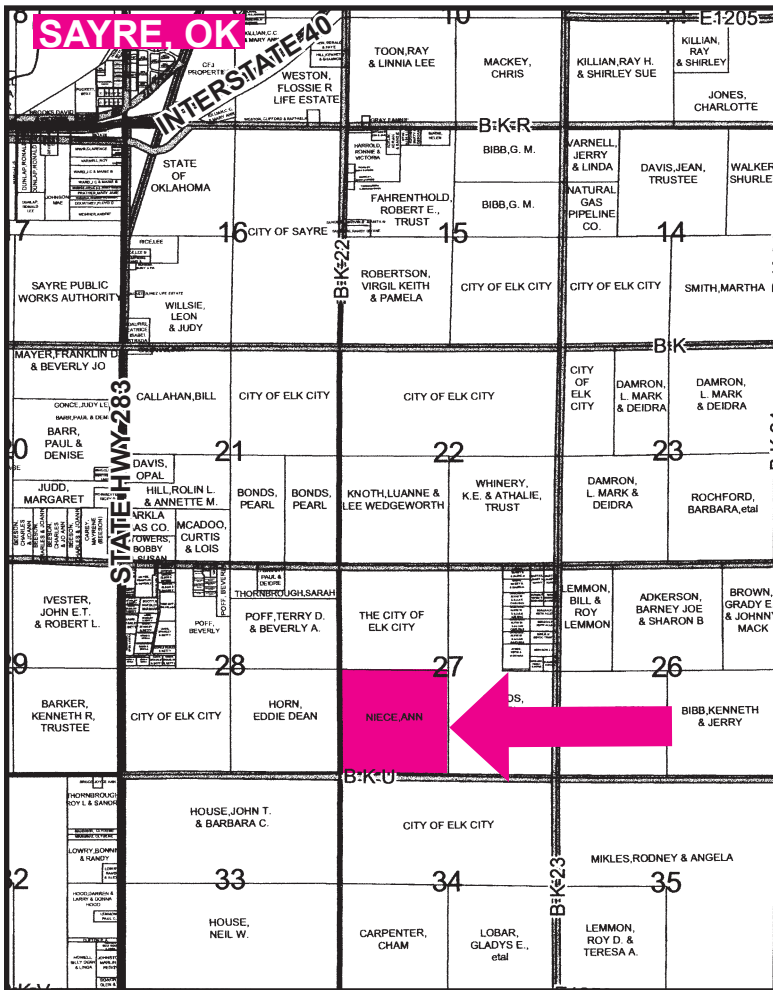




# PUBLIC AUCTION

**10:00 a.m. • Saturday, December 4, 2010**

## 160 ACRES BECKHAM COUNTY GRASS LAND



### SALE & PROPERTY LOCATION:

From the Stoplight in Sayre, Oklahoma (Intersection of Hwy. 152 & Hwy. 183 go 5 miles South on Hwy. 283 to Beckham County Road E1240, 1 mile East to the Southwest Corner of the Property. Watch for signs.

**LEGAL DESCRIPTION:** Legal Description: The Southwest Quarter (SW/4) of Section 27, Township 9 North, Range 23 West, IM, Beckham County, Oklahoma. Containing 160 acres (mol). Selling surface rights only. City of Elk City is owner of the Water Rights.

**PROPERTY DESCRIPTION:** This quarter has approximately 109 acres native pasture and 51 acres improved grasses. FSA records show 156 acres cropland with a wheat base of 17.1 acres with an annual payment of \$199.00.

**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 2009 and prior taxes will be paid by seller, 2010 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: STANLEY NIECE**

## Grant's Auction & Realty

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Auctioneer/Sales Associate  
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ANY ANNOUNCEMENTS MADE DAY OF SALE SUPERSEDE ALL PREVIOUS WRITTEN OR ORAL STATEMENTS.