

PUBLIC AUCTION

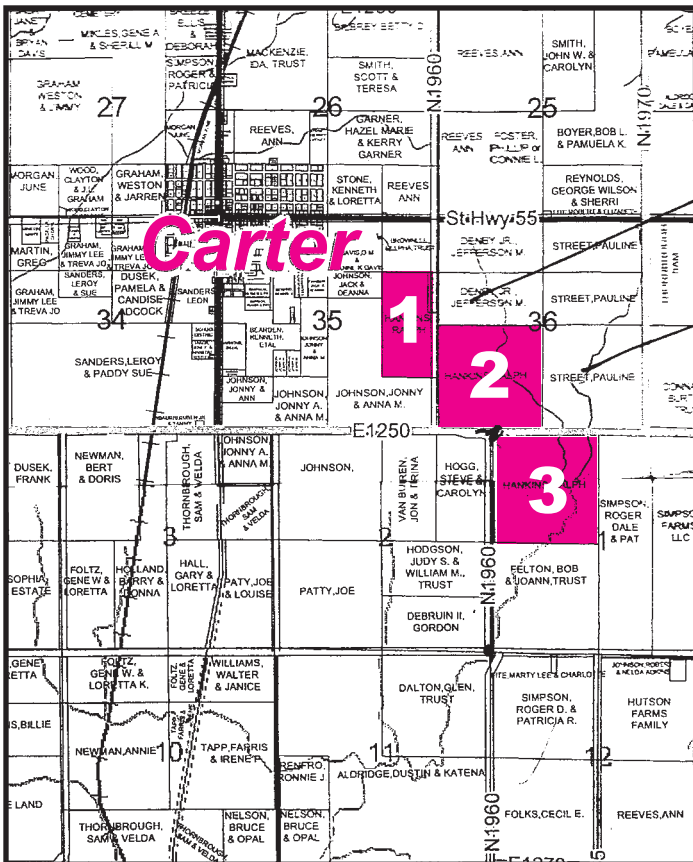


10:00 a.m. • Saturday, June 11, 2011

404 Acres Beckham County Land Southeast of Carter, OK

SALE LOCATION: From Carter, Oklahoma at the intersection of Hwy. 34 & Hwy. 55 go 1 mile East on Hwy. 55 to N1960 County Road, 1/2 Mile South.

Auctioneer's Statement: These three good acreages offer the cattleman an excellent opportunity to add to an existing operation, an abundance of deer, turkey and quail for the avid hunter or if you are looking for a nice secluded location for a homesite or just a nice place to get away for the weekend all within two miles of Carter or 20 to 30 minutes from Elk City. Looking to add to an existing cattle operation, first time buyer or excellent hunting possibilities - come check this property out!!



TRACT #1 - LEGAL DESCRIPTION:

The Northeast Quarter of the Southeast Quarter & The Southeast Quarter of the Northeast Quarter less and except a 5 acre tract located in the Northeast Corner of the Property in Section 35, Township 9 North, Range 22 West, IM Beckham County, Oklahoma. Containing 75 acres (mol).

TRACT #1 PROPERTY DESCRIPTION:

This tract is enrolled in the CRP Program until September 30, 2017 with a yearly payment of \$2,516.00. There is a wheat base of 34.3 and a cotton base of 19.1.

TRACT #2 - LEGAL DESCRIPTION:

The Southwest Quarter of Section 36, Township 9 North, Range 22 West, IM Beckham County, Oklahoma. Containing 160 acres (mol).

TRACT #2 PROPERTY DESCRIPTION:

This tract has a 41.41 acres of land enrolled in the CRP Program until September 30, 2011 with a yearly payment of \$1,475.00 and 19.47 acres enrolled in the CRP Program until September 30, 2017 with a yearly payment of \$662.00. The 41.41 acres has a cotton base of 41.4 and the 19.47 acres has a wheat base of 9.0 and a cotton base of 5.0. The remainder acres are native pasture.

TRACT #3 - LEGAL DESCRIPTION:

Lots 3 and 4 and the South One-Half of the Northwest Quarter in Section 1, Township 8 North, Range 22 West, IM Beckham County, Oklahoma. Containing 169.21 acres (mol).

TRACT #3 PROPERTY DESCRIPTION: This tract has 29.25 acres enrolled in the CRP Program until September 30, 2017 with a yearly payment of \$995.00. There is a wheat base of 13.6 and a cotton base of 7.5. The remainder acres are native pasture.

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 2010 and prior taxes will be paid by seller, 2011 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: RALPH AND VERA HANKINS FARMS



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

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Johnny Grant
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Monte Tucker
Auctioneer & Sales Associate
Sunny Point, America
(580) 515-4477

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