final responsibility rests with the buyer to assess the condition of the property. It is not possible to adequately describe in text or photos all aspects of a property. We recommend you personally inspect the property, or enlist a trusted professional to do so on your behalf. Escrow must be made sale day and may be wired.

MULTI PARCEL AUCTION

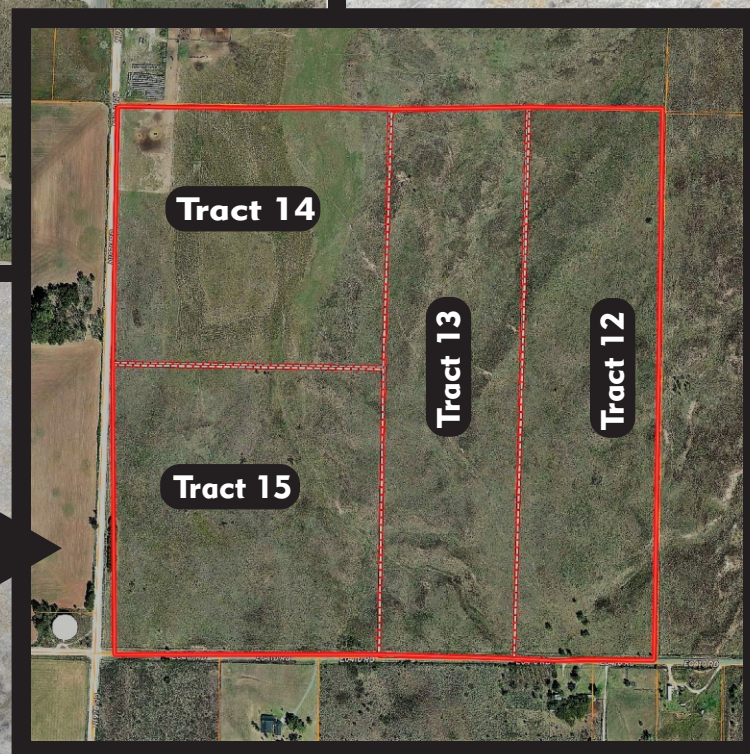
Tracts 1 - 10 and Tracts 12 - 15 will be sold using the Multi-Par method of sale. Tracts will be offered separately as well as in various combinations. Each Tract will be offered a minimum of two times. The first round of bidding, each individual Tract will be offered individually. This round of bidding sets a baseline price for each Tract. In the second round of bidding, any bidder may add to the total amount bid in the preset dollar amount established by the auctioneer. Bidders may rebid any individual Tract, group of Tracts, or bid on all of the Tracts as a whole. The current high bid and the specified increase will be posted in real-time on a large screen for bidders to follow. When no advance of bid is made, the Auctioneer will close the bidding.

*For additional contract information,
Visit www.SMITHCOAUCTIONS.COM*

197864 East County Road 412



NE/4 OF SECTION 6-T22N-R21W



SW/4 OF SEC 31-T23N-R21W



Legal Description: A 5.21 acre tract of land in the NE/4 of Section 6 T22N R21 WIM; Beginning at a point 1267.20' S and 664.50'W of the NE/c, then W 332.25'; N 633.6'; E 332.25'; S 663.6' to point of beginning; and a 4.8326 acre tract in the NE/4 beginning at the NE/c of SD NE/4; then south along east boundary of SD NE/4 a distance 1267.20; then west a distance 996.75' to point of beginning;

LUXURY AMMENITIES!
5 Bed, 7 Bath
Theater Room
Granite Countertops
In-Ground Pool, Gazebo,
Outdoor Kitchen
4 Door Garage



On the immediate east side of the home is a 4,900 sq. ft. garage with 4 overhead doors and an upstairs. The garage enters from the back of the home through a concrete drive and includes overhead doors tall enough to accommodate a motor home, etc. with side wall height. To the south of the garage are two metal buildings with overhead doors. There is a whole house generator. The home operates on city water and septic system, propane, and NVEC.



Tracts Two through Ten will be offered separately and in combination with Tract 1 using the Multi-Par Method of Sale

Tracts 2 - 10 Legal Description: Multiple Tracts of land situated in the NE/4 of Section 6 T22N R21 W.I.M., Woodward County, Oklahoma

TRACT 2 - ±2,602 sq. ft Home on ±1 Acre

- 3 Bedroom, 2 Bath Home
- Recently Remodeled
- Central Heat & Air
- Fireplace



TRACT 9 - ±4.84 Acres

- Located: West & south of Tract #1
- Good Access ➤ Great Home Site

TRACT 10 - ±1,162 sq. ft Home on ±4.80 Acres

- 3 Bedroom, 2 Bath Mobile Home
- Central Heat & Air

TRACT 3 - ±4.12 Acres

- Co. Rd. 198 Frontage ➤ Great Building Site

TRACT 4 - ±8.76 Acres

- Located on the east side of Tract 1 & north side of Tract 2

TRACT 5 - ±4.85 Acres

- Located on the west side of Tract 1

TRACT 6 - ±1.97 Acres

- Located between Tracks 1 & 2
- Great Home Building Site



TRACT 7 - ±1,624 sq. ft Home on ±2 Acres

- 3 Bedroom, 2 Bath Home ➤ Central Heat & Air

TRACT 8 - ±2.84 Acres

- Located just south of Tract 1 ➤ Excellent Home Site

TRACT 11 - ±3.08 Acres

This tract will be sold as one parcel and not in combination with other tracts

Legal Description: A tract of land situated in the NE/4 of Section 6, T22N, R21 WIM, Woodward County, Oklahoma

- Located: West & 1/2 mile south of Tract #1

TRACTS 12,13,14,15 - ±155.32 Acres in 4 Tracts

Tracts will be offered separately and in combination using the Multi-Par Method of Sale

Legal Description: Multiple tracts of land situated in the SW/4 of Section 31, T23N, R21 WIM, Woodward County, Oklahoma

- Located 3 miles west of Woodward on Hwy 15 & 1/2 mile south
- Great Building Sites
- Minutes from Woodward
- Great Hunting
- Excellent Cattle Grazing

