



PUBLIC AUCTION

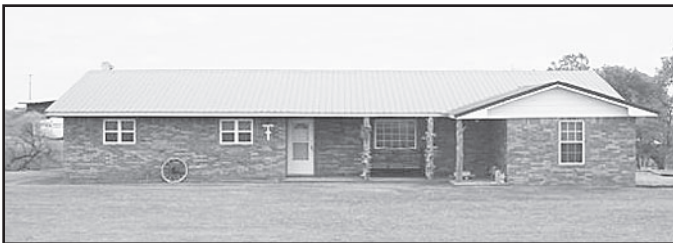
10:00 a.m. • Saturday, May 26, 2007

**Beautiful Country Home on 120 Acres North of Elk City, OK
Trailer • Tractor • Shredder**

Sale & Property Location: From Intersection of I-40 & Hwy. 34 East of Elk City, OK go 6 miles North on Hwy. 34, 1/2 mile East & 1/4 mile North. Watch for Signs.

OPEN HOUSE:

SUNDAY, MAY 13, 2007 - 2:00-4:00 P.M. &
SUNDAY, MAY 20 - 2:00 - 4:00 P.M.



LEGAL DESCRIPTION: The Southwest Quarter of Section 18, Township 12 North, range 20 West, I.M., Custer County, Oklahoma, less the S/2 of the SW/4 of the SW/4 and less the S/2 of the SE/4 of the SW/4. Containing 120 acres (mol). Selling surface rights only.

PROPERTY DESCRIPTION:

This 120 acres of bluestem, burmuda and native pasture has a 65' x 65' metal barn w/concrete floor, 6 horse stalls, walk in tack room with saddle racks, 35' x 60' attached concrete block barn, horse runs, lighted roping arena, 7 ponds with catfish and bass and a beautiful country home with approximately 2,566 sq. ft. living area. There are 4 or 5 nice size bedrooms, 2 3/4 bathrooms, living room, dining room, utility w/deep sink and room for a freezer, kitchen with built-in dishwasher, microwave, cooking stove, eating bar & pantry and has plenty of cabinet and counter space. Master bedroom has a full size bath with whirlpool tub, walk-in shower and large walk-in closet. There is carpet in the bedrooms and living room, ceramic tile in the remainder of the home and faux wood blinds for window treatments. This home is total electric (served by PSO), has a metal roof, Geo Thermal heating/cooling unit, ceiling fans and water softener. There are separate water wells and electric meters for the house and barn. This is a wonderful setup for anyone looking for home & barn with acreage, close to Elk City and is in the Canute School District. Looking for a nice country home with acreage and ready to move-in ~ This is the home for you!

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.



PERSONAL PROPERTY

1-2007 CM Gooseneck Trailer,
6'8"W x 6'6"T x 20' w/4' Front Tack & Saddle Racks - Brand New
1-7000 Ford Tractor • 1-8' Shredder

PERSONAL PROPERTY TERMS: Cash, Visa, MasterCard or Personal Check.
All Accounts must be settled on sale day.
Permits must be shown or sales tax will be charged.

OWNERS: KENT & LINDSEY THIESSEN

Grant's Auction & Realty

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