

# Public

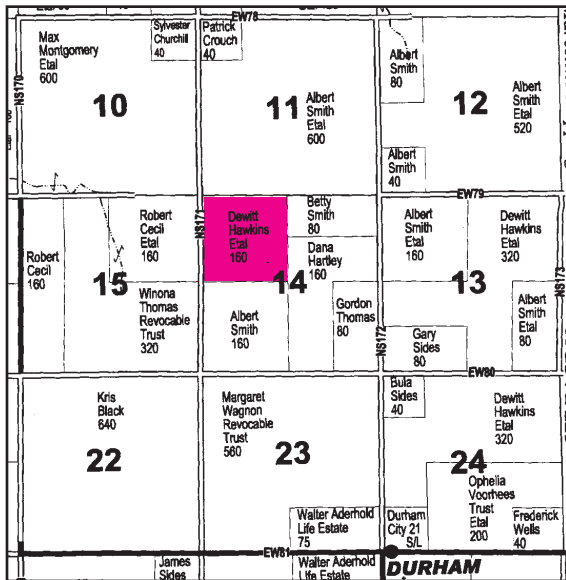


# Auction

## 160 ACRES ROGER MILLS COUNTY LAND

### 10:00 A.M. • MONDAY, APRIL 3, 2006

**SALE & PROPERTY LOCATION:** From Durham, Oklahoma go 1 mile West and 1 1/2 mile North to the Southwest Corner of the property. Durham, OK is located from the Intersection of Hwy. 33 & Hwy. 30 go 2 miles North, then 1 mile West and 1 1/2 North to the Southwest Corner of the property.



**LEGAL DESCRIPTION:** The Northwest Quarter (NW/4) of Section 14, Township 16 North, Range 26 West, I.M., Roger Mills County, Oklahoma. Containing 160 acres (mol). Selling Surface Rights Only.

**AUCTIONEER'S STATEMENT:** This good quarter is all native grass pasture with 2 water wells and a small set of corrals. The fences are 4 & 5 wire with steel post and in good repair. This pasture hasn't been grazed in over a year and is in very good shape. If you are looking for acres to add to an existing operation or a good place to get started with some pretty good hunting come look this one over.

**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.

## OWNERS: DEWITT HAWKINS & KENT HAWKINS



## Grant's Auction & Realty



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