

PUBLIC AUCTION



10:00 a.m. • Saturday, February 25, 2012

**3 Bedroom Country Home With 7 Acres (MOL)
153 Acres of Beckham County Crop/Grassland
North of Elk City, OK • Farm Equipment • Household**

AUCTIONEER STATEMENT: This is a very nice three bedroom home that has been completely remodeled and updated. This home is in the Elk City School district and is on good gravel and blacktop roads. These two tracts will be offered separately and combined selling the way they bring the most. Don't miss this rare opportunity to own a nice home and acreage close to Elk City.

SALE SITE: From Hwy. 34 North, East side of Elk City, Oklahoma, go 5 miles North to BC E1050 County Road, then West 3/4 mile. Watch for signs.



Real Estate Sells at 11:00 a.m.

OPEN HOUSE: Sunday, February 12, 2:00-4:00 and Sunday, February 19, 2:00-4:00

LEGAL DESCRIPTION: The Northeast Quarter of Section 26, Township 12 North, Range 21 West, I.M. Beckham County, Oklahoma. Containing 160 acres (mol). Selling surface only.

TRACT #1 PROPERTY DESCRIPTION: This tract has approximately 7 acres and also a nice 3 bedroom, 1 3/4 bath home with approximately 1,384 sq. ft. living area.

There is a nice size living room and kitchen with built-in oven, built-in gas range top with venthood, dishwasher, stainless steel sink and plenty of cabinet and counter space. The dining area has a built-in china cabinet and access to the single car garage and there is also an additional carport. There is a utility just off the kitchen and the 3/4 bath. This home has carpet and ceramic tile flooring, central heat and air, cellar, supplied with rural water and has a septic system. Also on this tract is a 30' x 50' metal shop building and two 1500 bu. grain bins. This property is located in the Elk City School District.

TRACT #2 PROPERTY DESCRIPTION: This tract has approximately 153 acres with approximately 33 acres cropland and the remainder being improved and native pasture. There is a 20' x 50' shed with five runs and pipe lots, pond and fences are in good repair.

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 2011 and prior taxes will be paid by seller, 2012 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.



FARM EQUIPMENT

- 1-John Deere 4455 Quad Range, Dual Remotes, 3 pt., PTO, w/John Deere 265 Quick Attach Loader, 7625 hrs. Serial #H008808
- 1-1973 John Deere 4630 w/Miller P-12 Loader, 3 pt., PTO, Dual Remotes. Serial #006017R
- 1-1976 Gleaner M Combine, 20' header, nice machine
- 1-Case IH 8465 Round Baler, Twine/Net
- 1-John Deere 8300 Grain Drill, Single Disc, Press Wheels, 20-8's



- 1-Javorski 28' Field Cultivator
- 1-28' Cultimatic Field Cultivator
- 1-John Deere 14' Tandem Disc
- 1-Schafer 14' Offset Disc
- 1-John Deere 5 Bottom Moldboard, semi-mount
- 1-John Deere 100, 14' Chisel w/Rake Attachment
- 1-Howse HD10 Shredder, 10', 3 pt
- 2-Attachments for John Deere 265 Loader, Hay Spike & Forklift
- 4-5 Hydraulic Implement Cylinders
- 1-8' Working Cattle Chute

- 2-Calf Cradles
- 3-12' Bunk Feeders
- 1-Round Bale Hay Feeder
- 1-5' Pill Water Tank
- 1-8' Doerr Stock Tank
- 1-Gas Wire Roller w/5 Wheels & Wire
- 1-Set Safety Harness w/Rope
- 1-30' Shop Fan
- 1-Grain Moisture Tester
- 1-Saddle & Stand
- 1-Lot Chains & Booms
- 1-Lot Shop Tools & Garden Tools

PICKUP

- 1-1977 Chev. 1/2 Ton, 454

FURNITURE & APPLIANCES

- 1-Dining Table w/6 Chairs
- 1-Frigidaire Dryer, Limited Edition, Commercial HD
- 1-Frigidaire Washer, Super Capacity, 14 cycle, Commercial HD
- 1-Upright Freezer

**MANY MORE MISCELLANEOUS ITEMS TOO NUMEROUS TO MENTION!
PERSONAL PROPERTY TERMS: Cash, Visa, MasterCard or Personal Check.**

All Accounts must be settled on sale day. Permits must be shown or sales tax will be charged.

OWNER: JEFF McADAMS



Grant's Auction & Realty

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