

# PUBLIC AUCTION



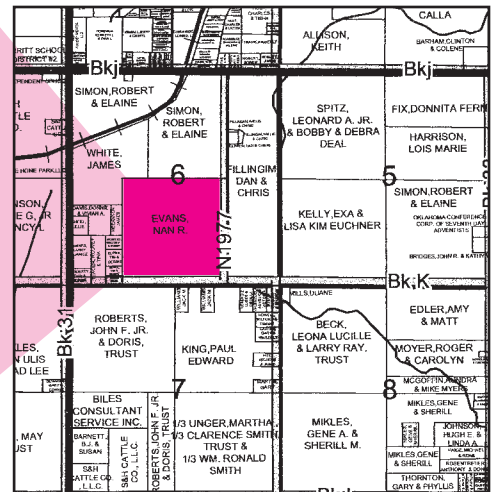
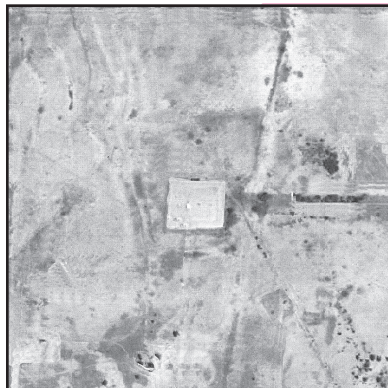
**10:00 a.m.  
Thursday,  
June 7, 2007**

## 160 ACRES BECKHAM COUNTY GRASS LAND

### SALE & PROPERTY LOCATION:

From I-40 Exit 34 Merritt Road to Merritt School. From the 4-way stop go 1 mile South then 1/4 East to the Southwest Corner of the property.

**LEGAL DESCRIPTION:** The East One-half of the Southwest Quarter and the West One-half of the Southeast Quarter of Section 6, Township 10 North, Range 21 West, I.M., Beckham County, Oklahoma. Containing 160 acres (mol). Selling Surface Rights Only.



**PROPERTY DESCRIPTION:** This is 160 acres that is currently in CRP until October of 2009, annual payments are \$2,557.00. This property and the location would be an excellent opportunity for the investor or a great place to build. This property is in close proximity to Elk City, on paved road and in the Merritt School District.

**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: NAN EVANS ESTATE**

*Grant's Auction & Realty*

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