

Grassland  
Hunting

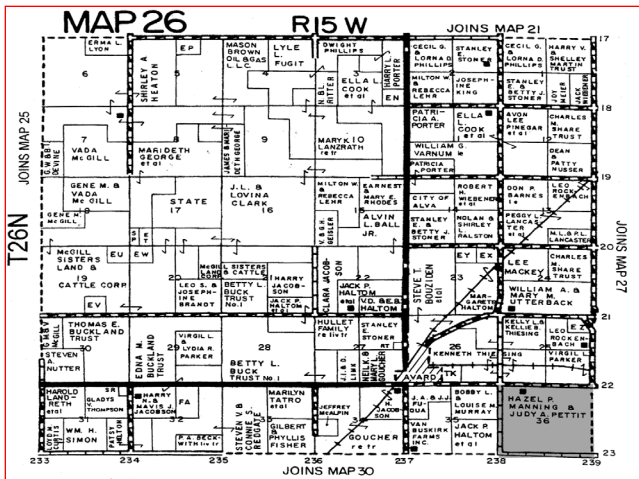
# ~ MINERALS ~ REAL ESTATE AUCTION

CRP  
Cropland

**640 (M or L) acres near Avard, Oklahoma  
in Northwest Oklahoma**

**Thursday, July 31, 2008 ~ 10:00 a.m.**

**SALE LOCATION: Women's Building - Woods County Fairgrounds, SW edge of Alva, Oklahoma.**



**LEGAL DESCRIPTION:** All of Section Thirty-six (36), Township Twenty-six (26) North, Range Fifteen (15) West, W.I.M., Woods County, Oklahoma.

**PROPERTY DESCRIPTION:** This section of land has 267.4 acres of CRP which expires September 30, 2010, has a rate \$37.50 per acre, making the annual payment of \$10,028.00. The farm also has 160.9 acres of cultivation and carries a full wheat base with a yield of 24 bushel. The remaining balance of this section is native grass.

**MINERALS:** It is believed the sellers own all the mineral acres.  
**NOTE:** Buyers of mineral acres should use due diligence to verify ownership prior to date of sale. It is thought the above is correct. Abstracts of minerals will not be provided. Conveyance will be by mineral quit-claim deed without warranty, as is - where is. Minerals are currently leased for three years, dated December 12, 2005.

**ORDER OF SALE:** Surface will be offered separately, then minerals will be offered separately, and then both surface and minerals will be offered collectively.

**TERMS: Surface:** 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. **Minerals:** 10% down upon signing of contract, and the balance due on closing.

**POSSESSION:** Buyer will be given possession upon closing.

**TAXES & CRP PAYMENTS:** To be prorated the day of closing.

**AUCTIONEER'S NOTE:** This section of land in Northwest Oklahoma is diversified. It has farm land, CRP, native grass, and minerals. The property also has a small set of cattle pens, several lean-to sheds/some in need of repair, a 50' x 30' pole barn with lean-to, and a utility shed 30' x 50'. This section has county roads on three sides of the property. Border fences are mainly 4 and 5 wire/some being 3 wire. Rural water and electricity are available, but are disconnected at this time. Wildlife in the area include deer and quail. There is a small home on the property that has been damaged by fire, which has made it uninhabitable. All statements and information are believed to be reliable and correct, however, KT's Auction and Real Estate, LLC, makes no warranties, express or implied. Figures were obtained at the Woods County FSA office and Woods County Treasurer'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 other oral statements made.

**SELLERS: JUDY PETTIT & TERRY MANNING**

**Attorney for seller: Dal Houston - Alva, Oklahoma - 580.327.1197**

**Auction Conducted By:**

**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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