

EXCELLENT  
HUNTING  
FISHING  
WATER DISTRIBUTION  
LARGE PONDS

# "A SPORTSMAN'S & CATTLEMAN'S DREAM"

ABUNDANT WILDLIFE-DEER-TURKEY-LARGE BASS & CHANNEL CAT

EXCELLENT FENCES & IMPROVEMENTS 2-ROCK HOMES

MARSHALL JOHNSTON  
CARTER  
COUNTIES  
SOUTH CENTRAL OK  
MANNSVILLE OK JUST  
15 MILES EAST OF  
ARDMORE, OK

# ABSOLUTE LAND AUCTION

No Minimums \*No Reserves!

1068+/- ACRES

EXCELLENT GRASSLAND- TWO TRACTS

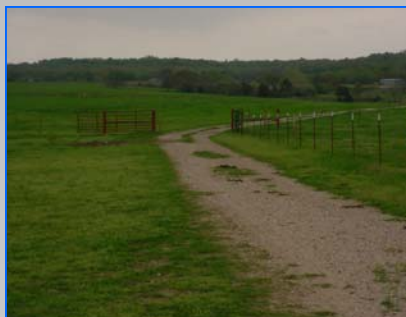
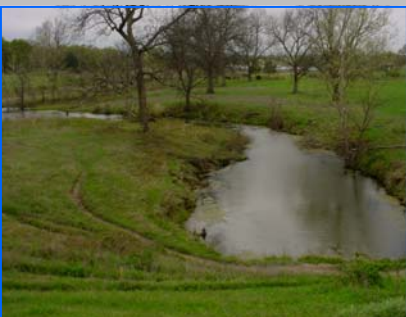
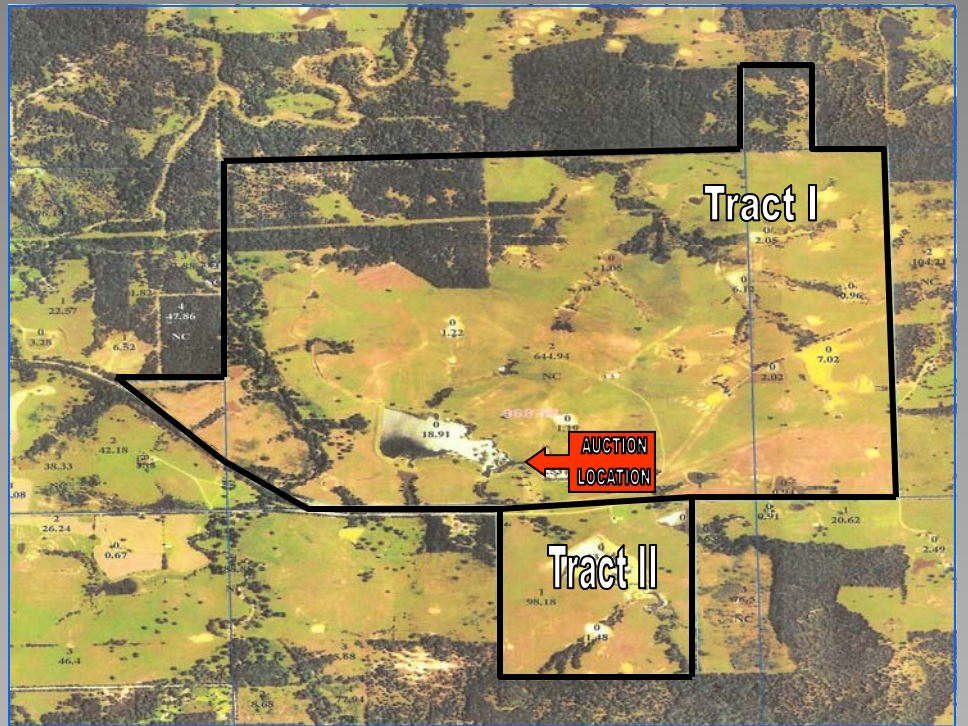
1068+/- ACRES

TRACT I- 958.21+/- ACRES TRACT II- 110+/- ACRES

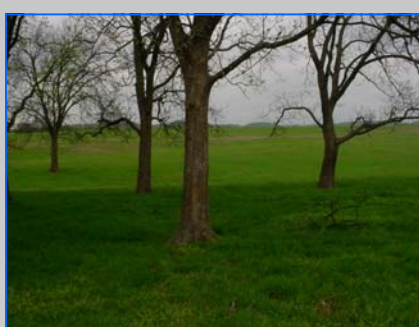
TRACTS I & II WILL BE OFFERED SEPARATE THEN COLLECTIVELY TOGETHER.

**WEDNESDAY  
MAY 30TH, 2007  
10:00 AM**

**AUCTION LOCATION:** The sale will be held at the ranch. From Ardmore, OK go 15 miles East on Hwy 199 to Mannsville, OK. From the corner of Grand & Broadway (Shamrock Station) in Mannsville, OK., go 2.4 miles South to Tiny Chappel Rd., then go 2.5 miles West to auction site-Watch for signs.



