

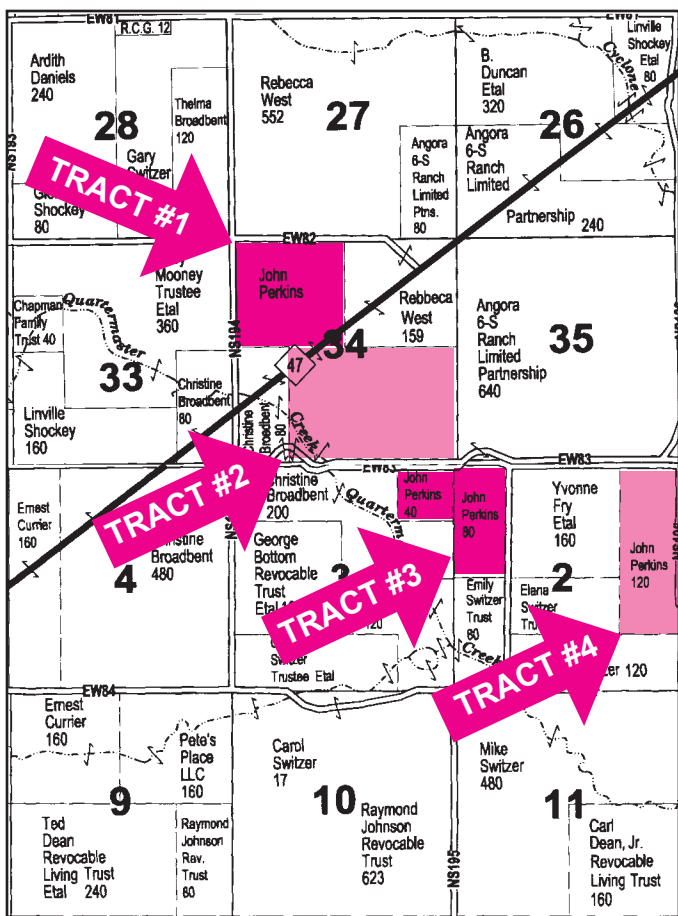
# PUBLIC AUCTION



10:00 a.m. • Saturday, Sept. 22, 2007

640 ACRES ROGER MILLS COUNTY GRASS LAND WEST OF LEEDEY, OK

**SALE LOCATION:** From the Intersection of Hwy. 34 & Hwy. 47 two miles South of Leedeey, OK go West on Hwy. 47 for 10.5 miles to NS194 County Road go South to EW083 County Road then East One Mile. WATCH FOR SIGNS!



**AUCTIONEER'S STATEMENT:** This good 640 acres would be a great addition to any existing operation or a great starter place. Any one of these four tracts would make a great get-away with an abundance of wildlife, (deer, turkey, quail) and ponds. Don't miss this rare opportunity to purchase good Roger Mills County land in this area.

**TRACT #1 PROPERTY LOCATION:** From the Intersection of Hwy. 34 & Hwy 47 go West on Hwy. 47 for 10.5 miles to NS194 County Road go North 1/4 mile to the Southwest Corner. This tract is located on the North side of Hwy. 47.

**TRACT #1 LEGAL DESCRIPTION & PROPERTY DESCRIPTION:** The Northwest Quarter (NW/4) of Section 34, Township 16 North, Range 22 West, I.M., Roger Mills County, Oklahoma. Containing 160 acres (mol). This quarter has native pasture with some improved grasses, rural water access and fences are in good condition.

**TRACT #2 PROPERTY LOCATION:** From the Intersection of Hwy. 34 & Hwy 47 go West on Hwy. 47 for 10.5 miles to NS194 County Road go South to EW083 County Road then East 1/4 mile to the Southwest Corner.

**TRACT #2 LEGAL DESCRIPTION & PROPERTY DESCRIPTION:** The Southeast Quarter (SE/4) and the East Half of the Southwest Quarter (E/2 SE/4) of Section 34, Township 16 North, Range 22 West, I.M., Roger Mills County, Oklahoma. Containing 240 acres (mol). This acreage has native pasture, ponds and fences are in fair to good condition. There is a wheat base of approximately 10 acres (mol).

**TRACT #3 PROPERTY LOCATION:** From the Intersection of Hwy. 34 & Hwy 47 go West on Hwy. 47 for 10.5 miles to NS194 County Road go South to EW083 County Road then East 3/4 mile to the Northwest Corner.

**TRACT #3 LEGAL DESCRIPTION & PROPERTY DESCRIPTION:** The Northeast Quarter of the Northeast Quarter (NE/4 NE/4) of Section 3, and the West Half of the Northwest Quarter (W/2 NW/4) of Section 2 all in Township 15 North, Range 22 West, I.M., Roger Mills County, Oklahoma. Containing 120 acres (mol). This acreage has native pasture, ponds and fences are in good condition.

**TRACT #4 PROPERTY LOCATION:** From the Intersection of Hwy. 34 & Hwy 47 go West on Hwy. 47 for 10.5 miles to NS194 County Road go South to EW083 County Road then East 1 3/4 mile to the Northwest Corner.

**TRACT #4 LEGAL DESCRIPTION & PROPERTY DESCRIPTION:** The East Half of the Northeast Quarter (E/2 NE/4) and the Northeast Quarter of the Southeast Quarter (NE/4 SE/4) of Section 2, Township 15 North, Range 22 West, I.M., Roger Mills County, Oklahoma. Containing 120 acres (mol). This acreage has native pasture, well and fences are in fair condition.

**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.

**OWNERS: JOHN & JAN PERKINS**

*Grant's Auction & Realty*

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