CROPLAND

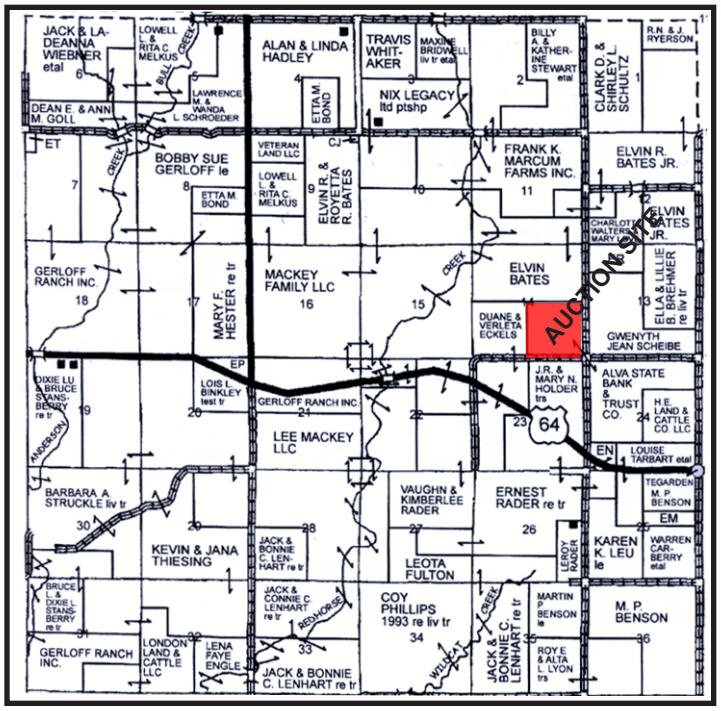
SURFACE ONLY

REAL ESTATE
~ AUCTION ~

Thursday, August 14, 2008 - 10:00 A.M.

160 (M or L) Acres West of Alva, Oklahoma

SALE LOCATION: On site, from Jct., Hwy., 64 West and Hwy., 281 South in Alva, Oklahoma, go 18 miles West and 1 mile North, or from Camp Houston, Oklahoma, go 7 miles East and 1 mile North to sale location. **WATCH FOR SIGNS!**



LEGAL DESCRIPTION: The Southeast Quarter (SE ¼) of Section Fourteen (14), Township Twenty-Seven North (27N), Range Seventeen West (17W), W.I.M., Woods County, Oklahoma.

LAND DESCRIPTION: This quarter section of land has approximately 152.59 acres of cropland and has a 151.2 acres of wheat base with a direct yield of 26 bushels.

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

TERMS: 10% down upon signing of contract to be held in escrow at Alva State Bank and Trust Company, Alva, Oklahoma, and the balance due upon approval of abstract showing merchantable title. ***SURFACE ONLY!***

POSSESSION: Buyer will be given possession upon closing.

TAXES: To be prorated to day of closing.

AUCTIONEER'S NOTE: This quarter section of cropland is currently under a no-till contract with Woods County FSA and has one year remaining. Check with local office as to compliance. 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, where is. Announcements made the day of auction will take precedence over any previously printed material or any other oral statements made.

SELLERS: *Alva State Bank and Trust Co.*

Attorney for Seller: David Ezzell ~ Enid, Oklahoma 580.233.9390

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.

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