

Public Auction

TWO AUCTIONS! • TWO LOCATIONS!

TRACT #1: 3 Bedroom, 2 Bath Home in Cheyenne, OK

9:30 A.M. • SATURDAY, FEBRUARY 25, 2006

Sale Location: 205 W. BLAINE, CHEYENNE, OK



attached carport, large back yard, window units for cooling and wall furnaces for heat. For more information or an appointment to see this home call Grant's Auction & Realty at 580-225-0269.

OPEN HOUSE:

Sunday, February 19, 2006 - 2:00 p.m. - 4:00 p.m.

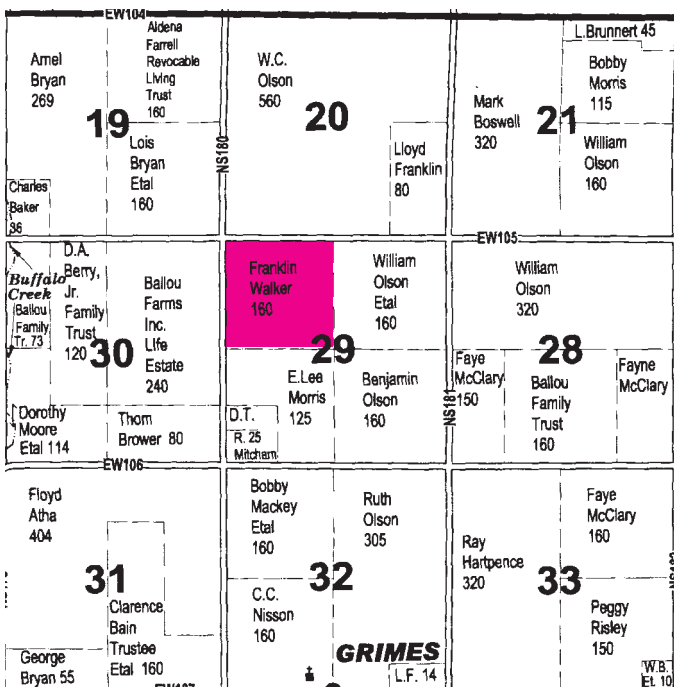
TRACT 1 LEGAL DESCRIPTION: A tract of land 72' x 150' in the Southwest Quarter of Block 73 to the Original Town of Cheyenne, Roger Mills County, Oklahoma.

PROPERTY DESCRIPTION: This is a 3 bedroom home with approximately 1,161 sq. ft. living area. There is a 1/2 bath and a 3/4 bath, large kitchen, dining room, living room and nice size utility. This home also has a 459 sq. ft.

TRACT #2: 160 Acres Roger Mills County Land

11:00 A.M. • SATURDAY, FEBRUARY 25, 2006

Property Location & Sale Location: From Cheyenne at the Intersection of Hwy. 47 & Hwy. 283 go 8 Miles South on Hwy. 283 (EW106) then 6 miles West to the Northwest Corner of the Property. From the Intersection of Hwy. 6 & Hwy. 283 at the flashing light go 6 Miles North on Hwy. 283 (EW106) then 6 miles West to the Northwest Corner of the Property.



TRACT 2 LEGAL DESCRIPTION: The Northwest Quarter (NW/4) of Section 29, Township 12 North, Range 24 West, I.M., Roger Mills County, Oklahoma. Containing 160 acres (mol). Selling Surface Rights Only.

PROPERTY DESCRIPTION: This 160 acres has approximately 65 acres of cultivation and the remainder being native and improved grasses. This Quarter has a good well of water with a windmill and a small pond, lots of trees and fences are in good repair. Bases on this farm are Wheat 72.3 acres, Grain Sorghum 33.7 acres.

AUCTIONEER'S STATEMENT: This good Quarter would make a great addition to any existing farming/ranching operation or a great week-end get-away for the avid hunter with an abundance of Deer, Turkey and Quail. A great place to get away from it all and enjoy nature, peace and quiet. Don't Miss This One!!!

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. Sale subject to confirmation of district court.

OWNERS: F.D. (BUD) & LOUISE WALKER

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.