

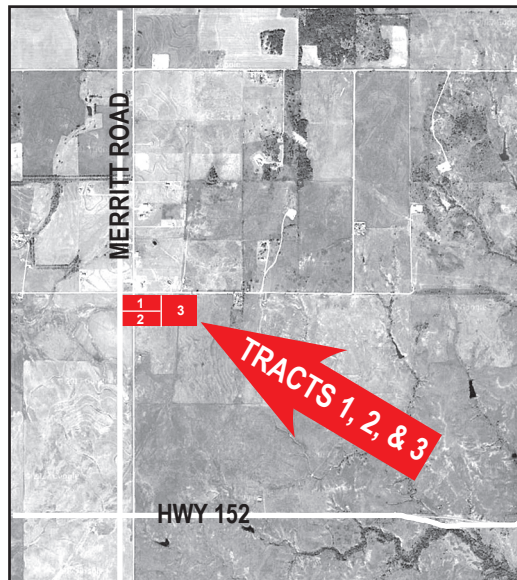


PUBLIC AUCTION

10:00 a.m. • Saturday, December 2, 2017

BECKHAM COUNTY LAND LOCATED SOUTH OF MERRITT, OK

SALE LOCATION FOR ALL TRACTS: Elk City, OK - From Exit 34 off of I-40 (Merritt Road) go 4 ½ miles South to the Northwest Corner of Tract #1(1170 Beckham County Road). From Intersection of 1970 Beckham County Road & 1130 Beckham County Road at Merritt School go 4 miles South to the Northwest Corner of Tract #1.



80 ACRES OFFERED IN 3 TRACTS

AUCTIONEER'S STATEMENT: This 80 acres (mol) is located 4 miles South of Merritt in the Merritt School District and a great place for a home, business or a place to run a few cattle or horses. Good access to I-40 or Highway 152 all on blacktop road. Been looking for a place you better check this out.

TRACT #1, #2 & #3 LEGAL DESCRIPTION: The North One-half of the Northwest Quarter in Section 30, Township 10 North, Range 21 West, I.M., Beckham County, Oklahoma. Containing 80 acres (mol).

TRACT #1 PROPERTY DESCRIPTION: This property consist of 20 acres located on the corner of (Merritt Road) 1970 County Road and 1170 County Road. This tract has Beckham County Rural Water with a meter, improved grasses and five wire fencing.

TRACT #2 PROPERTY DESCRIPTION: This property consist of 20 acres with 660 feet frontage on (Merritt Road) 1970 County Road. It has a set of corals, improved grasses and five wire fencing.

TRACT #3 PROPERTY DESCRIPTION: This property consist of 40 acres with 1,320 feet frontage on 1170 County Road. This tract has improved grasses and partial five wire fencing.

Grant's Auction & Realty

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Mike Grant
Auctioneer/Sales Associate
Texas License #13353
Mobile: 821-1186

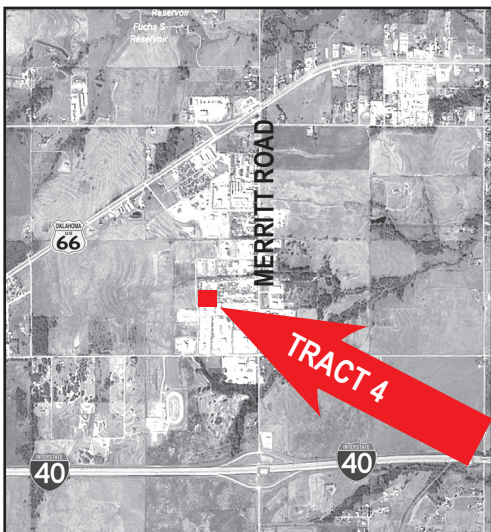
Cindy Grant
Cashier/Real Estate Broker
Elk City, OK
Mobile: 821-1738



WILSON REALTY

Stacey Carnes, Realtor • 580-821-4804

ONE 4 ACRE TRACT IN COPPERHEAD DEVELOPMENT



AUCTIONEER'S STATEMENT This 4 acres is located just West off of Merritt Road, 1/2 mile from the interstate and good access to Highway 6. A great place for that oilfield business with plenty of room to grow.

TRACT #4 PROPERTY LOCATION: Elk City, OK – From Exit 34 off of I-40 (Merritt Road) 1970 County Road go ½ mile North to 1120 County Road then ¼ mile West to Copperhead Road.

TRACT #4 LEGAL & PROPERTY DESCRIPTION: Tract #4 in The Copperhead Development Tracts being a portion of the Southeast Quarter of Section 25, Township 11 North, Range 22 West, I.M., Beckham County, Oklahoma. Containing 4.044 acres (mol). This is a 330 feet x 534 feet tract in the Copperhead Development on Copperhead Road just ¼ mile West off of (Merritt Road) 1970 County Road. There is Beckham County Rural Water, Oklahoma Natural Gas, AT&T and Dobson Technology Fiber Optic Line. This property is not in the city limits and would make a great location for a business that needs room for parking or storage of large equipment.

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 2016 and prior taxes will be paid by seller. 2017 taxes will be prorated. Possession will be at closing. Selling surface rights only. 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.



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information!

OWNERS: Rodney & Angela Mikles



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(580) 515-4477

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