

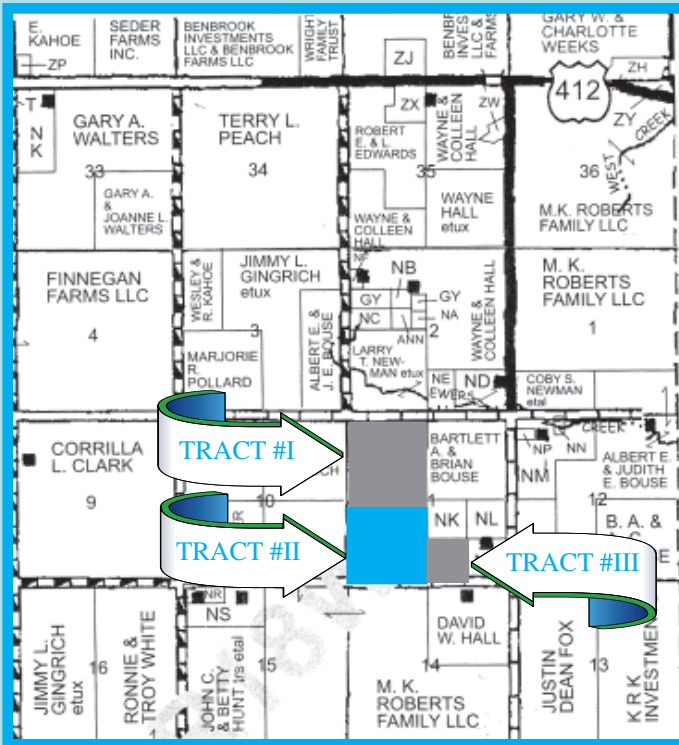
LAND AUCTION

Thursday, Nov. 5, 2009 • 10:00 a.m.

Land Location: 7 miles East of Mooreland, 2 South on blacktop and 1/2 West

Auction Location: Mooreland Community Building, Hwy 412, Mooreland, OK

Selling 400 acres of land in 3 tracts of 2 - 160 acre tracts and 80 acre and 140 acres of mineral rights in 3 tracts



TRACT #I: The NW 1/4 of Section 11, Township 22N, Range 18, WIM, 160 acres, m/l. A good native grass property that has a big open native grass meadow and several trees on the West side. There is good cattle grazing and lots of hunting potential. Accessible from County Road on the North.

TRACT #II: SW 1/4 of Section 11, Township 22N, Range 18, WIM, 160 acres, m/l. Accessible from the County Road 3 miles South of the highway. The property has a water well and good native grass with enough trees and brush to have good wildlife habitat.

TRACT #III: The West 1/2 of SE 1/4 of Section 11, Township 22N, Range 18, WIM, 80 acres, m/l, of native grass in a rolling type terrain with several types of trees and brush. The property has a water well and is accessible from a County Road on the South from Mooreland, 7 miles East, 3 South and 1/4 West.

MODE OF SALE ON THE LAND: Choice of the three tracts will be offered to the high bidder on the land with the privilege of taking one, two or three tracts.

MINERALS: There are 140 acres of mineral rights that will sell immediately following the land.

MINERAL TRACT #I: 80 acres m/l in NW 1/4 Section 11, T22N R18 WIM

MINERAL TRACT #II: 40 acres m/l in W/2 of SW 1/4 Section 11, T22N R18 WIM

MINERAL TRACT #III: 20 acres m/l in W/2 of SE 1/4 of Section 11, T22N R18 WIM

MINERAL TERMS: Seller will furnish a Mineral Deed only. Seller will guarantee marketable title. Minerals are not leased. 10% of purchase price escrowed sale day with balance due upon proof of marketable title.



REAL ESTATE TERMS: 10% of purchase price escrowed sale day with balance due upon proof of clear title. Announcements made sale day supersede all advertisements. Buyers should arrange financing and satisfy themselves with size, location and boundaries etc., prior to sale day. All information given comes from resources we believe to be reliable but in no way is guaranteed. Seller will provide current abstract and guarantee marketable title on the land. The mineral buyers will receive deed and seller will guarantee marketable title. Taxes will be prorated to the day of closing. Possession upon closing.

Sellers: Donna (Elwood) Crump, Keith Elwood & Max Elwood



Mooreland, OK 580-994-6004 • 580-254-3975

Auctioneer – Ira Y. Smith – R.E. Broker

Member of OSAA and NAA

David Bay • Kenny Rounds • Andy Ferguson • H.Y. Smith • Buck Hutchens

See our website at smithcoauctions.com