

Real Estate
320 Acres (M or L)

~ AUCTION ~

Farm
Machinery

Saturday, April 10, 2010 ~ 10:00 a.m.

MACHINERY will sell at 10:00 a.m. ~ REAL ESTATE will sell at 1:00 p.m.

SALE LOCATION: From Jct., 281 south and Hwy., 64 west in Alva, Oklahoma, go 10 miles south to Dacoma blacktop, 1 mile east, ¼ mile north to sale site, or from Dacoma, Oklahoma go 5 miles west on Dacoma blacktop, ¼ mile north to sale site. **WATCH FOR SIGNS!**

TRACT 1

LEGAL DESCRIPTION: Southeast Quarter (SE/4) of Section Twelve (12), Township Twenty-five (25) North, Range Fourteen (14) West of the Indian Meridian, Woods County, Oklahoma. SURFACE ONLY.

LAND DESCRIPTION: This quarter section of land has 149.2 acres of wheat base with a direct payment yield of 40 bushel.

TRACT 2

This tract of land contains approximately 3 acres with a home, out buildings, and grain bins. These three acres are located in the legal description of Tract 1, if sold separately, sellers will provide survey and new legal descriptions.

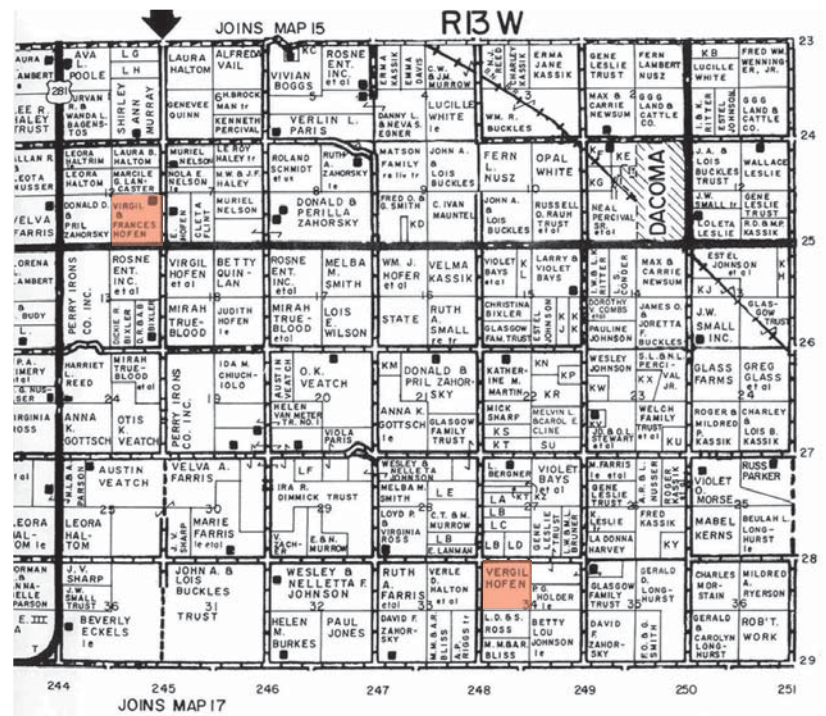
LAND DESCRIPTION: This tract of land has a home with 2 bedrooms, 1 bath, kitchen, utility room, and basement. Original home was built in 1932 and will sell with disclaimer. Property also contains round top shed measuring 40' x 50', a detached garage measuring 24' x 34'.

TRACT 3

LEGAL DESCRIPTION: Northwest Quarter (NW/4) of Section Thirty-four (34), Township Twenty-five (25) North, Range Thirteen (13) West of the Indian Meridian, Woods County, Oklahoma. SURFACE ONLY.

LAND DESCRIPTION: This quarter section of land has 134.2 acres of wheat base with a direct payment yield of 40 bushel.

SURFACE ONLY: Less and except all oil and gas minerals.



ORDER OF SALE: Tract 2, Tract 1 then collectively. Then Tract 3 will sell. **TERMS:** 10% down upon signing of contract to be held in escrow at Woods County Abstract, Alva, Oklahoma, and the balance due upon approval of abstract showing merchantable title. **SURFACE ONLY. POSSESSION:** Buyer will be given possession upon closing and after harvest of 2010. **TAXES:** To be prorated to day of closing.

AUCTIONEER'S NOTE: The heirs of long time Woods County resident, Virgil Hofen, are selling at public auction his equipment and farms. The majority of this machinery was purchased new or near new by Virgil and was well maintained. Tractors, combine, and vehicles were always stored inside. All statements and information are believed to be reliable and correct, however, KT's Auction and Real Estate, LLC., makes no warranties, expressed or implied. Figures were obtained at the Woods County FSA office and Woods County Assessor's office. Purchaser or purchasers should verify and look at property prior to auction. Title shall be subject to roads, right of ways, easements, restrictions, reservations, and/or leases as may be of record. Property is sold as is, where is. Announcements made the day of auction will take precedence over any previously printed material or any or oral statement made.

MACHINERY SALE ~ 10:00 a.m.

