

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 warranty deed. Taxes will be prorated to the day of closing. Seller is reserving all mineral rights.



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

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

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Auction & Realty, Inc.

P.O. Box 536

Mooreland, OK 73852

Address Service Requested

AUCTION

*Selling: Land and
Commercial Real Estate*

Wednesday, Oct. 6, 2010 • 10:00 a.m.

Auction Location: Hampton Inn, 2814 Williams Ave., Woodward, OK

Property # 1 – 158.56 Acres, m/l

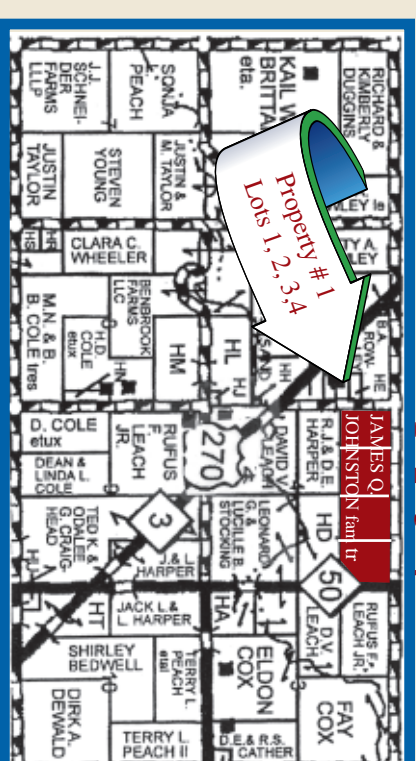
Located 12 miles SE of Woodward, OK or seven miles South of Mooreland, OK on Hwy 50

The tract is approximately 1/2 mile deep and one mile wide.

The land will be sold in 4 tracts of approximately 39.5 acres each.

High bidder will have choice of a tract or tracts.

1 2 3 4



The land is composed of improved and native grasses. There is a rural water line across on the West side of the property and a windmill/water well towards the center of the property. Highway 50 joins the land on the East side and a county road all along the North side of the property. There are several good home sites all over this property. Great location to Mooreland, Woodward and Mutual. Selling surface only – no minerals.
Ownership Information – (James Brian Johnston 1/2, Mary Hollis Johnston 1/2, Tenants In Common)
Legal Description: Lots 1, 2, 3, and 4 of Section 4, Township 21 North, Range 19 West of the Indian Meridian, containing 158.56 acres, more or less, according to the U.S. government survey thereof.

Property # 2 – Located just 3 miles West of Fort Supply, OK on Hwy 270

Land with Beaver River running across the North side, improved grass and native grasses.

There are 5 irrigation systems, 4 irrigation wells that are manifolded together and powered by a diesel generator. The systems have not been used in several years; however are still in tact on the property.

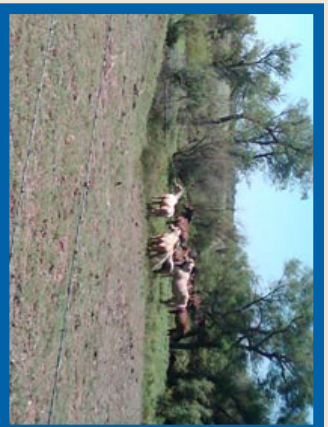
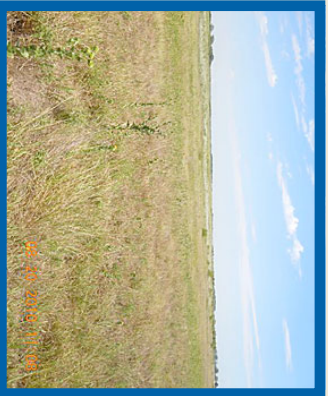
The land consists of a 952.23 acre tract, m/l, with 267 acres of cropland, a wheat base of 173.6 and the balance in native and improved grasses. The Beaver River adds scenic value as well as recreational.

Continued inside



Sellers: Brian Johnston & Mary Hollis Johnston

Property # 2 – Located just 3 miles West of Fort Supply, OK on Hwy 270



The pictures tell the story: This is a Combination Ranch with both recreation and agricultural value. The land is surrounded by good fences and cross fence as well. Truly a good working ranch.

