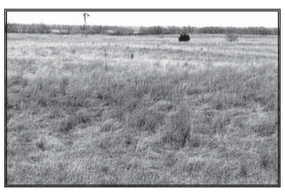
640 ACRES (M OR L)

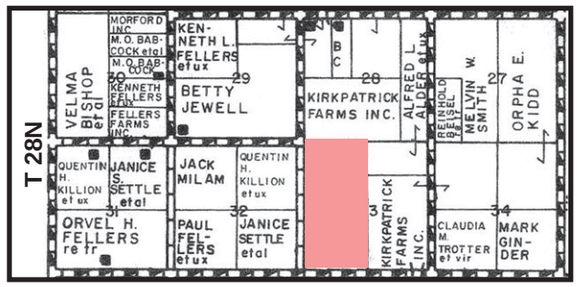
REAL ESTATE
~ AUCTION ~

NATIVE GRASS

Thursday, April 29, 2010 - 10:00 A.M.

SALE LOCATION: Amorita/Byron Fire Department on Hwy., 58 in Byron, Oklahoma.





Tract 1

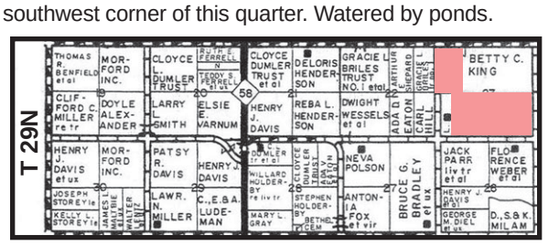
Legal Description: The Southwest Quarter (SW/4) of Section Thirty-three (33), Township Twenty-eight (28) North Range Ten (10), W.I.M., Alfalfa County, Oklahoma. **SURFACE ONLY**

Land Description: Native grass/4-wire fence around perimeter. Small shelter belt along north side. Watered by water table pond in southeast corner**.** **NOTE:** There is not a fence separating Tract 1 and Tract 2. If sold separately, sellers will provide survey for these two tracts, but will not provide fencing.

Tract 2

Legal Description: The Northwest Quarter (NW/4) of Section Thirty-three (33), Township Twenty-eight (28) North, Range Ten (10), W.I.M., Alfalfa County, Oklahoma. **SURFACE ONLY**

Land Description: Native grass, some timber with 4-wire fence along east, west, and north sides. A small set of catch pens in the southwest corner of this quarter. Watered by ponds.



Tract 3

Legal Description: The West Half (W/2) of the Northwest Quarter (NW/4) of Section Twenty-three (23), Township Twenty-nine (29) North, Range Ten (10), W.I.M., Alfalfa County, Oklahoma. **SURFACE ONLY**

Land Description: 4-wire border fence. Watered by a windmill. Native grass.

Tract 4

Legal Description: The Southwest Quarter (SW/4) of Section Twenty-three (23), Township Twenty-nine (29) North, Range Ten (10), W.I.M., Alfalfa County, Oklahoma. SURFACE ONLY and; the East Half (E/2) of the Southwest Quarter (SW/4) of Section Twenty-three (23), Township Twenty-nine (29) North, Range Ten (10), W.I.M., Alfalfa County, Oklahoma. **SURFACE ONLY**

Land Description: 4-wire border fence with some timber. Watered by a windmill in the southwest 40 acres of this 240 acre tract. A small set of catch pens are in the southeast corner. Pens are constructed of pipe with wire matting.

Order of Sale: Tract 1, Tract 2, then collectively. Will sell whichever obtains the higher bid, then Tract 3, Tract 4, then collectively. Will sell whichever obtains the higher bid. All tracts sell **SURFACE ONLY.**

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: Cattlemen, don't miss this opportunity to purchase good grazing land for your yearling operation or cow/calf operation. This grass has laid idle since the spring of 2007 and is ready for stock. 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 Alfalfa 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.

Sellers: *Morford Incorporated, Jim Morford, President & Ann Morford Rupp*

Vist Our Website at:
www.ktsauction.com

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:

FARM MACHINERY · FARM & RANCHES
Auction and Real Estate
KT'S LLC
RESIDENTIAL & COMMERCIAL

227 Oklahoma Boulevard
Alva, Oklahoma
580.327.5151

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