



PUBLIC AUCTION

10:00 a.m. • Saturday, April 4, 2009

160 Acres Beckham County Grass Land South of Erick, OK

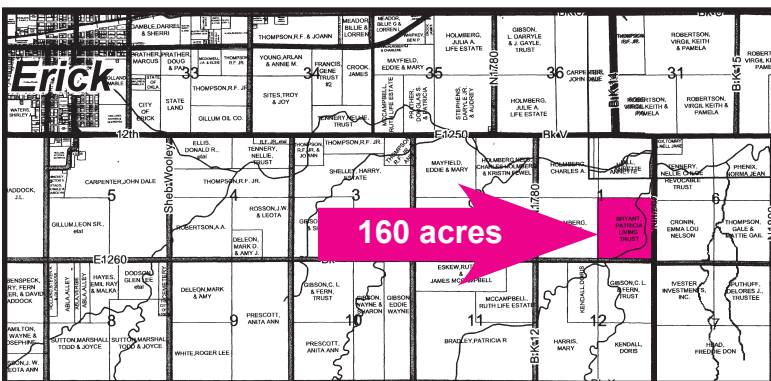
SALE & PROPERTY LOCATION: Exit 7 off of I-40 at Erick, OK, go South to stoplight at the Intersection of Roger Miller Blvd & Sheb Wooley St., go East on Roger Miller Blvd. 3 1/2 miles to County Road N1780, go South 1 1/4 mile to County Road E1250, go East 1 1/4 mile to County Road N1790, South 1/2 mile to the Northeast Corner of property. Or, from Exit 11 off of I-40 go West 1 mile on Roger Miller Memorial Highway to County Road N1780, go South 1 1/4 mile to County Road E1250, go East 1 1/4 mile to County Road N1790, go South 1/2 mile to the Northeast Corner of property.



LEGAL DESCRIPTION: The Southwest Quarter of Section 1, Township 8 North, Range 25 West, I.M., Beckham County, Oklahoma. Selling Surface Rights Only.

PROPERTY DESCRIPTION: This good quarter of land has been in the CRP Program for the past 10 years and the contracts have expired. This land consist of improved and native grasses with a creek running through for water. There are lots of trees and an abundance of deer, turkey and quail. This place would be a good addition to any operation, a good starter place or the perfect getaway for the family or hunter, being located close to Erick and Sayre. Don't Miss This One.

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 2008 and prior taxes will be paid by seller, 2009 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: PATRICIA BRYANT LIVING TRUST

Grant's Auction & Realty

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