

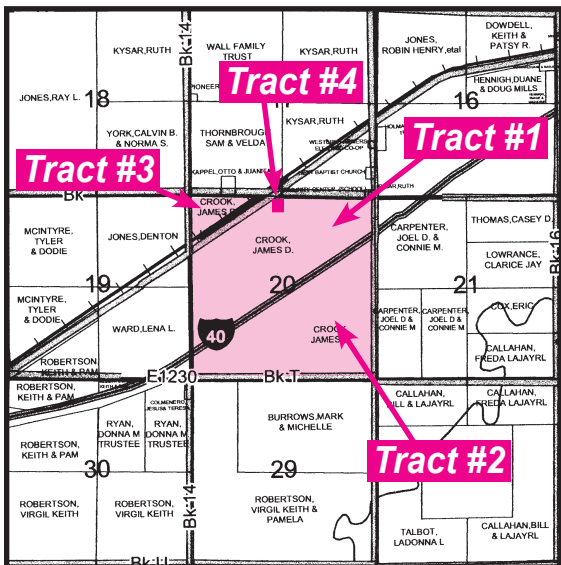


PUBLIC AUCTION

10:00 a.m. • Tuesday, June 12, 2007

635 Acres of Beckham County Land Sold in Six Tracts

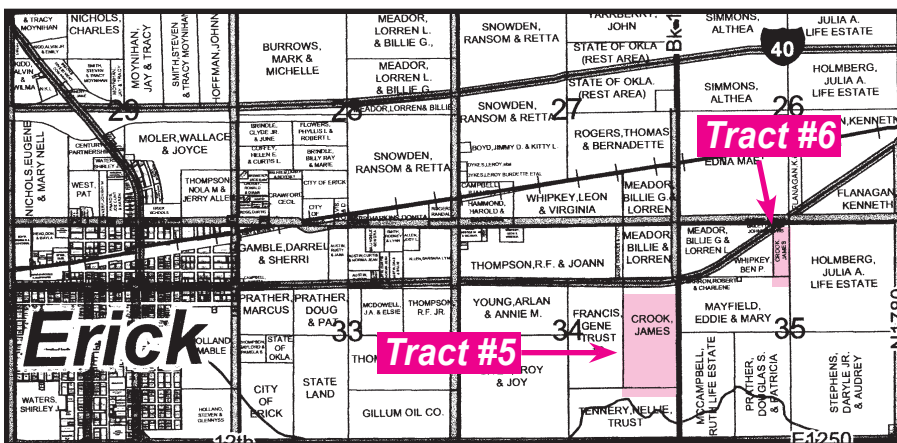
Sale Location: Exit 14 Hext Road on I-40 West of Sayre, OK, go North 1/10 mile to sale site. Watch for Signs!



TRACT #1 - LOCATION & DESCRIPTION: Exit 14 Hext Road on I-40 West of Sayre, OK, go North to Southeast Corner of tract (Section 20, Township 9 North, Range 24 West, I.M., Beckham County, OK) - Tract #1 - This good tract contains 259.21 acres (mol) of good native, improved grasses and cropland with a 198.1 acre wheat base. There is a good irrigation well that is approximately 194 feet deep and will pump 1,370+ gallons per minute. The 6 Tower Pivot and irrigation motor do not sell with this property and will be moved before closing. This tract has a good set of pipe lots, a 14' x 26' barn and a 14' x 80' 1982 Holiday mobile home with 3 bedrooms, 2 bathrooms, living room w/built-in entertainment center, kitchen w/dishwasher and pantry, garden tub in master bathroom, washer/dryer hook-up and has central heat & air.

TRACT #2 - LOCATION & DESCRIPTION: Exit 14 Hext Road on I-40 West of Sayre, OK, go South to Northeast Corner of tract (Section 20, Township 9 North, Range 24 West, I.M., Beckham County, OK) - This tract has 256.85 acres (mol) which is native pasture and cropland with a wheat base of 173.2 acres. There are pipe corrals that are 110' x 120', water well with submersible pump and electricity.

TRACT #3 - LOCATION & DESCRIPTION: Exit 14 Hext Road on I-40 West of Sayre, OK, go North to Tract #1, this tract is triangular shape just north of Tract #1 on the North side of Hwy 66 and Railroad Tracks (Section 20, Township 9 North, Range 24 West, I.M., Beckham County, OK) - This tract has 35.65 acres (mol) which is cropland and has a wheat base of 27.6 acres. There is also a water well.



TRACT #4 - LOCATION & DESCRIPTION: Exit 14 Hext Road on I-40 West of Sayre, OK, go North to Tract #1, this tract is in the Northwest Corner of Tract #1 (Section 20, Township 9 North, Range 24 West, I.M., Beckham County, OK). This tract has 5 acres (mol) and has a rock home with approximately 1,087 sq. ft. living area, 3 bedrooms, 1 bathroom, kitchen and living room. This tract also has a 36' x 60' Hay Shed.

TRACT #5 - LOCATION & DESCRIPTION: Exit 11 on I-40 West of Sayre, OK go 2 miles West on Hwy. 66 to Northeast Corner of property. (The NE/4 of the SE/4 and the SE/4 of the NE/4 South of Hwy. 66 in Section 34, Township 9 North, Range 25 West, I.M., Beckham County, OK). This tract has 71.5 acres (mol) which has bermuda grass and cropland with a wheat base of 56.9 acres.

TRACT #6 - LOCATION & DESCRIPTION: Exit 11 on I-40 West of Sayre, OK go 1 1/2 miles West on Hwy. 66 to Northeast Corner of property. (Beginning in the Northeast Corner of the NW/4 South 440 yards, West 127 yards, North 440 yards, East 127 yards to point of beginning less tract in Northwest Corner in Section 35, Township 9 North, Range 25 West, I.M., Beckham County, OK). This tract has 8 acres (mol) and is cropland.

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 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: JAMES D. CROOK ESTATE & MARIE CROOK

Grant's Auction & Realty

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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.