

# PUBLIC AUCTION



**Saturday,  
April 21, 2012  
10:00 a.m.**

## 305 Acres Good Roger Mills County Land & Country Home

**SALE SITE:** From Hwy. 6 & Hwy. 283 (North of Sayre, OK) Go 4 Miles North on Hwy. 283 to Roger Mills County Road EW107 (Grimes Road) then 6 Miles west on EW 107 to sale site.

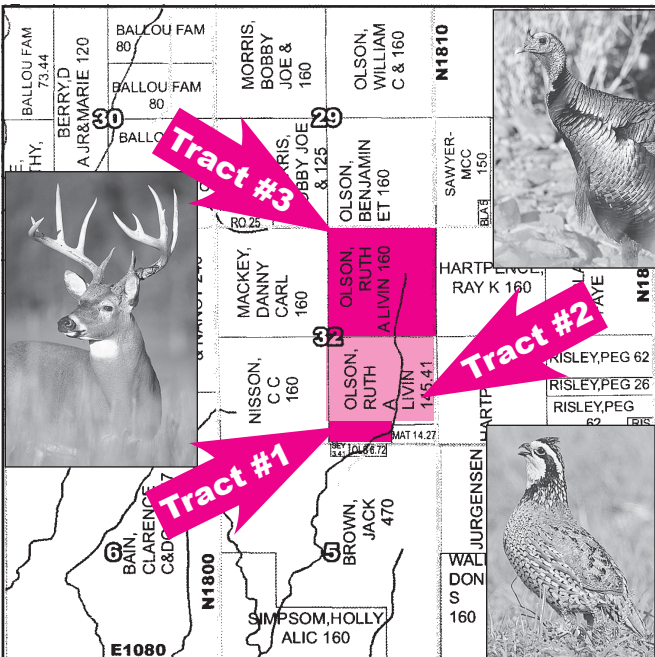


### OPEN HOUSE:

Sunday, April 15 – 2:00-4:00

**TRACT #1 LEGAL DESCRIPTION:** A 19 acre tract (mol) in the Southeast Quarter of Section 32, Township 12 North, Range 24 West, I.M., Roger Mills County, Oklahoma.

**TRACT #1 PROPERTY DESCRIPTION:** This tract has a nice 3 bedroom, 1 bath home with approximately 1,265 sq. ft. living area. There is a nice size living room, kitchen with dining area, plenty of counter and cabinet space with 2 lazy susans, built-in dishwasher, microwave, cook stove and refrigerator. This home has one large bedroom upstairs, 2 bedrooms and bath downstairs, utility which as enclosed access to the basement and enclosed back porch/breezeway to the attached double car garage. This home has 3 ceiling fans and window units for cooling and 4 vent less gas heaters to heat the home. Also, on this tract is a 30' x 50' barn and a 50' x 60' metal barn with a 30' x 60' lean-to and it has 3 sliding outside doors and one sliding inside door and 2 walk-thru doors. This home has vinyl siding and has been well maintained. This property is in the Sayre School District. Looking for a country home with acreage – Don't Miss This Sale.



**TRACT #2 LEGAL DESCRIPTION:** A 126 acre tract (mol) in the Southeast Quarter of Section 32, Township 12 North, Range 24 West, I.M., Roger Mills County, Oklahoma.

**TRACT #2 PROPERTY DESCRIPTION:** This acreage has cropland, native and improved grasses, water well and good five wire fences. There is excellent hunting with deer, turkey and quail. Currently there is 19.20 acres of wheat and FSA records show 18.8 base acres. This property is in the Sayre School District.

**TRACT #3 LEGAL DESCRIPTION:** The Northeast Quarter of Section 32, Township 12 North, Range 24 West, I.M., Roger Mills County, Oklahoma. Containing 160 acres (mol).

**TRACT #3 PROPERTY DESCRIPTION:** This acreage has cropland, native and improved grasses, water well and good five wire fences. Also on this tract is a wind turbine which has a \$4,800 guaranteed yearly payment with a year-end bonus of electricity produced. There is excellent hunting with deer, turkey and quail. Currently there is approximately 72 acres of wheat sown on this tract and FSA records show a 48.5 acre base, remainder of the tract will be mostly love grass and native pasture. This property is in the Cheyenne School District.

**AUCTIONEER STATEMENT:** These three tracts will be offered separately and then combined and selling the way they bring the most money for the seller.

**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 the seller, 2012 taxes will be prorated. Possession will be at closing. All property is sold "as is where is." Auction is not contingent upon buyer securing or obtaining financing. Grant's Auction and Realty is a transaction broker.

**OWNER: RUTH OLSON TRUST**



## 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 1926-2010  
Jeremy Justus  
Auctioneer

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

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