

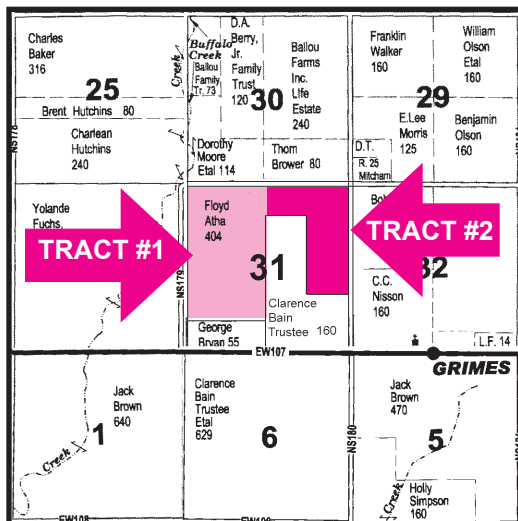
# PUBLIC AUCTION



**10:00 a.m.  
Saturday,  
March 29, 2008**

## 404 ACRES ROGER MILLS COUNTY LAND SOLD IN TWO TRACTS

**SALE SITE & PROPERTY LOCATION:** From the Intersection of Hwy. 283 & Hwy. 6 go 4 miles North on Hwy. 283, then 6 1/2 miles West on RM-EW107 County Road, 1/4 mile North on RM-NS180 County Road to the Southeast Corner of Tract #2. Watch for Signs!!



**TRACT #1 LEGAL DESCRIPTION:** The East One-half of the Northwest Quarter (80 acres mol) and the South One-half of Lot 3 and all of Lot 4 and the East One-half of the Southwest Quarter, less a tract Beginning in the Southeast Corner of the Southwest Quarter, North 946 feet, West 2547.6 feet, South 946 feet, East 2547.6 feet to point of beginning (80 acres mol) and the North 33 acres of a tract described beginning in the Northwest Corner of the Northwest Quarter, East 18.20 chains, South 50 chains, West 18.20 chains, North 50 chains to point of beginning (33 acres mol) and the South 51 acres of a tract described beginning in the Northwest Corner of the Northwest Quarter, East 18.20 chains, South 50 chains, West 18.20 chains, North 50 chains to point of beginning (51 acres mol) all in Section 21, Township 12 North, Range 24 West, I.M., Roger Mills County, Oklahoma, Containing 244 acres (mol). Selling Surface Rights Only. This good tract containing approximately 244 acres of good native pasture has 5 wire fences that are in good repair and ponds for water.

**TRACT #2 LEGAL DESCRIPTION:** The North One-half of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter in Section 21, Township 12 North, Range 24 West, I.M., Roger Mills County, Oklahoma. Containing 160 acres (mol). Selling Surface Rights Only. This tract containing 160 acres is good native pasture has 5 wire fences in good repair and a well for water.

**AUCTIONEER'S STATEMENT:** This is an excellent opportunity to add good pasture to an existing operation or a good starter place. There is currently a 3 year wind turbine lease on these two tracts with approximately 2 years remaining. Call for more information on this lease.

**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 2007 and prior taxes will be paid by seller, 2008 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: FLOYD & NANCY ATHA**

*Grant's Auction & Realty*

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