


PUBLIC AUCTION



**10:00 a.m.
Saturday,
OCT. 27, 2007**

Country Home on 2.4 Acres West of Sayre, Oklahoma

SALE & PROPERTY LOCATION: From Hwy. 152 & Hwy. 283 in Sayre, Oklahoma, go West on Hwy 152 for 10 1/2 miles. Watch for Signs!



OPEN HOUSE:
Sunday, October 21, 2007 from 2-4 p.m.

LEGAL DESCRIPTION: A tract of land lying in the Northeast Quarter of the Southeast Quarter, Southwest of Hwy. 152 in Section 12, Township 10 North, Range 25 West, I.M., Beckham County, Oklahoma. Containing 2.4 acres (mol). Selling surface rights only.

PROPERTY DESCRIPTION: This country home sits on 2.4 acres and has 2 or 3 bedrooms, 1 bathroom, living room, kitchen, utility and double car garage. This home has approximately 1000 sq. ft. living area, masonite siding, window units for cooling and heat is furnished by a wall heater. Looking for a home with a small acreage - Don't Miss This Sale!!

REAL ESTATE TERMS: 15% 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.

OWNER: JUSTIN HOWELL



Grant's Auction & Realty

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