

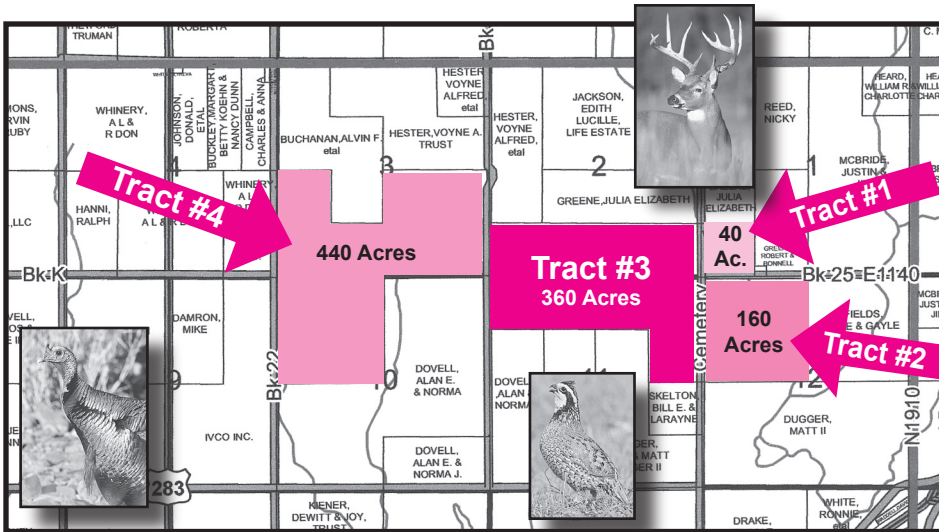
PUBLIC AUCTION



**10:00 a.m.
Saturday,
Sept. 30, 2006**

1,000 ACRES GOOD BECKHAM COUNTY GRASS & ALFALFA

Auctioneer's Statement: A.L. & Don are focusing their efforts on the Flying W Guest Ranch and have decided to sell this acreage. This good 1000 acres of Beckham County land has it all, good grass, good water, good hunting. There are blacktop roads and close to Elk City and Sayre. Want a little or want alot don't miss this rare opportunity. Tracts 1 & 2 offer some of the best deer, turkey and quail hunting in the county.



SALE SITE:

From Hwy 6 & Hwy 66 West of Elk City, OK go 7 miles West on Hwy 6 to Cemetery Road, 3 miles South or From Hwy 6 & Hwy 283 go 3.5 miles East on Hwy 6 to Cemetery Road, 3 miles South or From Exit 26 East of Sayre, OK go North on Cemetery Road 1.5 miles.

TRACT #1 - LEGAL DESCRIPTION: The Southwest Quarter of the Southwest Quarter of Section 1, Township 10 North, Range 23 West, I.M., Beckham County, Oklahoma. Containing 40 acres (mol). Selling Surface Rights Only.

PROPERTY LOCATION: From Hwy 6 & Hwy 66 West of Elk City, OK go 7 miles West on Hwy 6 to Cemetery Road, 3 Miles

South or From Hwy 6 & Hwy 283 go 3.5 miles East on Hwy 6 to Cemetery Road, 3 miles South.

PROPERTY DESCRIPTION: This 40 acres has approximately 17 acres of alfalfa and the balance being native pasture, fences are five wire and in good repair. Beautiful home site!!!!

TRACT #2 - LEGAL DESCRIPTION: The Northwest Quarter of Section 12, Township 10 North, Range 23 West, I.M., Beckham County, Oklahoma. Containing 160 acres (mol). Selling Surface Rights Only.

PROPERTY LOCATION: - SAME AS TRACT #1.

PROPERTY DESCRIPTION: This 160 acres has approximately 54 acres of alfalfa and the balance being native pasture. There is a creek, water well and fences are five wire and in good repair. Also on this acreage is a 3 bedroom, 1 bath home which is currently rented and can be seen by appointment only.

TRACT #3 - LEGAL DESCRIPTION: The South One-half of the Southwest Quarter and the South One-half of the Southeast Quarter of Section 2, Township 10 North, Range 23 West, I.M. and the North One-half of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter and the North One-half of the Northwest Quarter of Section 11, Township 10 North, Range 23 West, I.M., Beckham County. Containing 360 acres (mol). Selling Surface Rights Only.

PROPERTY LOCATION: SAME AS TRACT #1 & #2.

PROPERTY DESCRIPTION: This property is native pasture, has 3 ponds and all good five wire fences.

TRACT #4 - LEGAL DESCRIPTION: The Southeast Quarter and the South One-half of the Southwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 3, Township 10 North, Range 23 West, I.M., and the Northwest Quarter of Section 10, Township 10 North, Range 23 West, I.M., Beckham County. Containing 440 acres (mol). Selling Surface Rights Only.

PROPERTY LOCATION: From Hwy 6 & Hwy 283 go 2.5 miles South on Hwy. 283, East 1/2 mile, South 1/2 mile to the Northwest Corner of property.

PROPERTY DESCRIPTION: This property is native pasture, 2 ponds, 1 well with a submersible pump and all good five wire fences.

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.

OWNERS: A.L. WHINERY & DON WHINERY

Grant's Auction & Realty

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