

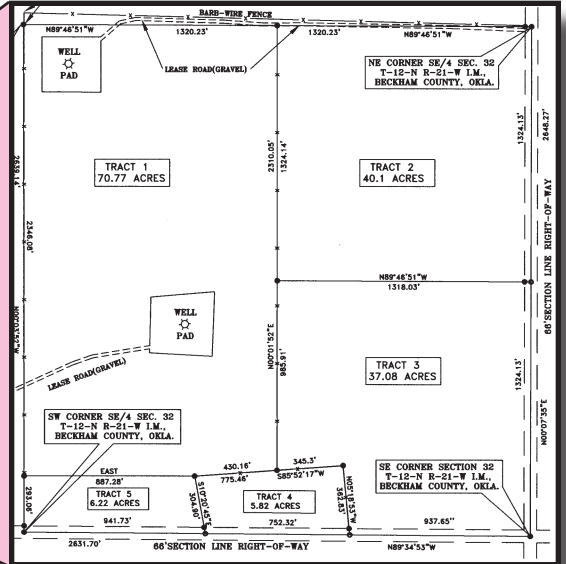
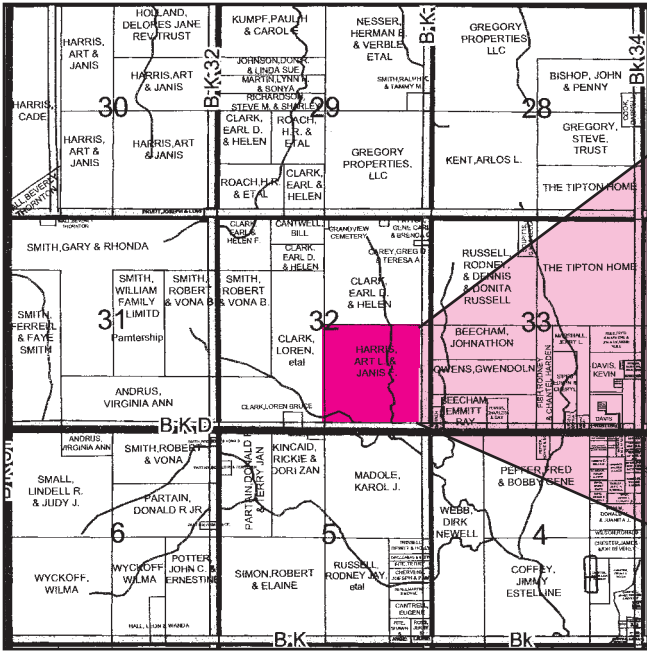
# Public Auction



**160 Acres of Good Beckham Co. Land Selling in 5 Tracts**

**10:00 A.M. • TUESDAY, JULY 25, 2006**

**SALE LOCATION:** From the Intersection of Third Street & Pioneer Streets in Elk City, Oklahoma go 3 1/2 miles North on Pioneer to the Southeast Corner of the Property.



**LEGAL DESCRIPTION:** The Southeast Quarter of Section 32, Township 12 North, Range 21 West, I.M., Beckham County.

**AUCTIONEER'S STATEMENT:** All of these tracts would make great homesites, are close to town and have access to rural water. These tracts have all be surveyed and will be sold separately and will not be combined. Looking for a small acreage, close to town and on good roads you better look this one over!

**TRACT #1 DESCRIPTION:** Beginning at the Southeast Corner of the Southeast Quarter of said Section 32; West 937.65 feet, North 362.83 feet; West 345.3 feet; North 985.91 feet; East 1,318.03 feet; South 1,324.13 feet to the point of beginning. Containing 37.08 acres (mol). This tract is mostly native and improved grasses with a small pond on the southwest corner.

**TRACT #2 DESCRIPTION:** Beginning at the Northeast Corner of the Southeast Quarter of said Section 32; South 1,324.13 feet; West 1,328.03; North 1,324.14 feet to point of beginning. Containing 40.1 acres (mol). This tract is mostly cultivation with the remainder in improved and native grasses.

**TRACT #3 DESCRIPTION:** Beginning at the Southwest Corner of the Southeast Quarter of said Section 32; North 293.06 feet; East 887.28 feet; South 304.90 feet; West 941.73 feet to the point of beginning. Containing 6.22 acres (mol). This small tract would make a beautiful home site with lots of trees and small creek along the backside.

**TRACT #4 DESCRIPTION:** Beginning at the Northwest Corner of the Southeast Quarter of said Section 32; East 1,320.23 feet; South 2,310.05 feet; West 1,317.44 feet; North 2,346.08 feet to the point of beginning. Containing 70.77 acres (mol). This good tract is all improved and native pasture with a small pond on the south end.

**TRACT #5 DESCRIPTION:** Beginning at a point on the South Line of the Southeast Quarter of said Section 32, said point is 937.65 feet from the Southeast Corner of said Section 32; West 752.32 feet; North 304.90 feet; East 775.46 feet; South 362.83 feet to the point of beginning. Containing 5.82 acres (mol). This tract has a good set of corrals and a 24' x 42' barn with rural water at the corrals.

**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.



**Grant's Auction & Realty**

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