

~ HUNTING ~

~ GRAZING ~

Real Estate Auction

SATURDAY, October 23, 2010 ~ 10:00 a.m.

Sale Location: Amorita/Byron Fire Department on Hwy., 58 in Byron, Oklahoma.



Legal Description: The North Half of the Northeast Quarter (N/2 NE/4) of Section Twenty-one (21), Township Twenty-eight (28) North, Range Nine (9), W.I.M., Alfalfa County, Oklahoma. **(Surface Only)**

Land Description: This tract of land located approximately nine miles north of the Great Salt Plains Lake, consists of native grass and timber with a four-wire fence. The pasture is watered by a windmill and a small pond.

Terms: 10% down upon signing of contract to be held in escrow at Alfalfa Guaranty Abstract Company, and the balance due upon approval showing merchantable title. **(SURFACE ONLY)**

Possession: Buyer will be given possession upon closing.

Taxes: To be prorated to day of closing.

Auctioneers Note: Land buyers don't miss this opportunity to purchase 80 acres (M or L) in Alfalfa County, Oklahoma. This tract has all weather roads running along east side and north side of property. (Road along east side is due north of the lake). (Road along north side will take you west to Byron, Oklahoma).

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. 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 oral statement made.

SELLER: Linda Constantin

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.

Auction Conducted By:



227 Oklahoma Boulevard
Alva, Oklahoma
580.327.5151

Visit our website at:
www.ktsauction.com

Staff:

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Kenny Rockenbach - Broker Assoc./Auctioneer
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Kaylee Ohm - Sales Associate