

**\*MACHINERY\***  
**10:00 A.M.**

# ~AUCTION~

**\*REAL ESTATE\***  
**1:00 P.M.**

**Saturday, April 24, 2010**

**MACHINERY - 10:00 a.m. ~ REAL ESTATE - 1:00 p.m.**

**SALE LOCATION:** From the east edge of Alva, Oklahoma, take Hwy., 281 north for 11 ½ miles to auction site. On West side of Hwy., 281. **WATCH FOR SIGNS.**

## Tract 1

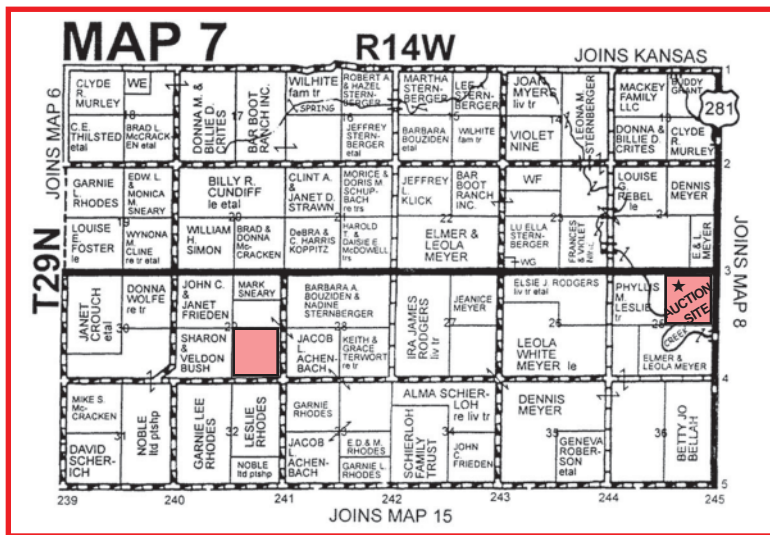
**Legal Description:** The Northeast Quarter (NE/4) of Section Twenty-five (25), Township Twenty-nine (29) North, Range Fourteen (14) West of the Indian Meridian, Woods County, Oklahoma. **SURFACE ONLY**

**Land Description:** This farm has 129 acres of cropland with a wheat base of 128.9 acres, 29 bu., direct yield. Balance in homestead and grass. This tract also has a home that has approximately 1,400 sq., ft., with several out buildings, 2 barns measuring 26' x 36', and 2 small storage sheds. It also has a small set of cattle pens.

## Tract 2

**Legal Description:** The Southeast Quarter (SE/4) of Section Twenty-nine (29), Township Twenty-nine (29) North, Range Fourteen (14) West of the Indian Meridian, Woods County, Oklahoma. **SURFACE ONLY**

**Land Description:** This quarter section has 92.1 acres of cropland with 92.1 acre wheat base and also carries 29 bu., direct yield. Balance in native grass.



**SURFACE ONLY:** Less and except all oil and gas minerals. **ORDER OF SALE:** Tract 1 then Tract 2. **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. Property is subject to a current agricultural lease. Buyer of **tract 1** will receive a lease payment in the amount of \$5,913.00 on 1 July, 2011. Buyer of **tract 2** will receive a lease payment of \$4683.00 on 1 July, 2011. Sale is also subject to confirmation by court. Homestead and out buildings will be sold with a disclaimer.

**SURFACE ONLY TAXES:** To be prorated to day of closing. **AUCTIONEER'S NOTE:** The heirs of Donald Terwort have decided to offer these two quarter sections, machinery and vehicles at public auction. 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 Assessors 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.



## ~ MACHINERY SALE ~

Tractors ~ Vehicles ~ Farm Equipment ~ Misc.

**TRACTORS:** John Deere 4440 Tractor, Serial #052557, quad - range trans., dual hyd., PTO, 3 pt., shows 8003 (+/-) hrs., 10 front end weights. Case 930 Tractor, Serial #8178555, 18.4-34 rear, 7.50-18 fronts. Allis WC Tractor, Serial #WC120969, narrow front end. John Deere 'D' Tractor, Serial #129217, John Deere 'D' Tractor, Serial #171769, John Deere 'D' Tractor. **VEHICLES:** 1989 Chevy 2500 Series ¾ ton, 4 x 4, 5.7 V-8, 5-spd., manual trans, 1982 Chevy ¾ ton, 4 x 4, 4-spd., manual trans., flatbed/bale spike, Chevy Apache 30 Series Truck/flatbed, dual rear wheels, straight 6 cyl., engine (no title), Chevy ½ ton PU, narrow bed, 6 cyl., engine (no title), 1957 Chevy 6400 Series Truck, 4 sp. - 2 sp., 13½ ft., grain bed/hoist, steel floor, wood sides, 8.25-20 rubber (vehicles not running)



**FARM EQUIPMENT:** S-Corp (Schafer) single wing fold offset disk, duals on wing & main frame, Miller 10 ft., offset disk, blades measure 19" (+/-), Krause 12 ft., tandem disk, model 209A, hyd., John Deere 100 series 16 shank rigid chisel, Graham-Hoeme 12 shank chisel, John Deere 3100 6-bottom plow/on land hitch, Old John Deere 5-bottom plow, Old John Deere 4-bottom plow, Noble 27 ft., springtooth/2-row harrow, Crustbuster 20 ft., double fold 2-row springtooth/cyd., Krause Oneway. **GRAIN AUGERS & BINS:** 2 - Grain Storage Bins (to be moved), 1 - Butler, 1 - Columbia, approx., 1000 bu., 6" x 16' Grain Auger, 6" x 27' Grain Auger/Briggs motor. **CATTLE EQUIPMENT:** Hale 14' x 6' open top stock trailer, Hale 14' x 5' open top stock trailer, 2 - 6' water stock tanks, Calf Cradle, Water hauling tank on skids, 200 gal., poly water tank (will fit in pickup), Pump jack, Several steel posts, Several bundles of electric fence posts, Fence chargers, Pull type single bale carrier/cable wench. **OLDER EQUIPMENT:** Adams Road Patrol #4 on steel, Pull type sickle mower, Allis sickle mower, Buck rake. **MISC:** Trailblazer walk behind sickle mower, 3' cut, 4 hp., Briggs, 1 - Lot of old bridge plank lumber, 3" x 4" x 20' long, Small 2-wheel trailer, 4' x 8', Small homemade table saw, 3 - old wash tubs, Roper Refrigerator/Freezer, date of manuf., 1997, Older Grand Stove/oven, Several overhead fuel tanks, a few hand tools and other small items.

**Seller: ESTATE OF DONALD TERWORT, Barbara J. Long, Personal Representative**

**Attorney for the Estate: JESSE D. KLINE - Alva, Oklahoma**

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Auction Conducted By:

**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.



227 Oklahoma Boulevard  
Alva, Oklahoma  
580.327.5151