



PUBLIC AUCTION

10:00 a.m. • Saturday, June 28, 2008

**117 Acres Selling in Four Tracts North of Elk City, OK
4 Bedroom, 1 3/4 Bath Home**

SALE & PROPERTY LOCATION: From Hwy. 34 North, East of Elk City, Oklahoma, go 6 miles North on Hwy. 34, 1/2 mile West on RM County Road EW 104, 1/2 South on RM County Road NS 202 to sale location. Watch for signs.



OPEN HOUSE:

**SUNDAY, JUNE 15, 2:00-4:00 P.M. &
SUNDAY, JUNE 22, 2:00-4:00 P.M.**

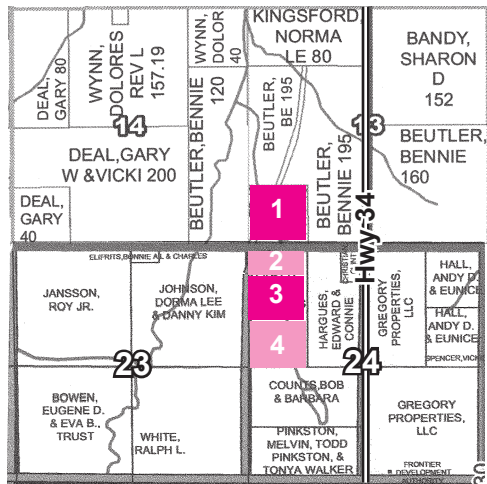
TRACT #1 LEGAL DESCRIPTION: The Southwest Quarter of the Southwest Quarter of Section 13, Township 12 North, Range 21 West, I.M., Roger Mills County, Oklahoma. Containing 40 acres mol. Selling surface rights

only. This 40 acres has approximately 35 acres cropland and 5 acres native pasture.

TRACT #2, #3, & #4 LEGAL DESCRIPTION: The West One-half of the Northwest Quarter of Section 24, Township 12 North, Range 21 West, I.M., Beckham County, Oklahoma, Less a 3 acres tract in the Northwest Corner of the Northwest Quarter of the Northwest Quarter. Containing 77 acres mol. Selling surface rights only.

TRACT #2 - PROPERTY DESCRIPTION: This tract has approximately 24 acres with native grass and a pond and access to rural water.

TRACT #3 - PROPERTY DESCRIPTION: This tract has approximately 26.5 acres with native grass, pond and the brick home which has 4 nice size bedrooms, 1 3/4 bathrooms and approximately 2,276 sq. ft. living area. There is a large living room with a wood burning fireplace, coat closet, kitchen with dining area and eating bar, new stainless dishwasher and stainless venthood and a pantry. This home has central heat & air, 2 gas water heaters, nice size utility and a 22' x 24' attached double car garage and is on rural water, REA Electric and has a septic system. This home has recently been painted outside and inside, new mini blinds, dishwasher, venthood, front screen door, light fixtures and mirrors in both bathrooms, faucets, entry tile, 4 ceiling fans new flooring in



both bathrooms and utility. Looking for a nice country home with acreage this is the home for you.

TRACT #4 - PROPERTY DESCRIPTION: This tract has approximately 26.5 acres cropland, native grass, creek and access to rural water.

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.

OWNER: PHYLLIS FIDLER ESTATE

Grant's Auction & Realty

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