

AUCTION

160 Acres +/- Of Farm Land & 80 Acres +/- Of CRP Grass

SATURDAY, APRIL 16, 2011 10:00 a.m.

SALE LOCATION: Nine (9), miles South of Alva Oklahoma on Highway 281,
then two (2) miles West on Craig Road



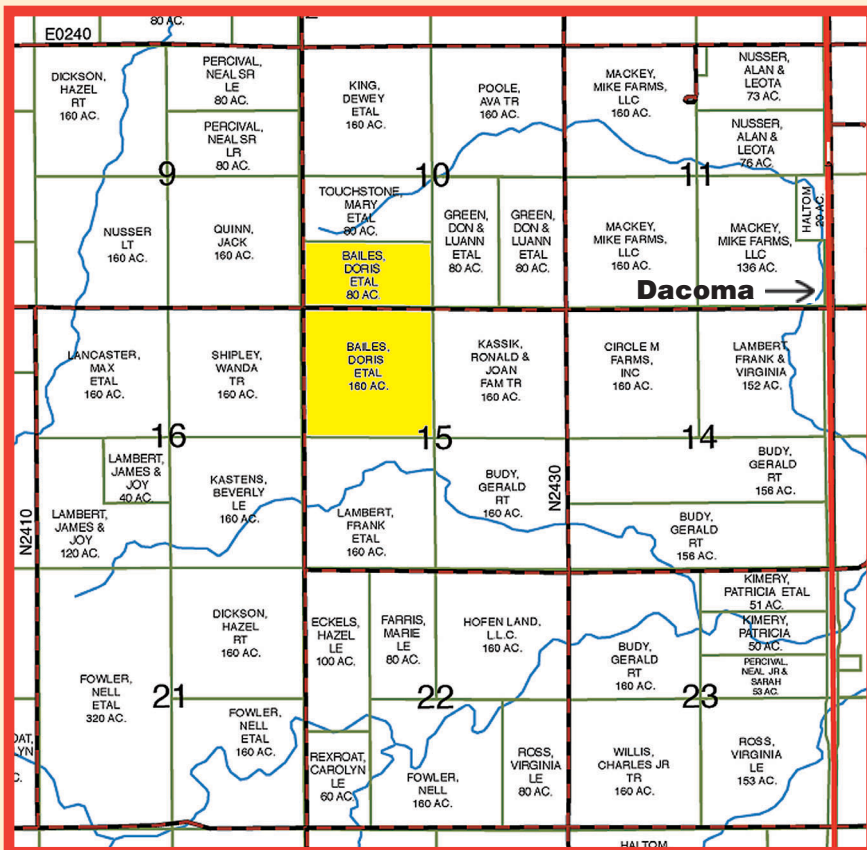
TRACT #1:

The Northwest Quarter (NW/4) Section Fifteen (15), Township Twenty-five (25), Range Fourteen (14), W. I. M. Woods County Oklahoma. This farm consists of 158.1 crop acres, with a yield of 27 bushels per acre, the farm has a full base. This is a nice farm with gentle rolling terrain and has a windmill sitting in the Northwest corner.



TRACT #2:

The South half of the Southwest Quarter (S/SW/4) Section Ten (10), Township Twenty-five (25), Range Fourteen (14), W. I. M., Woods County Oklahoma. This farm consists of 77.1 acres that is currently enrolled in CRP, which expires on 9/30/2012, with a payment amount of \$37.77/acre for an annual payment of \$2,912.07



Legal: Selling surface, and surface only!

Taxes: Taxes will be prorated to day of closing, 2010 taxes: Tract #1 - \$392.11. Tract #2 - \$191.56.

Terms: 10% down day of sale to be placed in Escrow, balance due upon closing.

Possession: Possession of the farm ground will be given after 2011 wheat harvest no later than July 1 for closing. Possession of the CRP grass ground will be given upon closing, with the 2011 payment to be prorated and buyer to receive all of 2012 payment.

SELLERS:
**Doris Bailes &
Norma Jean
Jackson Estate**

NOTE: Here is a chance to purchase a nice productive farm that would be a great addition to anybody's operation. Also a nice piece of grass land that will be available to come out of CRP in 2012 a great addition to any operation. Buyer should 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 marketable title. For more information contact Murrow Auction LLC at 580-430-1654 or 580-327-1998. **ALL ANNOUNCEMENTS DAY OF SALE TAKE PRECEDENCE OVER PRINTED MATTER.** Sale conducted by Murrow Real Estate and Auction LLC.

AUCTIONEER: Charles Murrow – Broker / Auctioneer

For more information & other auctions check out the website at www.murrowrealestateandauction.com

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