

AUCTION

Home & Producing Minerals

THURSDAY, AUGUST 7, 2008 • 10:00 A.M.

321 North Jefferson, Arnett, OK



Tract I: Lots One (1) and Two (2) in Block Ten (10), Hopper Addition to the Town of Arnett, Ellis County, Oklahoma;

This is a 4 bedroom, 2 bath, 2 story home with a built-in one-car garage, constructed in 1962 with central heat and air and of incredible construction quality. This home is located in a nice neighborhood and according to the Ellis County Assessor, this home has 2,523 square feet of living area. This is a very clean, well maintained home with a unique construction that makes it very special. For more pictures - sksinsurance.com

Minerals

Tract II: An undivided one-fortieth (1/40th) interest in and to all oil, gas and other minerals and mineral rights in, on, under and that may be produced from the East Half of the Southwest Quarter (E1/2 SW1/4) of Section Fifteen (15); and the East Half of the Northwest Quarter (E1/2 NW1/4) and the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section Twenty-two (22); all in Township Eighteen (18) North, Range Twenty-five (25), W.I.M., Ellis County, Oklahoma; The average yearly income the past two years has been \$ 226.22/year.

Tract III: An undivided one-thirty-second (1/32nd) interest in and to all oil, gas and other minerals and mineral rights in, on, under and that may be produced from the Southwest Quarter (SW1/4) of Section Twenty-five (25), Township Twenty (20) North, Range Twenty-three (23), W.I.M., Ellis County, Oklahoma; This has new production (December 2007) and has produced YTD income of \$ 2,606.93 through May 2008 production.

Tract IV: An undivided one-sixteenth (1/16th) interest in and to all oil, gas and other minerals and mineral rights in, on, under and that may be produced from the Northwest Quarter (NW1/4) of Section Twenty-three (23), Township Twenty-two (22) North, Range Twenty-six (26), W.I.M., Ellis County, Oklahoma; This tract is not leased with no production.

Tracts II, III and IV will sell together, not separately.

TERMS: 10% of the purchase price is placed in escrow the day of the auction with the balance due at closing. Possession will be given at closing. All information is taken from sources believed to be reliable, however, buyer should satisfy themselves as to the condition of property. An abstract, certified to current date, will be provided on Tract I with title guaranteed as to merchantability and title will transfer by warranty deed. No abstract will be provided on Tracts II, III and IV, however title is guaranteed as to merchantability and title will transfer by mineral deed.

**SELLERS: ROGER V. PRICE AND VERNA DAVIS, CO-SUCCESSOR TRUSTEES
OF THE WALTER VERNON PRICE AND BERNA DEANE PRICE LIVING TRUST**

Robert Young
Real Estate Broker
sksinsurance.com
Cell: 580.938.1500
Walt Wagnon
Sales Associate
580.939.2281
312 S. Main
Shattuck, OK 73858

Stuart
Keffer &
Schoenhals
Inc.
938-2326

Open House
Sunday, July 20
2:00 - 4:00 p.m.
Sunday, August 3
2:00 - 4:00 p.m.

NAA and OSAA Member