Legal Description: Lots 1 and 2, the South Half of the Northeast Quarter (S/2 NE/4), Lots 3 and 4, the South Half of the Northwest Quarter (S/2 NW/4), and the North half of the Southeast Quarter (N/2 SE/4), lying North of the former M.K.&T. Railroad right-of-way, together with 13.27 acres of abandoned M.K.&T. Railroad right-of-way located on SW/4 NE/4 S/2 NW/4, NE/4 SW/4 and N/2 SE/4 of Section 1, and

Lot 1 and the SE Quarter of the Northeast Quarter (SE/4 NE/4), lying North of the former M.K.&T. Railroad right-of-way, together with 6.50 acres of abandoned M.K.&T. Railroad right-of-way located on Lot 1 and SE/4 NE/4 of Section 2 all in Township 24 North, Range 23 West of the Indian Meridian, containing 354.54 acres, more or less

And 8.0 Acres, m/l

Legal Description: All that portion of the Southwest Quarter of the Northwest Quarter (SW/4 NW/4) of Section 1, Township 24 North,

Range 23 West, Indian Meridian, lying North of the former M.K.&T. Railroad right-of-way containing 8 acres, more or less.

And 319.84 acres, m/l

Legal Description: Lots 3 and 4, the East Half of the Southwest Quarter (E/2 SW/4), and the Southeast Quarter (SE/4) of Section 31, Township 25 North, Range 22 West of the Indian Meridian, containing 319.84 acres.

And 98.2 acres

Legal Description: A tract of land containing 20 acres, more or less, on the South side of the Northwest Quarter (NW/4) of Section 6, Township 24 North, Range 22 West, Indian Meridian, more particularly described as follows:

Beginning at the center of said Section 6; thence running West to the West side of Section 6, thence North 20 rods, thence East to the one-half section line of said Section 6, thence South to the place of beginning, and all of that portion of the Southwest Quarter (SW/4) of Section 6, Township 24 North, Range 22 West, Indian Meridian, lying North of the center line of US. Highway #270, also known as State Highway #3, containing 78.2 acres, more or less.

And 135.62 acres

Legal Description: Lots 3, 4, and 5 and the Southeast Quarter of the Northwest Quarter (SE/4 NW/4) of Section 6, Township 24 North, Range 22 West of the Indian Meridian, containing 155.62 acres, more or less, according to the US. government survey thereof, LESS AND EXCEPT a tract of land containing 20 acres more or less, being described as follows:

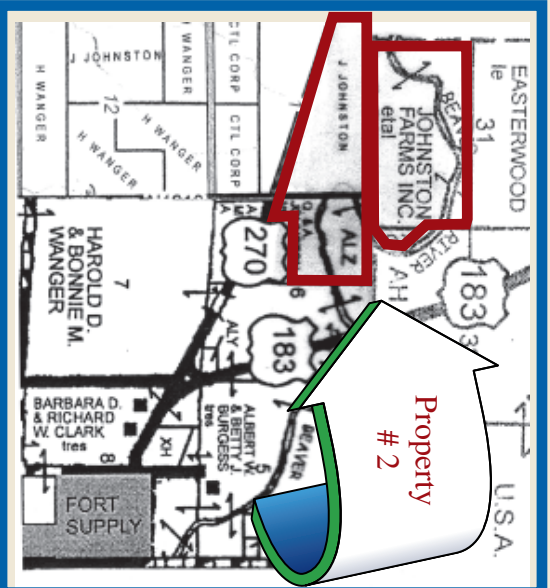
Beginning at the center of said Section 6; thence running West to the West side of Section 6, thence North 20 rods, thence East to the one-half section line of said Section 6, thence South to the place of beginning, the difference containing 135.62 acres, more or less.

