

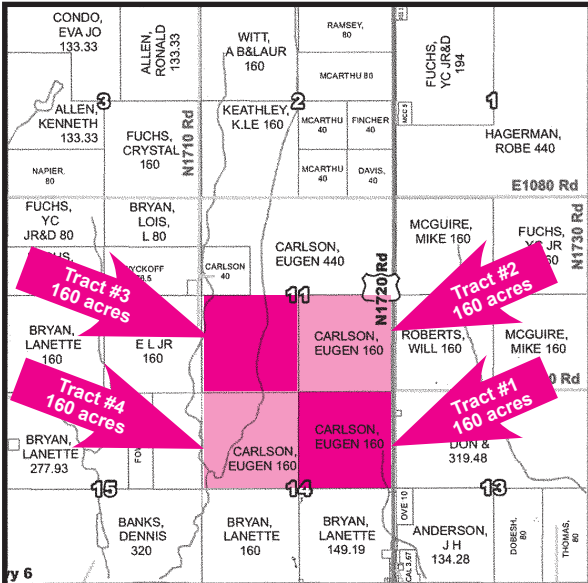


Public Auction

**640 Acres Roger Mills County Farm and Grass Land
Located North of Sweetwater, OK, selling in 4 tracts**

Tuesday, March 26, 2019 • 10:00 a.m.

SALE LOCATION: From Sweetwater, Oklahoma at the Intersection of Hwy. 152 and Hwy. 30 go 1 mile North on Hwy. 30 to the Northeast Corner of Tract #1.



TRACT #1 - LEGAL & PROPERTY DESCRIPTION: The Northeast Quarter of Section 14, Township 11 North, Range 26 West, I.M., Roger Mills County, OK. Containing 160 acres (mol). This quarter has 90 acres of cultivation presently being in wheat and the balance being native and improved grass and a pond for water.

TRACT #2 - LEGAL & PROPERTY DESCRIPTION: The Southeast Quarter of Section 11, Township 11 North, Range 26 West, I.M., Roger Mills County, OK. Containing 160 acres (mol). This quarter has 120 acres of cultivation presently being in wheat, 20 acres of Bermuda grass and the balance being native grass. There is a water well and natural spring water and excellent fences on two sides.

TRACT #3 - LEGAL & PROPERTY DESCRIPTION: The Southwest Quarter of Section 11, Township 11 North, Range 26 West, I.M., Roger Mills County, OK. Containing 160 acres (mol). This quarter has approximately 40 acres of improved grass and the balance being native grass. There are two spring fed creeks and access to rural water.

TRACT #4 - LEGAL & PROPERTY DESCRIPTION: The Northwest Quarter of Section 14, Township 11 North, Range 26 West, I.M., Roger Mills County, OK. Containing 160 acres (mol). This quarter has approximately 20 acres of improved grass (Bluestem, Love Grass & Buffalo Grass) and the balance being native grass. There is a nice big spring fed pond and also access to rural water.

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 2018 and prior taxes will be paid by seller. 2019 taxes will be prorated. Possession will be at closing. Current wheat crop will be transferred to new owner 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.



Owners: Gene & Sherri Carlson

Grant's Auction & Realty

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