

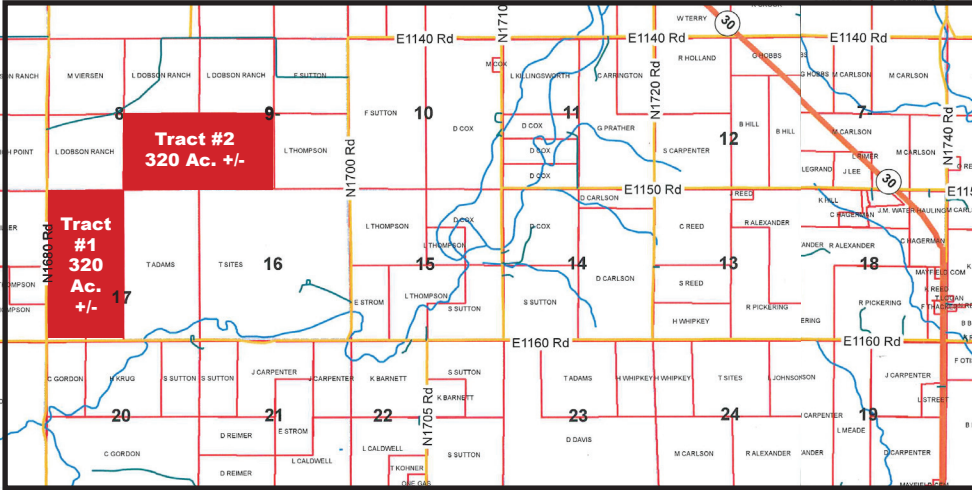


PUBLIC AUCTION

10:00 a.m. • Saturday, June 24, 2017

640 (mol) Acres Beckham County Land - Selling in Two Tracts

SALE LOCATION: Beckham County Activity Barn - Sayre, OK
East of the Beckham County Court House



PROPERTY LOCATION:

From Intersection of Hwy. 30 & Hwy. 152 Sweetwater, OK (Keathley Korner) go 6.8 miles South on Hwy. 30 to BK E 1160 Road then 5 1/2 miles West to the Southeast Corner of Tract #1 or from Exit 7 off of I-40 at Erick, OK go 7 1/2 miles North on Hwy. 30 to BK E 1160 Road then 5 1/2 miles West to the Southeast Corner of Tract #1.

TRACT #1 LEGAL DESCRIPTION:

The West One-half of Section 17 Township 10 North, Range 26 West, I.M. Beckham County, OK. Containing 320 acres (mol). Selling Surface Rights Only.

TRACT #2 LEGAL DESCRIPTION:

The Southeast Quarter of Section 8 and the Southwest Quarter of Section 9 Township 10 North, Range 26 West, I.M. Beckham County, OK. Containing 320 acres (mol). Selling Surface Rights Only.

the Southwest Quarter of Section 9 Township 10 North, Range 26 West, I.M. Beckham County, OK. Containing 320 acres (mol). Selling Surface Rights Only.

PROPERTY DESCRIPTION: Here is an extremely unique opportunity to own 640 acres with impressive ranching and hunting opportunities. In an average summer the owner has ran 150 head of cattle so there is great potential for a great return on your investment. This acreage is very secluded and thick cover, has great views and caters to both the cattleman and the hunter. Excellent acreage to run cattle with the bonus of some great deer, turkey and quail hunting. In Section 8 and Section 9 they both have a water well with windmills and in Section 17 there is a windmill and two water wells. There is perimeter fencing and county road frontage. This acreage offers everything a buyer could want; Ranch land and awesome hunting, with so many possibilities we encourage you to see for yourself – Don't Miss This Sale!!!

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 2016 and prior taxes will be paid by seller. 2017 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.



Scan QR Code for more information!

OWNERS: STEPHEN (SONNY) DWAYNE SUTTON & DWANA DAVIS



Grant's Auction & Realty

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