Legal Description:

Surface Only In and To:

A tract of land situated in the SW/4 of Section 32, T 25 N, R22 W.1.M., Harper County, Oklahoma, more particularly described as follows:

Beginning at the Southwest corner of said Section 32, thence East on the section line a distance of 830 feet, thence northwest-erly (N 3 Degrees 15 Minutes W) a distance of 1000 ft., thence northwesterly (N 27 Degrees 45 Minutes W) a distance of 850 ft., thence northwesterly (N 50 Degrees 40 Minutes W) a distance of 488.10 ft., to a point on the section line, thence south a



distance of 2060 feet to the point of beginning, said tract containing 29.65 acres;

RESERVING, HOWEVER, unto the Grantors forever all of the oil, gas and other minerals and mineral rights in and under said premises, together with the right of ingress and egress for the purpose of producing and developing the same;

A tract of land out of the Southwest Quarter (SW/4) of Section 6, Township 24 North, Range 22 West, Indian Meridian, described as follows:

Beginning at a stake in the East line of said Southwest Quarter, 1060 feet North of its Southeast corner at Railroad Station 873 plus 07; thence North 71 Degrees 51 Minutes West, a strip of land 100 feet wide being 50 feet wide on each side of the center line of the W. F. & N. W. Railway as same is now located and surveyed across said Section 6, a distance of 2788 feet to a stake in the West line of said Section 6, 1751 feet North of its Southwest corner, said stake being also at Railroad Station 900 plus 95, said tract of land containing 6.41 acres, more or less.

The property is contiguous even though it is in three counties.

Property # 3 – 604 Main Street, Woodward, OK – Commercial



A downtown Woodward Store front with showroom floor, offices, bathrooms, parts storage room, up stairs room for show-room or storage and a large shop in back with 4 overhead doors w/ parking lot on the East side of the building. The building was originally built after the Woodward tornado and was the home of Quincy Johnston's International Equipment dealership. Since that time the building is remembered as the Chase Appliance building. A walk thru this property reveals a dome roof that is steel frame work and a large floor plan of over 10,000 sq. ft.

Legal Description: Lots 20, 21, 22, 23, and 24, all in Block 27 EAST WOODWARD ADDITION to the City of Woodward, Woodward County, Oklahoma, according to the recorded plat thereof.

Seller: James Brian Johnston and Mary Hollis Johnston

Property # 4 – 2910 8th Street, Woodward, OK – Commercial

A 1 acre tract of land with 8th Street frontage. Just East across from Southgate United and several other area businesses. And just South of the intersection of 8th Street and Downs Ave. The busy Williams Ave. and Downs Intersection is in clear view from this property. There is a block building on the property. The previous tenant had an environmental assessment completed and any reports found will be available for viewing at auction or prior to.

Seller: Quincy Johnston, Inc. and Coalbert Triplett Trust

Legal Description: A tract of land located in the NW/4 of the NW/4 of Section 6, T 22 N, R 20 W.1.M., more particularly described as:

Beginning at a point 369.58 feet South and 33 feet East of the NWc of said Section 6, thence running South 212.5 feet; thence East 238.4 feet to the West boundary line of the M.K.& T. Railroad (formerly W. F.& N.W. Railroad) right-of-way, as such railroad is now surveyed and located across the NW/4 of said section; thence North 17 Degrees 40 Minutes West along the West boundary line of said right of way a distance of 222.5 feet; thence West 171.58 feet to the point of the beginning, containing 1 acre more or less.

Seller: Quincy Johnston, Inc. and Coalbert Triplett Trust

Property # 5 – 402 E. Colorado Ave., Woodward, OK

The site is remembered as a service station operated by Triplett Oil, Inc., at the end of East Main in Woodward.

The site had tanks removed and soils tested to show it free of contamination.

Sellers: Brian Johnston, Holly Johnston and Coalbert Triplett Trust.

Legal Description: A piece of parcel of land lying in a Southwest corner of Lot Three (3), in Block Two (2), in Helen E. Lee Addition to the Townsite of Woodward, now City of Woodward, said parcel of land being more particularly described as follows:

Beginning at a point along the West line of said Lot Three (3), 85 feet South of the Northwest corner of said Lot Three (3), thence running South a distance of 65 feet to the Southwest corner of said Lot Three (3), thence East along the South line of said Lot Three (3), a distance of 80 feet; thence running Northwesterly on a curve to the left having a radius of 459 feet, a distance of 102 feet to the point of the beginning.

Seller: James Brian Johnston, Mary Hollis Johnston, Coalbert Triplett Trust