

*Residential Real Estate*

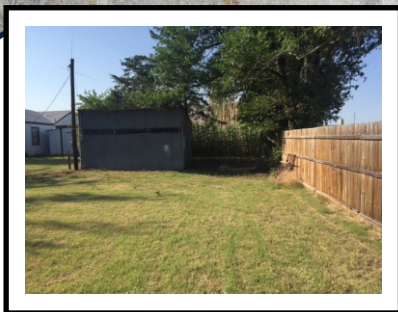
# AUCTION

**1205 Locust Ave., Woodward, OK**

***Friday, July 13 • 10 a.m.***



**SELLER: HEIRS OF MARY L. HAM**



A neat older home on a large lot, this home originally had three bedrooms. Currently, the home has 2 bedrooms with 1 1/2 Bathrooms. There is a large living room and a formal sitting room. The kitchen is good sized with solid wood cabinets. There is a large enclosed patio off the back door. The back yard is big and has a privacy fence. There is a carport for a travel trailer and a small garage and storage building. The lot size is 100' x 150' and sits at the end of the street. The home is just minutes north of the Woodward High School.

**Legal Description: The E 100' of N1/2 of Block 15, College Addition**

***To see this property, contact Ira Smith 580-334-6001***



**Auction & Realty, Inc.**

**580-254-3975**

**Auctioneer - Ira Y. Smith, ATS, R.E. Broker**  
**David Bay • Buck Hutchens • Kenny Rounds**

*follow us:*



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



**SMITH & CO**  
Auction & Realty, Inc.  
1102 Oklahoma Ave.  
Woodward, OK 73801

PRSRT STD  
U.S. Postage  
Paid  
Mooreland, OK  
Permit No. 7

### 3 Convenient Ways To Bid & Buy!



Bid in Person



Bid by Phone



Bid Online!

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



# *Residential Real Estate* **AUCTION**

**1205 Locust Ave., Woodward, OK**

***Friday, July 13 • 10 a.m.***

***For more pictures or to bid online visit  
[www.smithcoauctions.com](http://www.smithcoauctions.com)***

## **AUCTION TERMS AND CONDITIONS:**

Buyers attending this auction will be required to provide a valid photo ID. By registering, bidder agrees to all terms and conditions as set forth by Smith & Company Auction & Realty, Inc. Buyer will be required to sign contract and place 10% of the purchase price in escrow on sale day, with balance due within 30 days of sale. Seller will provide a current abstract and 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.

Online Bidders: Buyers may bid via our website at [smithcoauctions.com](http://smithcoauctions.com). 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 internet.