

# AUCTION

Thursday, Oct. 22, 2009 – 10:00 a.m.

Home & Buildings on 88 Acres



## BUILDINGS

A 30 x 60 Building with concrete floor, metal frame. The building is wired with 110 and 220V and has two overhead and a walkin door. The West overhead door has a auto opener.

## HORSE STALLS

A 60 x 72 wood frame building with 3/4 concrete floor and 5 horse stalls, approximately 15x12 and a wash bay. There is a lighted roping arena that is 110' x 220'

## LAND

A total of 88 acres with live creek, lots of deer, turkey and quail.

Located from Sharon, OK on Hwy 34, 3 miles South, 1 mile East (on Mutual blacktop) & 1/2 North or from Mutual go 8 miles West & 1/2 North. The Mutual blacktop is 12 miles South of Woodward on Hwy 34 then 1 mile East and 1/2 North. From Vici 6 miles North on Hwy 34, 1 mile East and 1/2 North.



Custom built in June 2008. A beautiful brick and stone home with 3 bedrooms, 2 baths, approximately 2,144 sq. ft. of living space. The home has its own water well and DEQ approved septic system.

## OPEN HOUSE

For Interested Buyers  
Tuesday, Oct. 6  
4 - 6 p.m. &  
Thursday, Oct. 8  
4 - 6 p.m.



Custom Kitchen

Stainless appliances, Zodiac counter-tops, real tile backspashes, food disposal, all pantry doors slide out, recessed lighting, breakfast bar for four.



Master Bedroom

Large walk in closets, whirlpool tub, 2 sinks, large shower with 2 heads.



Large Dining Room with atrium style door that opens to a 20 x25 covered patio.



Large living room with fireplace. The home has an open floor plan with extra wide hall ways.

**Legal Description:** A 88.34 acre tract in Lot 4 - SWNW of Section 2, Township 20N, Range 20, WIM

**Real Estate Terms:** 5% of purchase price escrowed sale day with balance due upon proof of clear title. Announcements made sale day supersede all advertisements. Buyers should arrange financing and satisfy themselves with size, location and boundaries etc., prior to sale day. All information given comes from resources we believe to be reliable but in no way is guaranteed. Seller will provide current abstract and guarantee marketable title. Taxes will be prorated to the day of closing. Possession upon closing.

**Sellers: Steve and Carlee Pierce**



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Mooreland, OK 580-994-6004 • 580-254-3975

Auctioneer – **Ira Y. Smith** – R.E. Broker

Member of OSAA and NAA

David Bay • Kenny Rounds • Andy Ferguson • H.Y. Smith • Buck Hutchens

See our website at [smithcoauctions.com](http://smithcoauctions.com)

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