

10:00 a.m. Saturday, May 12, 2007

588 Acres Good Washita County Farm & Grass Land to be Sold in 3 Tracts

Sale Location: From the Intersection of Hwy. 55 & Hwy. 183 in Rocky, Oklahoma go 6 miles East on Hwy. 55, South 1 mile, East 3/4 mile to sale site. Watch for signs!



OPEN HOUSE:

SUNDAY, MAY 6, 2007 - 2:00-4:00 P.M.

TRACT #1 - LOCATION & DESCRIPTION:

Intersection of Hwy. 55 & Hwy. 183 in Rocky, Oklahoma go 6 miles East on Hwy. 55, South 1 mile, East 3/4 mile to the Southwest Corner of property. Legal: Lots 1, 2, 3 & 4 in Section 24, Township 8 North, Range 17 West, I.M., Washita County, Oklahoma. Containing 285.18 acres (mol). Selling surface rights only.

This tract contains 285.18 acres (mol) with approximately 200

acres of cultivated ground and the remainder being native grass pasture with a large stock pond. There is a wheat base of 166 acres and cotton base of 30.8 acres. Also on this property is a 3 bedroom, 2 bath home with approximately 1,392 sq. ft. living area. This home has a nice size kitchen with plenty of cabinet & counter space, dining area and utility. There is a detached garage and cellar. There is also a 40' x 48' barn and a 20' x 21' shed. This property is in the Mt. View-Gotebo School District.

Tenneco 6-16-83 Garbracht 6-16-83 ElPaso 6-16-83 Eldon Sheperd J W Mc Tiernan TRACT 146-83 Sabine 6-16-83 thn D. Foster 24 #1 285.18 66 Anderman 7-23 79 (+5yrapt) Lonny H GrayEst **ACRES** LPCX 60% The Hun Harry Schmidt OHO Breis Tenneco Gartrech setty 2-7-84 **TRACT TRACT** #3 #2 160 142.64 **ACRES ACRES** Termeco 6-21-18 setty 8-22-83 Ok Nat Gas 3 6ulf 7-2-83(+3) Tenneco 11-30-76 Montena-Jakota 2.24-82 0H6 Exp 4-18-78 11-30-79 LPCX 50% thr H E Shanz 7080 10 Willey etal Darrell L Evans Evelyn Brown

TRACT #2 - LOCATION & DESCRIPTION: Intersection of Hwy. 55 & Hwy. 183 in Rocky, Oklahoma go 6 miles East on Hwy. 55, South 1 mile, East 3/4 mile to the Northwest Corner of property. Legal: Lots 1 & 2 in Section 25, Township 8 North, Range 17 West, I.M., Washita County, Oklahoma. Containing 142.64 acres (mol). Selling surface rights only.

This tract contains 142.64 acres (mol) with approximately 90 acres cultivation and the remainder being native grass pasture and timber. There is a wheat base of 69.5 acres and a cotton base of 12.9 acres.

TRACT #3 - LOCATION & DESCRIPTION: Intersection of Hwy. 55

& Hwy. 183 in Rocky, Oklahoma go 6 miles East on Hwy. 55, South 1 mile to the Northeast Corner of property. Legal: The Northeast Quarter of Section 26, Township 8 North, Range 17 West, I.M., Washita County, Oklahoma. Containing 160 acres (mol). Selling surface rights only.

This tract contains 160 acres of good cropland with a wheat base of 67.9 acres and a cotton base of 76.7 acres.

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 or after wheat harvest. 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: RAY & FAYE ROWLAN FAMILY TRUST

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



Elk City Realty



580-225-2378

~ Owners ~

Judy Burson - 580-225-3395 Cell - 580-821-2168 Robbie Allen - 580-225-4508 Cell - 580-821-1908

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