



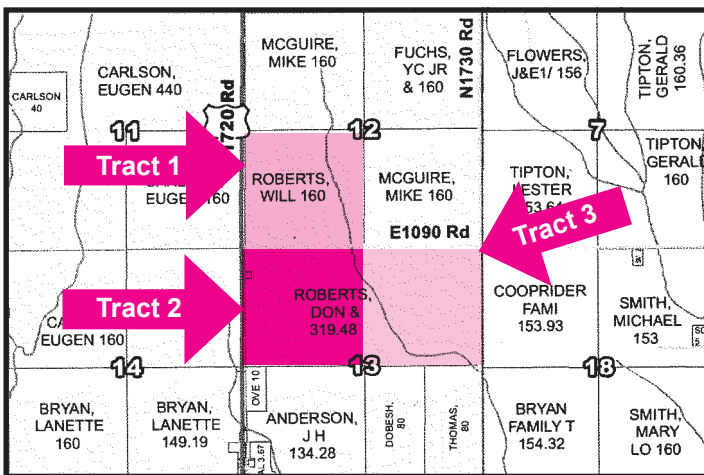
PUBLIC AUCTION

10:00 a.m. • Saturday, March 24, 2018

**480 +/- ACRES ROGER MILLS COUNTY LAND
NEAR SWEETWATER, OK - OFFERED IN 3 TRACTS**

SALE & PROPERTY LOCATION:: From Sweetwater, OK at the intersection of Highway 30 and Highway 152 go 1 mile North to RM 1090 County Road then ¼ mile East. Watch for Signs!!!

AUCTIONEER'S STATEMENT: These are probably 3 of the best most productive places in this part of Roger Mills County. Looking to get started or add to an existing operation better check these places out!!!



TRACT #1 LEGAL & PROPERTY DESCRIPTION:

The Southwest Quarter of Section 12, Township 11 North, Range 26 West I.M., Roger Mills County, Oklahoma. Containing 160 acres (mol). Selling Surface rights only. This 160 acre tract consist of good improved grasses with 5 wire boundary fences in good shape. There is a nice set of catch pens with 2 rubber tire water tanks and a 20' x 40' loafing shed and a good well of water.

TRACT #1 OWNER: WILL J. ROBERTS

TRACT #2 LEGAL & PROPERTY DESCRIPTION:

The Northwest Quarter of Section 13, Township 11 North, Range 26 West I.M., Roger Mills County, Oklahoma. Containing 160 acres (mol). Selling Surface rights only. This 160 acres has improved grass mostly being Plains Bluestem, there is a good well of water in the Southwest corner, it has good 5 wire fences on the South and East sides and has 1/2 mile of Highway 30 frontage.

TRACT #3 LEGAL & PROPERTY DESCRIPTION: The Northeast Quarter of Section 13, Township 11 North, Range 26 West I.M., Roger Mills County, Oklahoma. Containing 160 acres (mol). Selling Surface rights only. This 160 acres has Love Grass and Midland 99 Grass. There are a good set of catch pens, a good water well with a rubber tire water tank and a 15' x 60' loafing shed and good fences.

TRACTS #2 & #3 OWNER: DON ROBERTS

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 2017 and prior taxes will be paid by seller. 2018 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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ANY ANNOUNCEMENTS MADE DAY OF SALE SUPERSEDE ALL PREVIOUS WRITTEN OR ORAL STATEMENTS.