

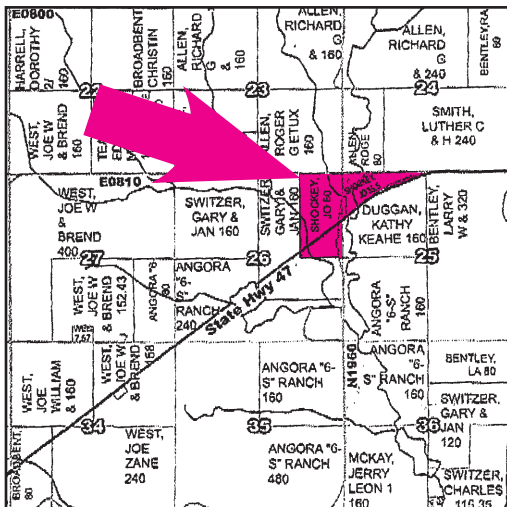
# PUBLIC AUCTION



**10:00 a.m. • Tuesday, December 13, 2011**

**115.5 Acres Roger Mills County, Oklahoma Pasture Land**

**SALE & PROPERTY LOCATION:** From the Intersection of Hwy. 34 & Hwy. 47, Two miles South of Leedey, Oklahoma go 8 miles West on Hwy. 47 or from Roll, Oklahoma at the Intersection of Hwy. 283 & Hwy. 47 go 13 miles East on Hwy. 47 to Roger Mills County Road N1960.



**LEGAL DESCRIPTION:** A 35.5 acre tract of land in the Northwest Corner of the Northwest Quarter in Section 25 and the East One-half of the Northeast Quarter in Section 26 in Township 16 North, Range 22 West I.M., Roger Mills County, Oklahoma. Containing 115.5 acres (mol). Selling surface rights only.

**PROPERTY DESCRIPTION:** This acreage is native pasture and has 5 and 6 wire fences that are in fair to good condition on the perimeters. Red Star Rural Water has a main line running on the north side of Hwy. 47 and a 2" line that runs north on the Roger Mills County Road N1960.

**REAL ESTATE TERMS:** 15% 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 2011 and prior taxes will be paid by seller, 2012 taxes will be prorated. Possession will be at closing. Closing will be after Jan. 1, 2012. 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: Joe Shockey, Linville Shockey, Glenna Fowler, Mary Ann Stigleman, Juanita Courtney**

**Grant's Auction & Realty**

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