Tractors ~ Combine ~ Vehicles ~ Tillage ~ Miscellaneous



Tractors ~ Combine

- John Deere 4840 Tractor, Serial #11306, triple hyd., 20.8-38 cast duals, power shift trans., 16.5L-16.1 fronts, full rack front weights.
- 'L' Case Tractor, 4209978, electric start, LP gas, PTO, 15-28 rear tires.
- 1947 - 8N Ford Tractor.
- Gleaner L2 Combine, Serial #13714, hydro-traction drive, 24 ft., platform, straw chopper, 23.1-34 drive tires. (Always shedded)



Vehicles

- 1999 Buick LeSabre Custom, leather seats, PW/PL, 177,550 (+/-) miles, 3.8L, 3800 series, V-6.
- 1974 Chevy PU model Cheyenne Super ½ ton, 2 WD, 78,945 (+/-) miles, 454-V-8.
- 1950 Chevrolet 6400 Series Truck, 13½ ft., bed/hoist, and steel floor, 4sp/2sp axle, 6 cyl., engine, 7.50-20 fronts, 8.25-20 rear.
- 1951 Chevy 6400 Series Truck, 13½ ft., bed/hoist, wood floor, wood sides, 4sp/2sp, 6 cyl., engine.
- 1951 Chevy 3600 Series PU, 4sp trans., 6 cyl engine, L78-15 tires. Bought new.
- 1951 Plymouth Cranbrook Car, 3 sp., column shift, 6 cyl., motor. Bought new.
- 1937 Chevy ¾ ton PU, 6 cyl.



Farm Equipment ~ Tillage & Seeding

- Krause model 4025 chisel, 25 shank/Krause 3-row tine harrow, Serial #1272.
- Baker 8200 Series field cultivator, 42 ft./2-row spike harrow, 5 section.
- 67 ft., Ratzlaff 5 bar spike harrow.
- Case 7 - bottom semi mount moldboard plow.
- John Deere model 220 double offset, single - wing fold disk, 21' x 9".
- 12 ft., Krause one-way model H 222 serial #2121.
- 6 ft., Dearborn mounted springtooth.
- 2 - John Deere 15 ft., CCA cultivators, pull type.
- 7 section John Deere drag rotary hoe.
- 2 - 8200 DR Grain Drills/drags, sells/Cullison hyd., fold hitch.

Augers ~ Grain Wagon

- 6" x 30' Grain Auger/gas engine.
- A & L 14 ft., 12- V electric drill fill auger.
- Four wheel grain wagon (Horn MFG. Co., Ft. Dodge, Iowa).

Lawn & Garden

- John Deere EZ Trak model Z445, 222 (+/-) hours, 25 hp engine (Kawasaki).
- John Deere 112 lawn tractor, electric lift.



Fuel Tanks ~ Trailer: 500 gal., propane tank mounted on 4-wheel trailer, dated 1954, 3- overhead fuel tanks. Approx., capacity, 500 gal, 450 gal, 400 gal. Two wheel trailer to haul rotary hoe. **Welder ~ Shop Tools ~ Miscellaneous:** Linc welder AC 180 K, 180 amps - 25 V. Craftsman Tool box on rollers, 9 drawer top box, 12 drawer bottom box. Craftsman table saw. Craftsman 9" grinder, 2 hp. Craftsman air spray paint gun. 2 - Sioux electric drills, Sioux drill press (bench mount) Sears electric air compressor, Montgomery Ward wet/dry vac., 16 gals, Old tube type radio, Zenith, Hood off 930 Case, Exhaust manifold for 930 Case, Several steel posts ***NOT MANY SMALL ITEMS, SO BE ON TIME!**

SELLER: Estate of Virgil Hofen, Henry Hofen, Administrator

Attorney for the Estate: Jesse D. Kline ~ Alva, Oklahoma

*House and out buildings will be shown by appointment. Contact Henry Hofen at 580.829.1364

Visit our website at:
www.ktsauction.com

Auction Conducted By:



227 Oklahoma Boulevard
Alva, Oklahoma
580.327.5151

*Concessions will be available

Auctioneers:

Kevin Thiesing - Broker/Auctioneer
Kenny Rockenbach - Broker Assoc./Auctioneer
Bob Rockenbach, Broker Assoc./Auctioneer
Randy Lancaster, Sales Associate/Ringman
Jack Staats, Auctioneer/Ringman
Tim Ohm - Auctioneer/Ringman
Jana Thiesing & Staci McPhail - Cashiers
Kaylee Ohm - Sales Associate/Cashier
Loni Staats & Jeanie Lancaster - Clerk

AUCTION TERMS & CONDITIONS: Cash or other arrangements with auction staff made prior to bidding. Any buyers unknown to KT's Auction and Real Estate, LLC., must furnish bank references. Items will be auctioned in order of sale as determined solely by the auctioneer. All items are sold "as is, where is". KT's Auction and Real Estate, LLC., have not made inspection of the items and make no warranties, expressed or implied. The item or items presented at the auction have been provided by the owner and KT's Auction and Real Estate, LLC., assumes no responsibility for the accuracy of the same. All announcements made by the auctioneer the day of sale take precedence over any previously printed material or any other oral statements made. Not responsible for accidents.