

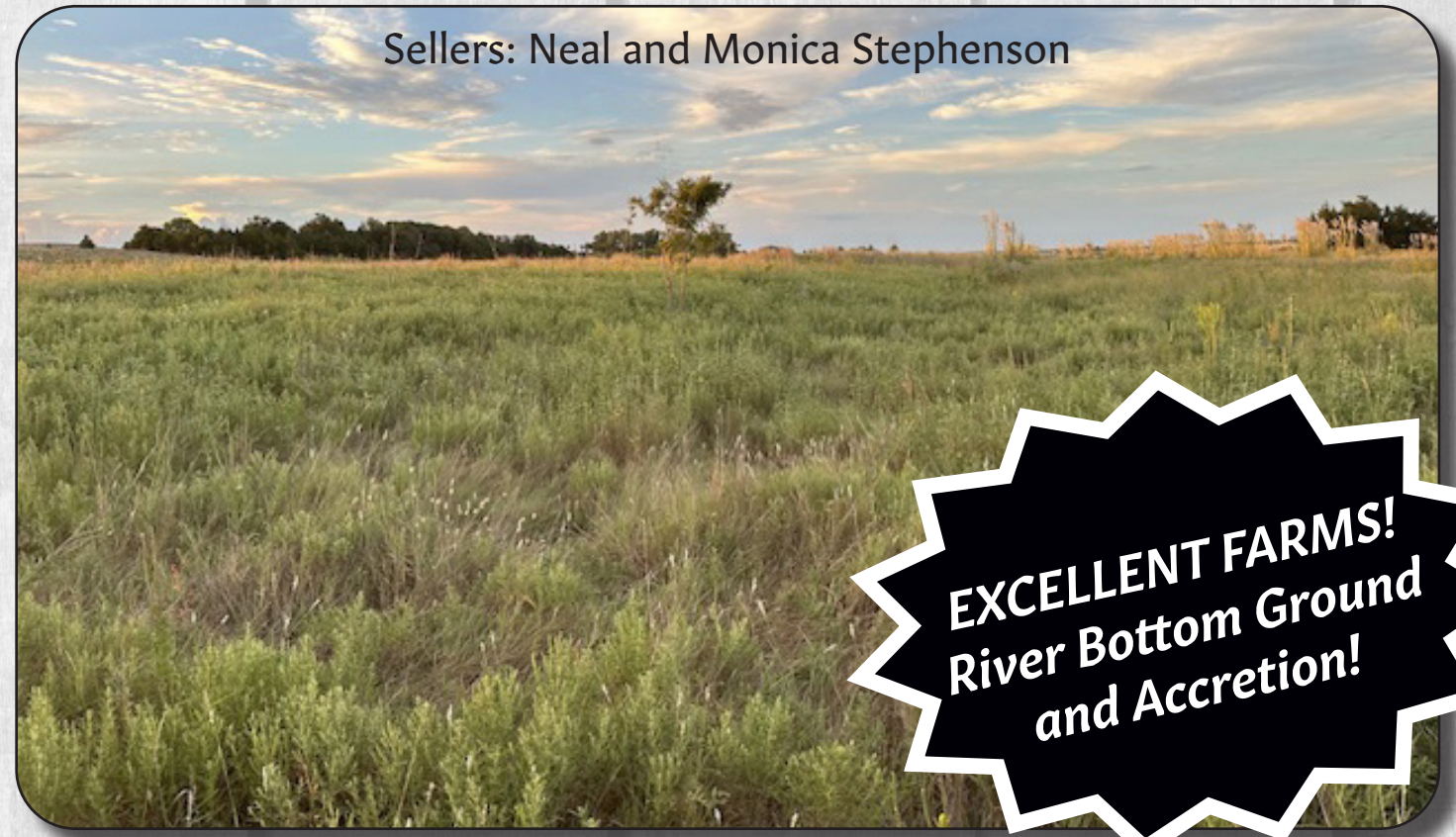
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Dewey County
Land Auction
Wednesday, Oct. 2nd 10 a.m.

Auction Location: The Lenora Church, N2210 Rd, Taloga OK

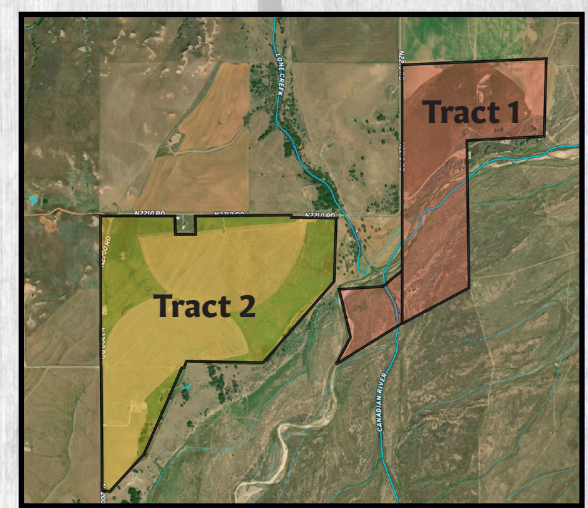


Sellers: Neal and Monica Stephenson

EXCELLENT FARMS!
 River Bottom Ground
 and Accretion!

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REAL ESTATE Terms: 10% of purchase price escrowed sale day with the balance due upon proof of marketable title. Seller will provide a current abstract and a warranty deed. Taxes prorated to the day of closing. Possession upon closing. Property selling in its present condition with no warranties expressed or implied. All information given comes from resources we believe to be reliable but in no way is guaranteed. Announcements made sale day supercede all prior advertising. Buyers should arrange financing and satisfy themselves with size, location, boundaries, etc. prior to sale day. Sellers are reserving all oil, gas, and other mineral rights.

