

# Land & Mineral Rights - LIVE & ON-LINE!

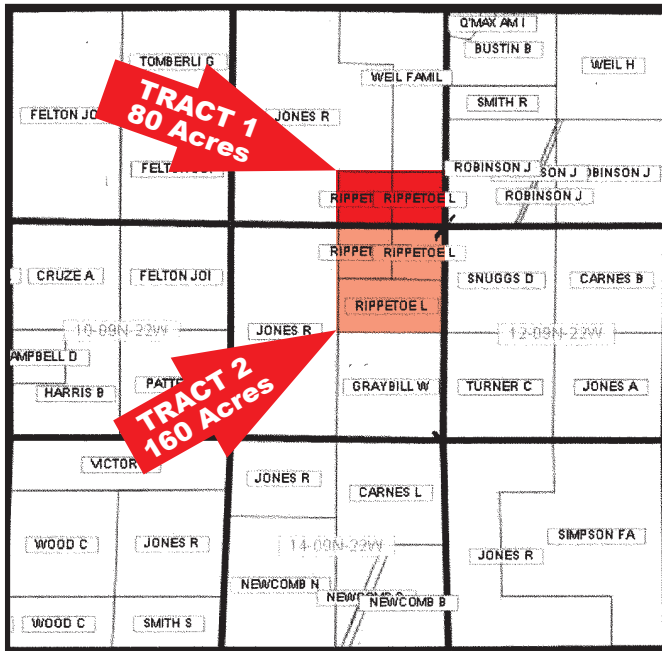
# PUBLIC AUCTION



**Saturday,  
March 18, 2023  
10:00 a.m.**

**240 Acres Beckham County Grass Land North of Carter, OK • 2 Tracts  
40 Acres of Beckham County Mineral Rights offered in 5 Acre Tracts**

**SALE & PROPERTY LOCATION:** From Intersection of Hwy. 34 & Hwy. 152 North of Carter, OK, go 1 mile South to BC E1200 Rd, then 1/2 mile east to Corners of Tract #1 & Tract #2.



**TRACT #1 LEGAL DESCRIPTION:** The Southwest Quarter of the Southeast Quarter & the Southeast Quarter of the Southeast Quarter (or S/2 of the SE/4) in Section 2, Township 9 North, Range 22 West, I.M., Beckham County, Oklahoma. Containing 80 acres (mol). There is a water well in the southeast corner, needs pump, fences are 4 & 5 wire and there is Native and WW Spar Blue Stem grasses.

**TRACT #2 LEGAL DESCRIPTION:** The Northwest Quarter of the Northeast Quarter & the Northeast Quarter of the Northeast Quarter & the South One-half of the Northeast Quarter (or the NE/4) in Section 11, Township 9 North, Range 22 West, I.M., Beckham County, Oklahoma. Containing 160 acres (mol). This quarter has live creek, 4 & 5 wire fences and has Native and WW Spar Blue Stem grasses, there is some Sideoats Grama grass also.

**TRACT #3:** 20 Mineral Acres in Section 2, Township 9 North, Range 22 West, I.M., Beckham County, Oklahoma. Will be offered in 5 Acre tracts – These mineral acres are currently Unleased of Record.

**TRACT #4:** 20 Mineral Acres in Section 11, Township 9 North, Range 22 West, I.M., Beckham County, Oklahoma. Will be offered in 5 Acre tracts – These mineral acres are currently Unleased of Record.

**REAL ESTATE TERMS:** A non-refundable 10% of purchase price to be placed in escrow day of sale. Purchaser's attorney will have 10 days to examine title. Balance of purchase price to be due and payable upon acceptance of title.

All 2022 and prior taxes will be paid by the seller. 2023 taxes will be prorated. Possession will be at closing. All property is sold "as is where is." Auction is not contingent upon buyer securing or obtaining financing.

**BIDS FOR THIS LAND AUCTION WILL BE TAKEN LIVE AND ONLINE!**

**On-line Pre-Bidding will begin on March 1, 2023 at 10:00 a.m.**

**THERE WILL BE A 5% BUYERS PREMIUM FOR ONLINE BIDDERS ONLY!**

**MORE INFORMATION AND TO BID, GO TO: GRANTSAUCTION.HIBID.COM**

**SCAN QR CODE FOR MORE INFORMATION**

**OWNER: MARYSUE ANNE RIPPETOE**



## Grant's Auction & Realty



**580-225-0269 • "The Complete Liquidation Professionals"**

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

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

**FIND US ON THE WEB AT  
www.grantsauction.com**

Johnny Grant 1926-2010

Jeremy Justus  
Auctioneer

Monte Tucker  
Auctioneer & Sales Associate  
Sunny Point, America  
(580) 515-4477

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