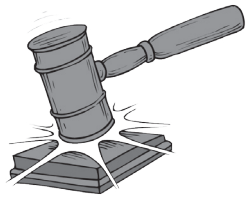


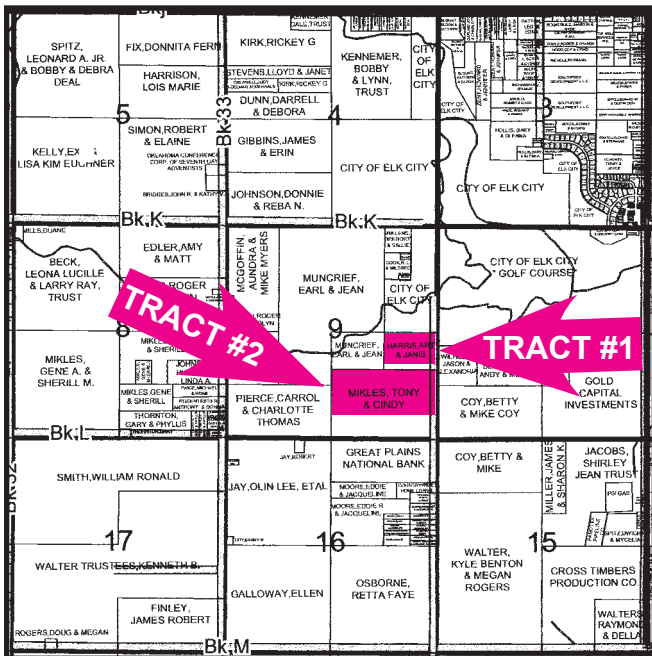
Public Auction



Approx. 92 Acres of Land in Two Tracts Near Elk City Lake!

10:00 A.M. • SATURDAY, JULY 15, 2006

PROPERTY & 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 and 1/2 mile South to the entry of Tract 1 or from Randall & Lakeview go 3/4 mile West on Lakeview then take the curve and go 1 mile South, 1 mile East and 1/2 mile South to the entry of Tract 1.



TRACT #1 - LEGAL DESCRIPTION: A tract of land located in the Southeast Quarter of Section 9, Township 10 North, Range 21 West, I.M., Beckham County, Oklahoma. Beginning at the Northeast Corner in the Southeast Quarter of said Section 9, South 925.8 feet; West 1,316.2 feet; North 925.4 feet; East 1,314.9 feet to point of beginning. Containing 27.96 acres (mol). Selling Surface Rights Only.

TRACT #2 - LEGAL DESCRIPTION: A tract of land located in the Southeast Quarter of Section 9, Township 10 North, Range 21 West, I.M., Beckham County, Oklahoma. Beginning at a point 925.8 feet from the Northeast Corner of the Southeast Quarter of said Section 9, South 1,058.6 feet; West 2,633.1 feet; North 1,059.4 feet; East 2,632.4 to the point of beginning. Containing 64 acres (mol). Selling Surface Rights Only.

LAND DESCRIPTION: These two tracts of land are native pasture and blue stem and are located just South of the Elk City Lake. The fences are 5 wire and in good repair and access to rural water. There is a small pond on Tract 2 and entry to this tract is on the east side. There is not a east and west fence dividing the two tracts and would be the responsibility of the buyers if sold separately. This acreage would make a great location for someone

wanting a small acreage close to town and a excellent location for the avid fisherman being close to the Elk City Lake or for the golfer wanting to be close to the Golf & Country Club. For more information call Grant's Auction & Realty at 580-225-0269.

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: TONY & CINDY MIKLES

Grant's Auction & Realty

580-225-0269 • "The Complete Liquidation Professionals"



Mike Grant
Auctioneer/Sales Associate
Texas License #13353
Mobile: 821-1186

Cindy Grant
Cashier/Real Estate Broker
Elk City, OK
Mobile: 821-1738

FIND US ON THE WEB AT
www.grantsauction.com

Johnny Grant
Sales Associate
Cheyenne, OK
(580) 497-2281

Jim Bales
Auctioneer & Sales Associate
TX Lic. #AA11060
(580) 928-2982

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