

REAL ESTATE AUCTION

DEVOL, OKLAHOMA

Selling older wood framed 2 Bedroom House & Improvements on approximately 37 acres listed below for the Donnie Wood Estate, located 1½ miles West of the Kiowa Casino on River Spring Road Addition, Devol, Oklahoma (watch for signs)

Saturday, August 8, 2009 ★ 10:15 a.m.

LOCATION: 1½ miles West of the Kiowa Casino on Red River Spring Road Addition, Devol, Oklahoma (watch for signs)

LEGAL DESCRIPTION: Approx. 37 acres out of the SW¼ - SE¼ - 3 - 5S 13 WIM, Cotton County, OK consisting of 37± acres, Home & Improvements (old Donnie Wood Homeplace).

PHYSICAL ADDRESS: Rt. 1, Box 25, Devol, OK

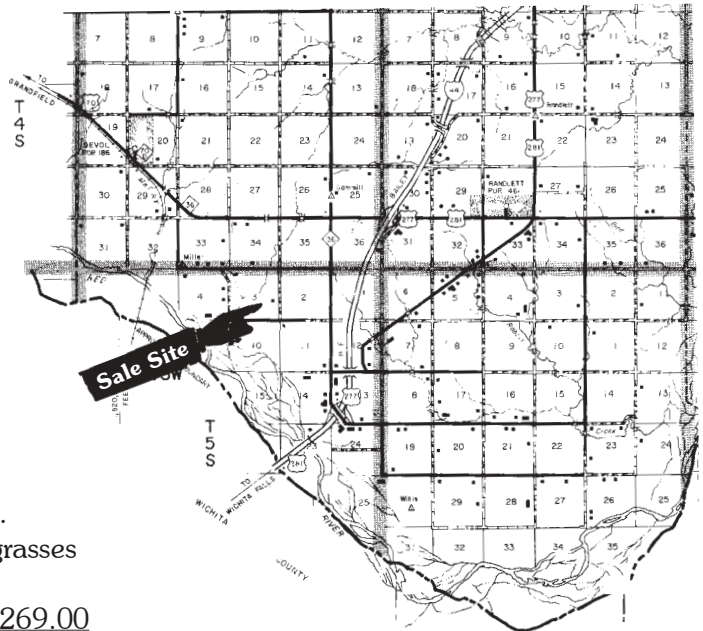
AUCTIONEER'S NOTE: If you have been looking for investment property, I encourage you to look this 37 acres and improvements over. Very close access to 2 casinos, Burkburnett or Wichita Falls, TX. Across the road from River Spring Addition that is developing every day. Choice location. Come prepared to invest. Your attendance will be appreciated by the Donnie Woods Estate & Brink Auction Service.



To view property before auction, please call Brink Auction Service, 580/335-4126

IMPROVEMENTS LISTED AS FOLLOWS:

- Approximately 1,497 sq. ft. living area
- 2 Bedroom, 1 Bath 2-story wood frame house
- Kitchen, Den, Living Room, Dining Room
- No A/C, electric wall units for heat
- 2 dug domestic water wells (1 currently in use)
- Septic tank sewer service • Steel storm cellar
- Fiberglass cattle working pens
- Cotton Electric at Walters, OK utilities
- 1000 bu. galvanized grain bin
- Several older outbuildings
- Partial windmill (no water hook-up)
- TRCW Dist #1 rural water across road to the South
- Cotton County FSA Farm #1028
- 2009 FSA Allotments: Wheat 16.0 acres, yield 33 bu.
- Approx. 16 acres cropland, balance in mixed native grasses
- Projected FSA Gov't Payment: \$240.00
- Estimated 2009 ad-valorem taxes w/o Homestead: \$269.00



TERMS: 10% down day of sale; balance due at closing, upon delivery of deed and title. Property is being sold in "as is" condition, with no warranty as to condition of home and/or property. The Estate reserves the right to accept or reject the final bid. Selling surface rights only.

SURVEY: If a survey is required by Buyer of Buyer's lender, that cost will be paid by the Buyer.

CONDITIONS & EXCEPTIONS: The property is sold subject to the following: easements, right-of-ways, restrictions, outstanding mineral interests or mineral leases, and any discrepancies an actual survey would reveal.

CLOSING: Closing to be within thirty (30) days of sale to be held at a location agreeable to both the buyer and seller.

Donnie Wood Estate, Owner

Auction Conducted By:

TERRY H. BRINK
CAI Auctioneer/Real Estate Broker
Broker Lic. #076981
Frederick, OK 73542 • 580/335-5732
Mob.: 580/335-4126
TXS Auct. Lic. #OKS-118-006033



(Announcements day of sale supersede all other advertising)

TONY TALLANT, Auctioneer
940/663-2933
TxS. Auct. Lic. #11052
LISA SANMANN, Clerk
ELLEN L. BRINK, Cashier
Real Estate Lic. #143012

For more info. and pictures, visit our website at www.brinkauction.com