

# LAND AUCTION

## 320 Acres – Woods County, Okla.

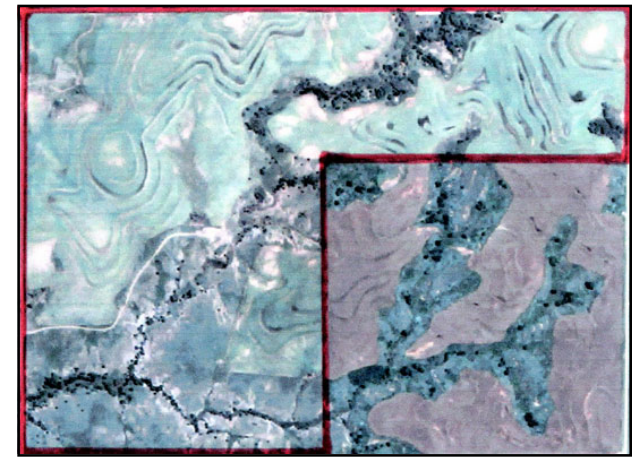
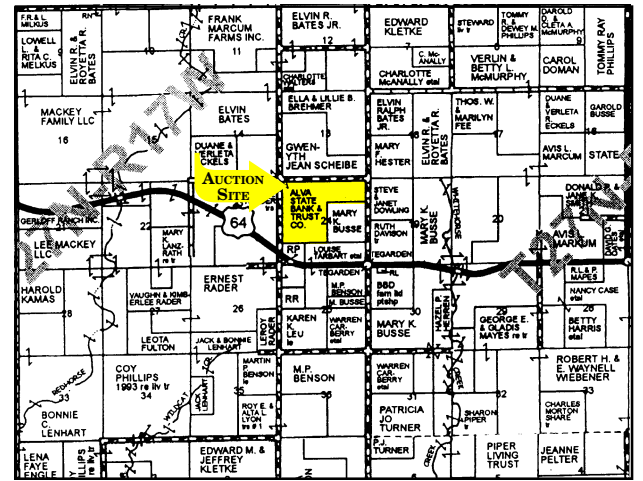
Excellent Hunting - Deer, Turkey, Quail - Excellent Cattle Grazing

Improved Grass - 195.4 Acres

Native Grass - 124.6 Acres

## Saturday, Sept. 15, 2007 - 10 A.M.

Sale Location: From Alva, Okla., go 18 miles west on Highway 64 to County Road 260, then 1/2 mile north to auction site.



**Legal Description:** The Northwest Quarter (NW1/4) and the North Half of the Southwest Quarter (N1/2 SW1/4) and the North half of the Northeast Quarter (N1/2 NE1/4) of Section Twenty-four (24), Township Twenty-seven (27) North, Range Seventeen (17) W.I.M. Woods County, Okla.

**Land Description:** This tract consists of 320 acres of which 195.4 acres is cropland planted to W.W. Spar but also carries a 193.9 acre wheat base with a proven yield of 24 bushels, and the balance being 124.6 acres of native grass and canyons. There is also a wet weather creek that runs thru the property. There is 2 1/2 miles of new 5 wire fence and 1 mile of older 4 wire fence surrounding the property. This property is watered by a windmill and has excellent hunting. As wheat fields surround this property making for excellent deer habitat with the trees and canyons leading to and from the property.

**Minerals:** Surface only sells - seller has none.

**Taxes:** Prorated to day of closing. 2006 taxes were \$491.74.

**Possession:** Possession will be given on Nov. 1, 2007.

**Terms:** 10% down day of sale to be held in escrow at the Alva State Bank, Alva Okla. with the balance due upon approval of abstract showing merchantable title and payment in full.

**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 acreages are considered to be approximate and according to the U.S. Governmental survey thereof. Surveys, if any, are not verified by Dean Goll Real Estate & Auction LLC; however, from sources deemed reliable. Purchaser(s) should verify and view property with due diligence prior to auction. Property will be sold on an "As Is-Where Is" basis as to Governmental Programs. Title shall be subject to roads, rights of way, easements, restrictions, reservations and/or leases as may be of record.

ANNOUNCEMENTS MADE AT DISCRETION OF AUCTIONEERS SALE DAY SHALL TAKE PRECEDENCE.

**Auctioneers Note:** Excellent hunting and cattle grazing describe this property. Don't miss the opportunity to own this 320 acres just 1/4 mile off of Highway 64 in northwest Woods County. If your a sportsman, rancher, or investor, don't miss the opportunity to own this property. Thanks for attending our auctions.

**Seller: Alva State Bank & Trust Co.**

Sale conducted by: Dean Goll Real Estate & Auction L.L.C. 23329 County Road 490, Alva, OK 73717 • Licensed in Oklahoma & Kansas

**DEAN  
GOLL**

Chad Mantz – Prov. Sales Assoc. & Ringman (580) 603-2120  
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