

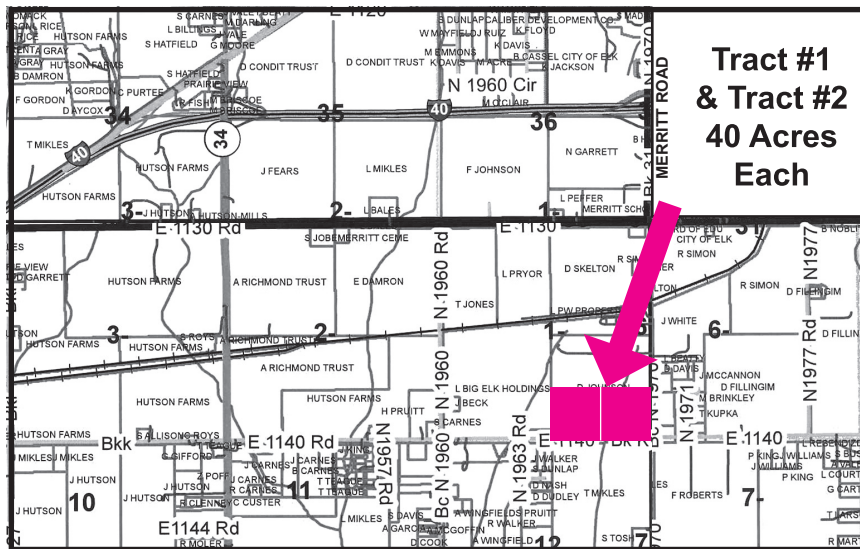


# PUBLIC AUCTION

**10:00 a.m. • Saturday, June 30, 2018**

## 80 acres Beckham County Land Near Merritt School Offered in Two 40 Acre Tracts

**SALE & PROPERTY LOCATION:** From Elk City, OK – Exit 34 off of I-40 (Merritt Road) at the Intersection of 1970 Beckham County Road & 1130 Beckham County Road at the Merritt School go 1 mile South to the Corner of Tract #1 - Watch for Signs!!!



### **TRACT #1 & TRACT #2 LEGAL & PROPERTY DESCRIPTION:**

The South One-half of the Southeast Quarter of Section 1, Township 10 North, Range 22 West, I.M. Beckham County, Oklahoma. Containing 80 acres (mol). These two 40 acre tracts are located 1 mile South of Merritt, being all native and improved pasture, there is five wire perimeter fencing and rural water runs along the east and south sides of the tracts. There is good access to I-40 or Highway 152, all on black-top roads and located in the Merritt School District. If you are looking for a place to build a home, run a few cattle or horse - **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 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.

**OWNERS: Donnie & Nancy Johnson**



Scan QR Code for more information!



## Grant's Auction & Realty

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