

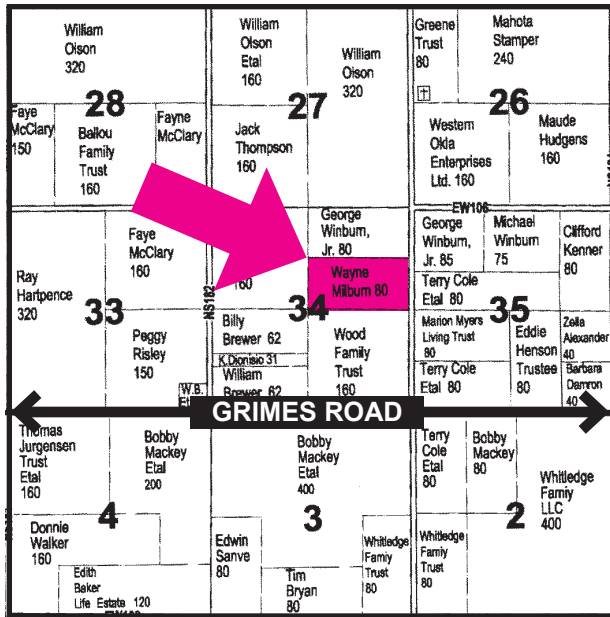
# PUBLIC AUCTION



**10:00 a.m. • Saturday, March 1, 2008**

## 80 Acres of Good Roger Mills County Grassland

**SALE & PROPERTY LOCATION:** From the Intersection of Hwy. 283 & Hwy. 6 go 4 miles North on Hwy. 283, then 3 1/2 miles West on RM-EW107 County Road, 1/2 mile North on RM-NS183 County Road to the Southeast Corner of the property. Watch for Signs!!



**LEGAL DESCRIPTION:** The South One-half of the Northeast Quarter of Section 34, Township 12 North, Range 24 West, I.M., Roger Mills County, Oklahoma. Containing 80 acres (mol). Selling surface rights only.

**PROPERTY DESCRIPTION:** This 80 acres has approximately 35 acres of improved grass and the balance being native pasture. This good 80 has a small pond and 3 water wells, 1 with a windmill, the other 2 have 6" casing and approximately 4 feet to water. The fence is 5 wire and in good repair. There is an abundance of wildlife for the avid hunter. Looking for a nice place to build a home, add to an existing operation or a nice weekend get-away with awesome hunting, check this place out!!!

**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: WAYNE & SANDRA MILBURN**

*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](http://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.