

PRIME  
CROPLAND

# LAND AUCTION

BLUE RIBBON  
FARMS

## Friday, March 27, 2015 - 10 A.M.

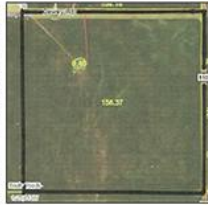
### 640 ACRES (m or l) WOODS & ALFALFA COUNTY • 4 - TRACTS

Tract I: 160 AC. Woods County  
Tract II: 160 AC. Alfalfa County

Tract III: 160 AC. Woods County  
Tract IV: 154.06 AC. Woods County

**TRACTS I, II, III & IV WILL BE OFFERED SEPARATELY ONLY**

**SALE LOCATION:** The sale will be held at the Act I Building located at 424 Flynn, directly across the street north of the Alva Post Office.



**TRACT I:** 160 acres (m or l) Woods County, Okla.

**LOCATION OF FARM:** From Dacoma, Okla. (the corner of Craig Road and CR 500), go 2 miles north on CR 500 to Dewey Road, then go 1/2 mile east to property.

**LEGAL DESCRIPTION:** Northeast Quarter (NE1/4) of Section One (1), Township Twenty-five (25) North, Range Thirteen (13) W.I.M. Woods County, Okla.

**LAND DESCRIPTION:** This tract consists of 158.8 acres of prime cropland, primarily pond creek silt loam, Grant silt loam, Bethany silt loam, Waymoka and devol fine sandy loam soils, Class I soils. This farm has a 158.4 acre wheat base with a direct yield of 32 bushels. This tract is watered by a windmill.

**TAXES:** 2014 taxes were \$404.49.

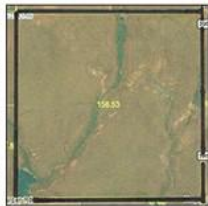


**TRACT II:** 160 acres (m or l) Alfalfa County, Okla.

**LOCATION OF FARM:** From Burlington, Okla. go 2 miles west on Hwy 11 to CR 550 to the northeast corner of the property.

**LEGAL DESCRIPTION:** Northeast Quarter (NE1/4) of Section Twenty-two (22), Township Twenty-eight (28) North, Range Twelve (12) W.I.M. Alfalfa County, Okla.

**LAND DESCRIPTION:** This tract consists of 160 acres of which 153.7 acres is prime cropland and the balance being 3.05 acres of trees in the southwest corner. Soil types are pond creek silt loam, Grant silt loam and Tabler silty clay loam soils. This farm has a 152.4 acre wheat base with a direct yield of 32 bushels. This tract is watered by a windmill. **TAXES:** 2014 taxes were \$545.00.



**TRACT III:** 160 acres (m or l) Woods County, Okla.

**LOCATION OF FARM:** From Alva, Okla. go 5 miles west on Hwy 64 to CR 390, then go 1/2 mile south to property.

**LEGAL DESCRIPTION:** Southeast Quarter (SE1/4) of Section Twenty-five (25), Township Twenty-seven (27) North, Range Fifteen (15) W.I.M. Woods County, Okla.

**LAND DESCRIPTION:** This tract consists of 156.6 acres of good cropland, primarily Grant silt loam, Tillman silty clay loam, Vernon clay loam and Vernon Knoc complex soils. This farm has a 152.4 acre wheat base with a direct yield of 32 bushels. This tract is watered by a windmill. This farm has Bermuda grass waterways and a small grove of trees in the southwest corner which makes for a nice bedding place and shelter for wheat pasture cattle. **TAXES:** 2014 taxes were \$397.04.



**TRACT IV:** 154.06 acres (m or l) Woods County, Okla.

**LOCATION OF FARM:** From Alva, Okla. go 4 miles east on Hwy 64 to CR 490. The property lays on the north side of highway.

**LEGAL DESCRIPTION:** Southeast Quarter (SE1/4) of Section Twenty-two (22), Township Twenty-seven (27) North, Range Thirteen (13) W.I.M. Woods County, Okla.

**LAND DESCRIPTION:** This tract consists of 152.82 acres of prime cropland primarily pond creek silt loam, Lovedale fine sandy loam and Grant silt loam soils. This farm has a 152.5 acre wheat base with a direct yield of 32 bushels. This farm has a nice waterway through it which makes a good place for wheat pasture cattle to lay.

**TAXES:** 2014 taxes were \$518.55.

**MINERALS:** Surface only sells. **TAXES:** Prorated to day of closing.

**POSSESSION:** Possession of Tracts I, II, III and IV will be given after the 2015 wheat crop or July 1, 2015 and payment being made in full.

**TERMS:** 10% down day of sale to be held in escrow with Woods County Abstract, 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. Government 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. Dean Goll Real Estate & Auction L.L.C. represents sellers only and will not be considered as an agent for any purchaser(s).  
**ANNOUNCEMENTS MADE AT DISCRETION OF AUCTIONEERS SALE DAY SHALL TAKE PRECEDENCE.**

**AUCTIONEERS NOTE:** It is with great pride that Dean Goll Real Estate & Auction, L.L.C. is offering these 4 farms in 4 tracts at public auction in the Alva, Dacoma and Burlington communities. All 4 tracts have excellent soils and these farms rank at the top as far as productivity, farmability and are suitable for any crop adapted to the area. Purchasing land in today's market is one of the safest investments you can make. Don't miss the chance to own one of these blue ribbon farms, the likes of which is rarely offered for sale. Farms of this stature have not been for sale in the last 3 years. Don't miss your opportunity. **Don't miss this Auction. Thanks for attending our auctions.**

**SELLER: FRED W. WENNINGER - Self Declaration Trust**

Sale conducted by: Dean Goll Real Estate & Auction L.L.C. 806 Oklahoma Blvd., Alva, OK 73717 LICENSED IN OKLAHOMA & KANSAS

# DEAN GOLL

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