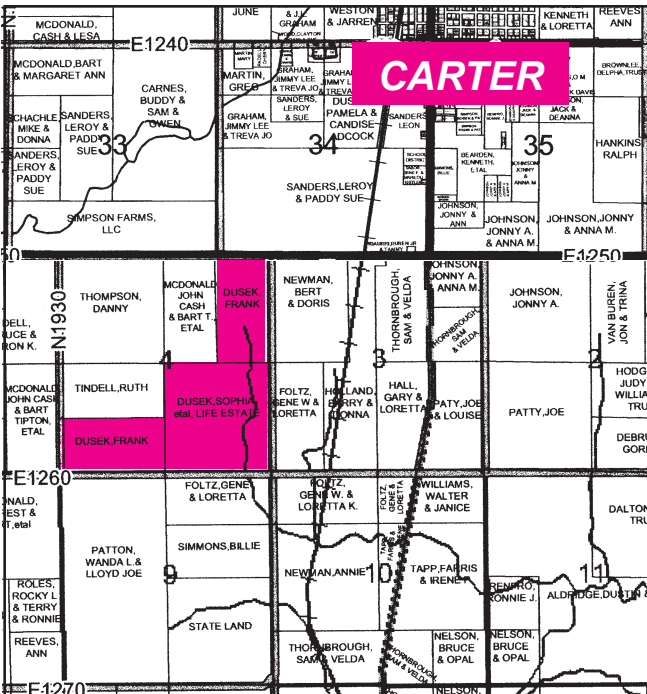


PUBLIC AUCTION



**Monday,
NOV. 9, 2009
10:00 a.m.**

320 Acres Beckham County Grassland • Pickup



SALE LOCATION: From Intersections of Hwy. 55 & Hwy. 34 in Carter, Oklahoma go 1 mile South on Hwy. 34 to BC Road E1250, 3/4 mile West to BC Road N1940, 3/4 mile South to Sale Site. - WATCH FOR SIGNS!

PROPERTY LOCATION: From Intersections of Hwy. 55 & Hwy. 34 in Carter, Oklahoma go 1 mile South on Hwy. 34 to BC Road E1250, 3/4 mile West to the Northeast Corner of Property.

LEGAL DESCRIPTION: Lot 1 and the Southeast Quarter of the Northeast Quarter, a/d/a the East Half of the Northeast Quarter, and The South Half of the Southwest Quarter and The Southeast Quarter all in Section 4, Township 8 North, Range 22 West, 1M, Beckham County, Oklahoma. Containing 320 acres mol. Selling surface rights only.

PROPERTY DESCRIPTION: 288.8 acres of this property is currently enrolled in the CRP Program. 137.1 acres expires in 2020 with yearly payments of \$5,307.00 and 151.7 acres expires in 2018 with yearly payments of \$5,398.00. As this is an estate, buyer must re-enroll these acres by November 21, 2009 to continue CRP contracts. If not re-enrolled by November 21, 2009 CRP contracts will expire.

REAL ESTATE TERMS: 20% 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 January 1, 2010. 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.



PICKUP
1-1998 Ford F150 Pickup, XLT, Triton V8, 28,583 miles
TERMS ON PICKUP: Cash, Visa, MasterCard or Personal Check settled on sale day.

OWNERS: FRANK DUSEK & SOPHIA DUSEK ESTATE



Grant's Auction & Realty

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