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SOUTH CENTRAL OKLAHOMA- MANNSVILLE OK

JUST 15 MILES EAST OF ARDMORE, OK

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**TRACT I 958.21+/- ACRES**

This tract consists of 958.21+/- acres of excellent grassland, excellent hunting, fishing and cattle grazing. The grassland consists of Bermuda and native grass, with some timber, excellent water distribution with 11 ponds, the biggest pond 18.9+/- acres with other 10 ponds ranging from 1.05+/- acres to 7.02+/- acres. This tract has excellent perimeter fences, 5 wire with steel corners and some cross fences. There is electricity at the corrals, Pearson working chute w/complete tub and ally way and catch pens, under a large metal roof, also has nice lean-to with steel pens. There is also a nice rock home that adorns the property.

**Legal Description:** NE/4 SE/4 SE/4 and the SE/4 NE/4 SE/4 and the SW/4 NE/4 SE/4 lying NORTH and EAST of center of Railroad right of way in SECTION 35, TOWNSHIP 4 SOUTH, RANGE 3 EAST and all SECTION 36, TOWNSHIP 4 SOUTH, RANGE 3 EAST less and except all that part of the SW/4 of SW/4 of SW/4, West of the road and Lots 1,2,3 & 4 in SECTION 31, TOWNSHIP 4 SOUTH, RANGE 4 EAST & W/2 of the NE/4 and W/2 E/2 NE/4 SECTION 1, TOWNSHIP 5 SOUTH, RANGE 3 EAST MARSHALL COUNTY, OKLAHOMA & W 22.11 ACRES LOT 4, SECTION 30, TOWNSHIP 4 SOUTH, RANGE 4 EAST JOHNSON COUNTY OKLAHOMA

**TRACT II 110+/- ACRES**

This tract consists of 110+/- acres of good native grass and Bermuda grass with some timber. This tract also has a nice rock home overlooking a large pond. This tract has 3 ponds of which the largest pond is 13.66+/- acres, new 5 wire fencing w/steel corners.

**Legal Description:** The NE/4 SE/4 SE/4 and E/2 NW/4 SE/4 SE/4 and SE/4 SE/4 SE/4 and the SW/4 SW/4 and the S/2 NW/4 SW/4 and S/2 SE/4 SW/4 and E/2 SW/4 SE/4 SE/4 SECTION 25, TOWNSHIP 4 SOUTH, RANGE 3 EAST CARTER COUNTY OKLAHOMA

**MINERALS:** Surface rights only. No minerals sell.

**TAXES:** will be prorated to the day of closing.

**POSSESSION:** will be given at closing and payment being paid in full.

**BUYERS PREMIUM:** 10% Buyers Premium will be added to the high bid to determine the total contract price to be paid by Buyer.

**Terms:** 10% of the total purchase price on the real estate will be placed in escrow the day of the auction with the balance being due upon delivery of marketable title. All information is taken from sources believed to be reliable; however, no guarantee is made by the auction company nor their employer. Buyers should satisfy themselves as to size, condition, inspections, etc. prior to the day of the auction.

**AUCTIONEERS NOTE:** It is with great pride that Dean Goll Real Estate & Auction LLC and United Country Lippard Auctioneers, Inc. Is offering the Kent Armstrong Ranch (1068+/- Acres in two tracts) to the highest bidder with no reserves! Located in the reputation ranch country just north of Mannsville, OK in south central Oklahoma. The seller is affording the buyer an excellent opportunity to purchase the nice ranch in two tracts or to buy it collectively. Both tracts have excellent cover for wild life. This property has excellent hunting (deer & turkey) excellent fishing (11 ponds on tract I) and (3 ponds on tract II), excellent grazing, cross fenced, with an outstanding set of cattle working facilities. The two tracts each have a nice rock home that overlooks the big ponds and the beauty of the ranch. Opportunities of this nature just doesn't happen, a ranch of this nature and quality (having both excellent grazing and hunting) seldom changes hands. We feel this ranch is a ranchers, hunters or investors dream. Don't miss the opportunity to own this property the likes of which are rarely offered for sale. Thanks for attending our auctions.

**NOTE:** All statements representations and information herein are from sources deemed to be reliable and are believed to be correct; however, the auction firm makes no warranties, either expressed or implied. All acreage are considered to be approximate and according the the US Governmental survey thereof. Surveys, if any, are not verified by Dean Goll Real Estate & Auction LLC or United Country Lippard Auctioneers, Inc. However, from sources deemed reliable. Purchaser(s) should verify and view property with due diligence prior to auction. Property will be sold on an "AsIs, WhereIs" basis as to Governmental Programs. Title shall be subject to roads, right of ways, easements, restrictions, reservations, and/or leases as may be on record. Any announcements made the day of the auction supersede all advertising.

**SELLER: KENT A . ARMSTRONG**

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