

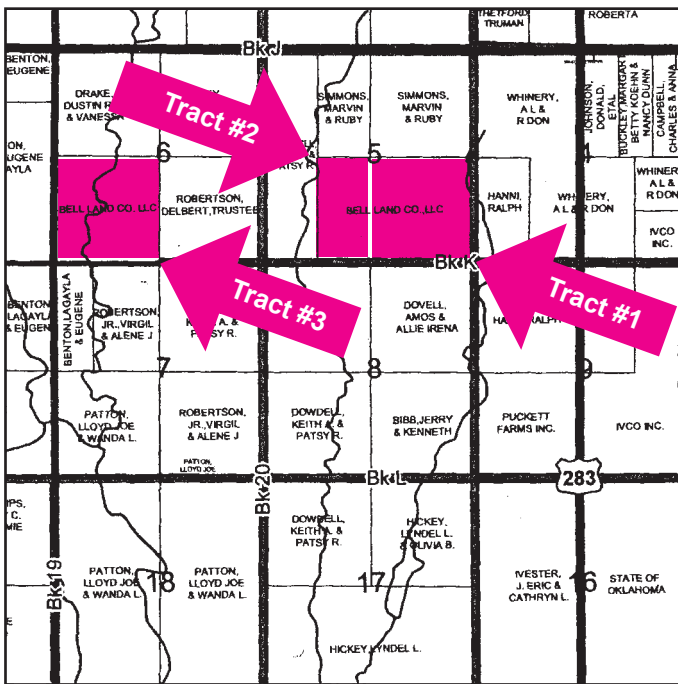
# PUBLIC AUCTION



10:00 a.m. • Saturday, February 3, 2007

**3 Bedroom, 1 Bath Home on 160 Acres North of Sayre, OK  
Plus 240 Acres of Beckham Co. Grass Land (2 Tracts)**

**SALE LOCATION:** From the intersection of Hwy 283 & Hwy 6 (North of Sayre, OK) go 3 miles South to BK K road, 1/2 mile West to the Southeast Corner of the property. Or from Hwy 152 & Hwy 283 Junction in Sayre, OK go 5 miles North and 1/2 mile West to the Southeast Corner of the property. Watch for Signs!



**TRACT #1 - LEGAL DESCRIPTION:** The Southeast Quarter of Section 5, Township 10 North, Range 23 West, I.M., Beckham County, Oklahoma. Containing 160 acres (mol). Selling Surface Rights Only.

**PROPERTY DESCRIPTION:** This property has 160 acres of native and improved grasses. There is a 24' x 40' barn, and shed and fences are 5 wire and in fair condition. Also, there is a 3 bedroom, 1 bath home with approximately 1196 sq. ft. living area. There is a living room, dining room, kitchen and enclosed porch with washer and dryer hook-up, a window unit for cooling and a propane gas heater. This home has vinyl siding, metal roof, 18' x 22' detached garage and a cellar.

**TRACT #2 - LEGAL DESCRIPTION:** The East-half of the Southwest Quarter of Section 5, Township 10 North, Range 23 West, I.M., Beckham County, Oklahoma. Containing 80 acres (mol). Selling Surface Rights Only.

**PROPERTY DESCRIPTION:** This property has 80 acres of native and improved grasses. Fences are 5 wire and in fair condition.

**TRACT #3 - LEGAL DESCRIPTION:** The Southwest Quarter of Section 6, Township 10 North, Range 23 West, I.M., Beckham County, Oklahoma. Containing 160 acres (mol). Selling Surface Rights Only.

**PROPERTY DESCRIPTION:** This property has 160 acres of native pasture. Fences are 5 wire and in fair condition.

**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 2006 and prior taxes will be paid by seller, 2007 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: BELL LAND COMPANY, LLC**

*Grant's Auction & Realty*

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