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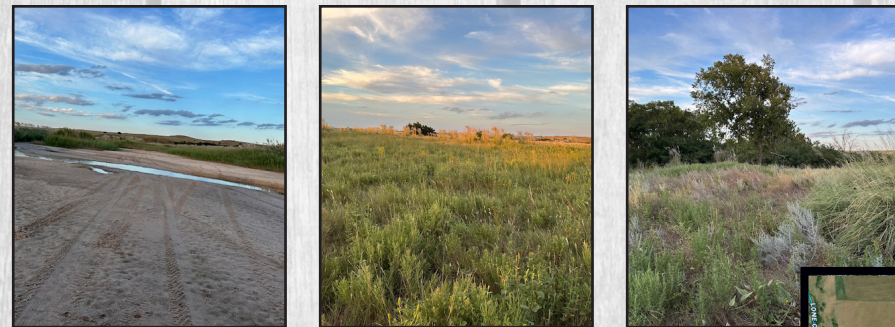
TRACT 1 - 337.5 ACRES±

Legal Description: 172.45± acres in the NE/4 SW/4, Lots 3-4-7-8 of Section 30 T17N R17 WIM and 164.85± acres in Lots 1-2-3-4-5 of Section 31 T17N R17 WIM, Dewey County, Oklahoma

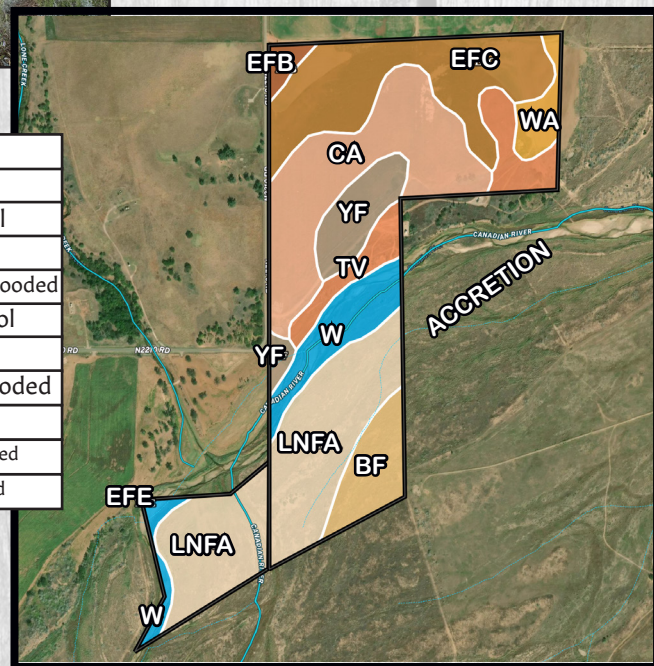
Driving Directions: From Lenora, Ok go 9 miles south on County Road 221. (Lenora is 5 miles west of Taloga, Oklahoma on black top county road)

ABOUT THE FARM

Tract 1 totals 337.5± acres of excellent farm, with an estimated 172± acres of cropland, that is fenced and cross fenced and that is just the seeded land. There are approx. 153± acres of accretion land that adds bermuda grass bottoms and as good of hunting as there is: Deer, Turkey, Quail and an occasional Elk sighting! Over a mile of river frontage on the accretion ground with several water wells makes this an amazing property. Large bonus offering here! Buy 337± deeded acres and get 153± accretion of good useable grass and great hunting!



Soil Code	Soil Description
EfB	Hardeman fine sandy loam, 1-3% slopes, cool
EfC	Hardeman fine sandy loam, 3-5% slopes, cool
Ca	Canadian loam, 0-1% slopes, rarely flooded
LnFA	Lincoln fine sandy loam, 0-1% slopes, frequently flooded
EfE	Hardeman fine sandy loam, 8-15% slopes, cool
Tv	Tivoli fine sand, 5-30% slopes
Wa	Pocasset loam, 0-1% slopes, occasionally flooded
W	Water
Yf	Westola fine sandy loam, 0-1% slopes, occasionally flooded
Bf	Lincoln loamy fine sand, 0-1% slopes, occasionally flooded



TRACT 2 - 251.78 ACRES±

Legal Description: The SW/4 and the SE/4 less 44.1 acres, less .72 acres and Lot 1 less 10.08 acres all in Section 36 T17N R18 WIM, Dewey County, Oklahoma

Driving Directions: From Lenora, Ok go 9.1 miles south on County Road 221, then turn west. (Lenora is 5 miles west of Taloga, Oklahoma on black top county road)

ABOUT THE FARM

Tract 2 totals 251.78± acres with an estimated 231.2 acres of cropland. This excellent farm has blacktop county road access on the north and west sides and is just up from the cut bank of the Canadian River. This land is good bottom ground with soils that include Lincoln, Quinlan, and Entrep. There is an older barn and homestead on the north end of the property. This is a great opportunity to buy excellent farms with good access!



Soil Code	Soil Description
WdB	Dill fine sandy loam, 0-3% slopes
EnB	Enterprise very fine sandy loam, 1-3% slopes
EfB	Hardeman fine sandy loam, 1-3% slopes, cool
LnFA	Lincoln fine sandy loam, 0-1% slopes, frequently flooded
EfC	Hardeman fine sandy loam, 3-5% slopes, cool
W	Water
QwE	Quinlan-Woodward complex, 5-20% slopes
EfE	Hardeman fine sandy loam, 8-15% slopes, cool

