

Public Auction

**10 Acres of Carter Public School Grounds, Carter, OK
To Be Sold in Three Separate Tracts!**

10:00 A.M. • SATURDAY, JUNE 17, 2006

SALE LOCATION: Carter Public School Grounds - From the Intersection of Hwy. 34 & Hwy. 55 in Carter, OK, go South one-half mile on West side of road.

LEGAL DESCRIPTION: A 10 acre tract in the Southeast Corner of the Northeast Quarter and the Northeast Corner of the Southeast Quarter of Section 34, Township 9 North, Range 22 W., I.M., Beckham County, Oklahoma. Containing 10 acres (mol). Selling surface rights only.

AUCTIONEER'S STATEMENT: We will be selling the Carter Public School grounds in 3 separate tracts and will not be putting them back together. If property is sold to 2 or 3 buyers, buyers will pay for the cost of the survey.



TRACT #1 - From the South fence approximately 171 feet North; 653 feet West; 171 feet South; 653 feet East to point of beginning. Containing 2.55 acres (mol). This tract will have the concrete block gym which is approximately 90' x 180', the attached metal ag building which is approximately 30' x 100' and the apartments which are approximately 25' x 155'. The gym has all the seating, gym floor, basketball goals and locker rooms. The ag building has concrete floors, overhead door, walk-in door and is in good shape.



TRACT #2 - This will be from the point of 171 feet North on Tract #1, approximately 85 feet North; 653 feet West; 85 feet South; 653 feet East to point of beginning. Containing 1.25 acres (mol). This tract has the old house which is approximately 1,120 sq. ft. with a cellar, the lunchroom 30' x 96' which has the cookstoves, hood, dishwasher, counters and lots of cabinet space, this building would make a great restaurant location or community center. Also on this tract will be the 35' x 50' metal shed.



TRACT #3 - This will be from the North point of Tract #2 approximately 414 feet North; 653 feet West; 414 feet South; 653 feet East to point of beginning. Containing 6.20 acres (mol). This tract will have the school building which is approximately 75' x 235', the 50' x 65' auditorium, 24' x 63' cellar and the 30' x 50' Home Ec Cottage. On the West side of this tract is also the fenced baseball field with dugouts and concession stand. The school has the wood floors, the decorative metal ceiling tiles, chalkboards, desk, books and auditorium seating.

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 2005 and prior taxes will be paid by seller, 2006 taxes will be prorated. Possession will be 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.

OWNER: TOWN OF CARTER formerly Carter Public Schools



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