

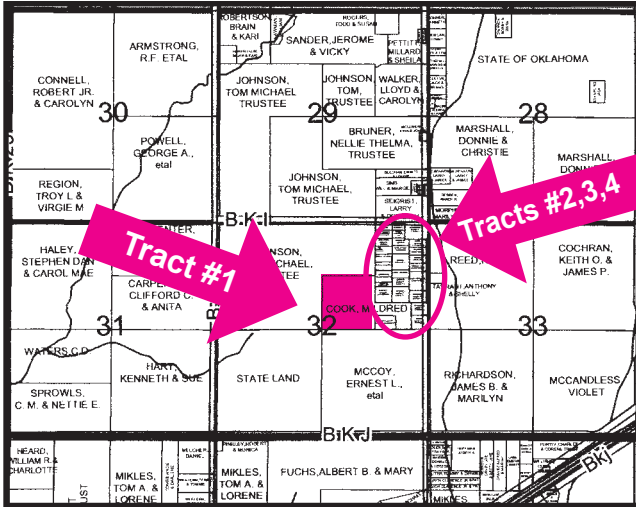
# PUBLIC AUCTION



**2 Locations!  
2 Sale Times!  
Thursday,  
July 27, 2006**

## 5 TRACTS OF BECKHAM COUNTY LAND NEAR ELK CITY, OK

**Tracts #1 - #2 - #3 - #4  
Sale Time: 11:30 a.m.**



**Tracts #1 - #2 - #3 - #4 - Sale Location:** From the Intersection of Hwy. 6 & Hwy. 66 West of Elk City, Oklahoma (Hutch's West Side) go 4 miles West on Hwy. 6 (McLemore Sand Rd.) 1 mile South, 2/10 mile West then South into sub-division.

**TRACT#1 PROPERTY LOCATION:** From the Intersection of Hwy. 6 & Hwy. 66 West of Elk City, Oklahoma (Hutch's West Side) go 4 miles West on Hwy. 6 (McLemore Sand Rd.) 1 1/2 mile South, then West to first fence line will be the Southeast Corner of Tract #1.

**LEGAL & PROPERTY DESCRIPTION:** The South One-half of the Southeast Quarter of the Northeast Quarter less a 10 acre tract and the Southwest Quarter of the Northeast Quarter in Section 32, Township 11 North, Range 22 West, I.M., Beckham County, Oklahoma. Containing 50 acres (mol).

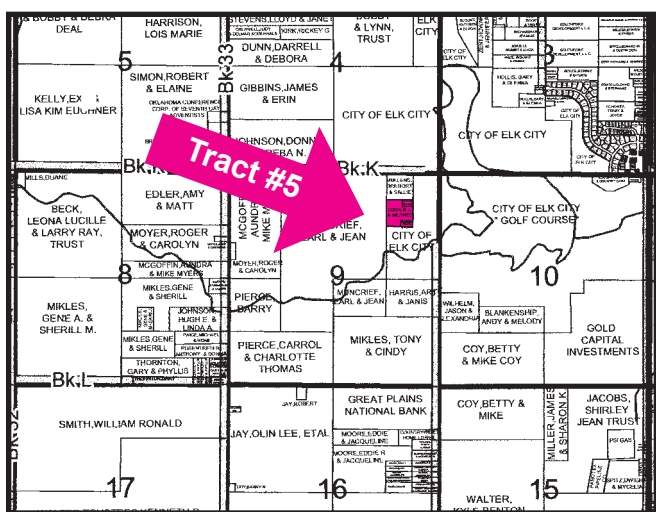
Selling surface rights only. This property has native & improved pasture, good well of water and windmill and fences are in good repair. This property is in the Merritt School District, has rural water, electric and phone availability.

**TRACT #2 - #3 - #4 PROPERTY LOCATION:** From the Intersection of Hwy. 6 & Hwy. 66 West of Elk City, Oklahoma (Hutch's West Side) go 4 miles West on Hwy. 6 (McLemore Sand Rd.) 1 mile South, 2/10 mile West then South into sub-division.

**TRACT #2 LEGAL & PROPERTY DESCRIPTION:** A tract of land beginning 1,187.79 feet South and 468.6' feet West of the Northeast Corner of the Northeast Quarter in Section 32, Township 11 North, Range 22 West, I.M., Beckham County, Oklahoma, thence South 198 feet, West 424.25 feet, North 198 feet, East 424.25 feet to point of beginning. Containing 1.93 acres (mol). Selling surface rights only. This property is in the Merritt School District, has water well and septic.

**TRACT #3 LEGAL & PROPERTY DESCRIPTION:** A tract of land beginning 797.57 feet South of the Northwest Corner of the Northeast Quarter of the Northeast Quarter in Section 32, Township 11 North, Range 22 West, I.M., Beckham County, Oklahoma, thence South 198 feet, East 421.95 feet, North 198 feet, West 421.67 feet to point of beginning. Containing 1.92 acres (mol). Selling surface rights only. This property is in the Merritt School District and has water well.

**TRACT #4 LEGAL DESCRIPTION:** A tract of land beginning 995.57 feet South of the Northwest Corner of the Northeast Quarter of the Northeast Quarter in Section 32, Township 11 North, Range 22 West, I.M., Beckham County, Oklahoma, thence South 198 feet, East 423.1 feet, North 198 feet, West 422.82 feet to point of beginning. Containing 1.92 acres (mol). Selling surface rights only. This property is in the Merritt School District, has rural water, electric and phone availability and is directly beside Tract #3.



**Tract #5  
Sale Time: 10:00 a.m.**

**TRACT #5 - SALE LOCATION:** From Hwy. 6 & Lakeview South of Elk City go 2 miles West on Lakeview then take the curve and go 1 mile South, 1 mile East then South to property location.

**TRACT #5 - LEGAL & PROPERTY DESCRIPTION:** A part of the Southwest Quarter of the Northeast Quarter of the Northeast Quarter of Section 9, Township 10 North, Range 21 West, I.M., Beckham County, Oklahoma, Beginning at a point 165 feet South of the Northeast Corner of said Southwest Quarter of the Northeast Quarter of the Northeast Quarter of said Section 9; West 660 feet, more or less, to the West line of said Southwest Quarter of the Northeast Quarter of the Northeast Quarter of said Section 9; South 165 feet; East 660 feet, more or less, to the East line of said Southwest Quarter of the Northeast Quarter of the Northeast Quarter of said Section 9; North 165 feet to the point of beginning, containing 2.50 acres (mol). Selling surface rights only. This property is located East of Elk City Lake with a beautiful view of the lake, has rural water and electricity availability.

**REAL ESTATE TERMS:** 10% of purchase price to be placed in escrow day of sale. Purchaser will have 10 days to examine title. Balance of purchase price to be due and payable upon acceptance of title. All 2005 and prior taxes will be paid by seller, 2006 taxes will be prorated. Possession will be at closing. All property sold "as is where is." Auction is not contingent upon buyer securing or obtaining financing. Grant's Auction & Realty is a transaction broker.

**OWNER: R.L. & Mildred Cook Estate**

**Grant's Auction & Realty**

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ANY ANNOUNCEMENTS MADE DAY OF SALE SUPERSEDE ALL PREVIOUS WRITTEN OR ORAL STATEMENTS.