

LAND AUCTION

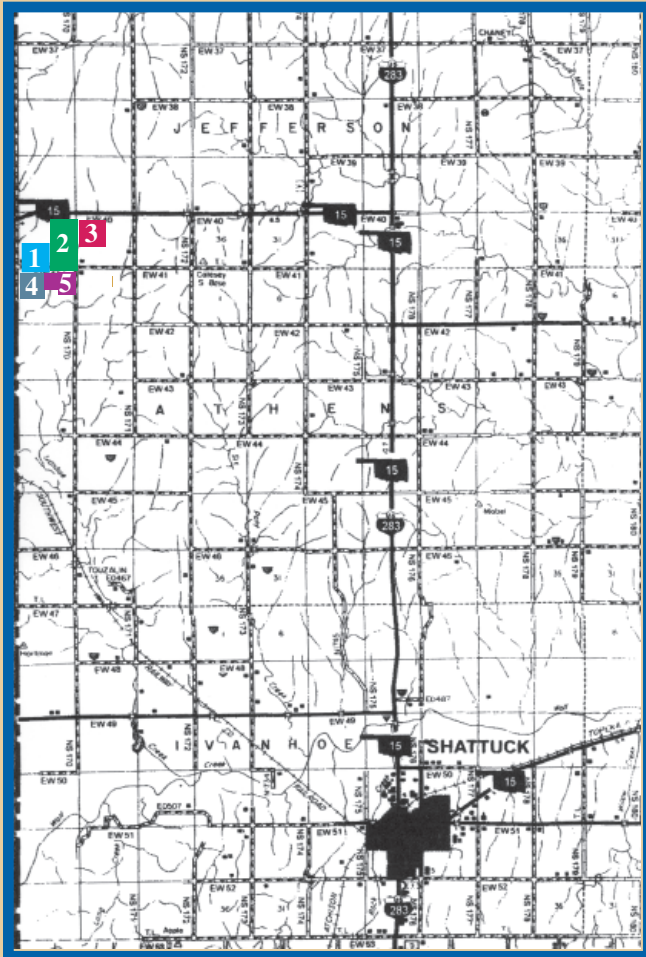
SOLD - MAY 6, 2010 • 10AM - SOLD

Sale Location: Shattuck, OK - Ellis County Fairgrounds

Highway 15, East side of Shattuck – Red Barn

*1000 Ac Ellis Co. Grass Land, with deer, turkey & quail.
Surface Only.*

Property Location: From Shattuck, OK go 11 miles North to Jct. 283/15, then go West 5 miles to Tract #3. From Follett, TX, go 8 miles East on Hwy 15 to Co. Rd 169, then South 1 mile to Tract #1.



TERMS: 10% of sale price to be placed in escrow with remainder due upon closing. Taxes to be prorated to day of closing. Buyers and sellers will split closing costs. Possession upon closing. All information has come from sources believed to be reliable, however buyers should satisfy themselves to condition, boundaries and fences. Announcements made sale day supercede all advertisement.

This property will be offered in 5 tracts and then as one parcel. This property is still open for wind energy leases. Property sells upon owners approval.



TRACT #1 163 ac, m/l

Legal Description: Lots 1 (One), 2 (Two), 3 (Three) and 4 (Four) in Sec. 32 (Thirty-Two) Township 23 (Twenty-Three) North, Range 26 (Twenty-Six) West and the Southwest Quarter (SW1/4) of Sec. 33 (Thirty-Three) Township 23 (Twenty-Three) North, Range 26 (Twenty-Six) West, Ellis Co., Oklahoma, containing 163 Ac, m/l.

Property Description: This property has a nice barn, native grass, good fence and windmill for water. This is the old home place.

TRACT #2 320 Ac, m/l

Legal Description: The SE1/4 (Southeast Quarter) and the NE1/4 (Northeast Quarter) of Sec. 33 (Thirty-Three), Township 23 (Twenty-Three) North, Range 26 (Twenty-Six) West, Ellis Co., Oklahoma, containing 320 Ac, m/l.

Property Description: This property is

all native grass with good fence and windmill water.

TRACT #3 160 Ac, m/l

Legal Description: The NW1/4 (Northwest Quarter) of Sec. 34 (Thirty-Four), Township 23 (Twenty-Three) North, Range 26 (Twenty-Six) West, Ellis Co., Oklahoma, containing 160 Ac, m/l.

Property Description: This property has native grass with windmill water and good fence and highway frontage.

TRACT #4 240 Ac, m/l

Legal Description: Lots 3 (Three) and 4 (Four) and the S1/2 (South Half) of the NW1/4 (Northwest Quarter) and the N1/2 (North Half) of the SW1/4 (Southwest Quarter) of Sec. 4 (Four), Township 22 (Twenty-Two) North, Range 26 (Twenty-Six) West, Ellis Co., Oklahoma, containing 240 Ac, m/l.

Property Description: This property has native grass with good fence and windmill water and also has an oil field water well in the Northwest corner.

TRACT #5 120 Ac m/l

Legal Description: Lots 1 (One) and 2 (Two) and the SE1/4 (Southeast Quarter) of the NE1/4 (Northeast Quarter) of Sec. 4 (Four), Township 22 (Twenty-Two) North, Range 26 (Twenty-Six) West, Ellis Co., Oklahoma, containing 120 Ac, m/l.

Property Description: This property has native grass with good fence and new water well with windmill.



SELLER: Bertha Hamilton Family Trust

Robert Young Real Estate Broker

Residential, Commercial, Farms/Ranches

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