

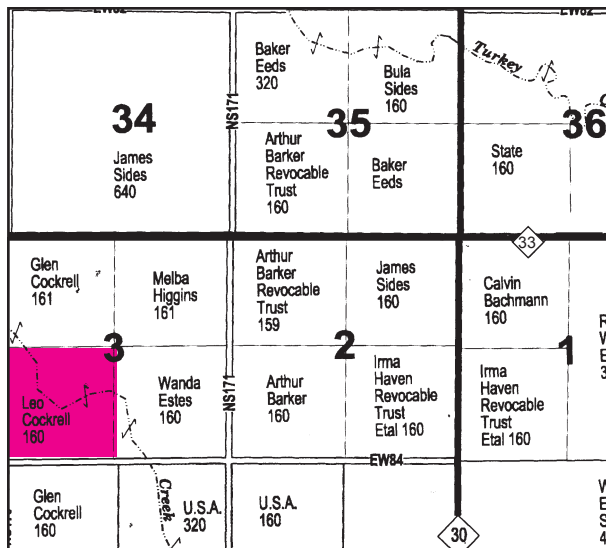
# PUBLIC AUCTION



**10:00 a.m.**  
**Friday,**  
**NOV. 9, 2007**

## 160 ACRES ROGER MILLS COUNTY LAND

**SALE & PROPERTY LOCATION:** From the Intersection of Hwy. 283 & Hwy. 30 North of Roll, OK, go West 13 miles on Hwy. 30 to NS171 County Road, South 1 mile to EW084 County Road, then West 1/2 mile to the Southeast Corner or From Reydon, OK, Intersection of Hwy. 30 & Hwy. 47 go North 11 Miles on Hwy. 30 to Hwy. 33, West 1 mile to NS171 County Road, South 1 mile to EW084 County Road, then 1/2 mile West to the Southeast Corner. Watch for signs.



**LEGAL DESCRIPTION:** The Southwest Quarter (SW/4) of Section 3, Township 15 North, Range 26 West, I.M., Roger Mills County, Oklahoma. Containing 160 acres (mol). Selling surface rights only.

**PROPERTY DESCRIPTION:** This 160 has approximately 38 acres of cultivation with a wheat base of 37.4 acres and the balance being Native Pasture. The fences are 5 wire and in good condition and there is a water well. This would make a good quarter for someone wanting to add on to an existing operation, building a home or excellent hunting with deer, quail and turkey.

**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 2006 and prior taxes will be paid by seller, 2007 taxes will be prorated. Possession on grass will be Jan. 1, 2008. Possession on crop land will after wheat is harvested. 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: LEO C. COCKRELL & CAROL P. COCKRELL**



*Grant's Auction & Realty*

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