

PUBLIC AUCTION

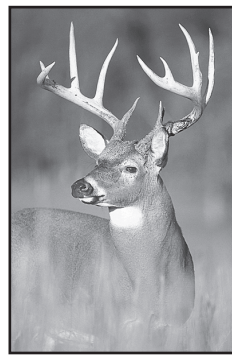
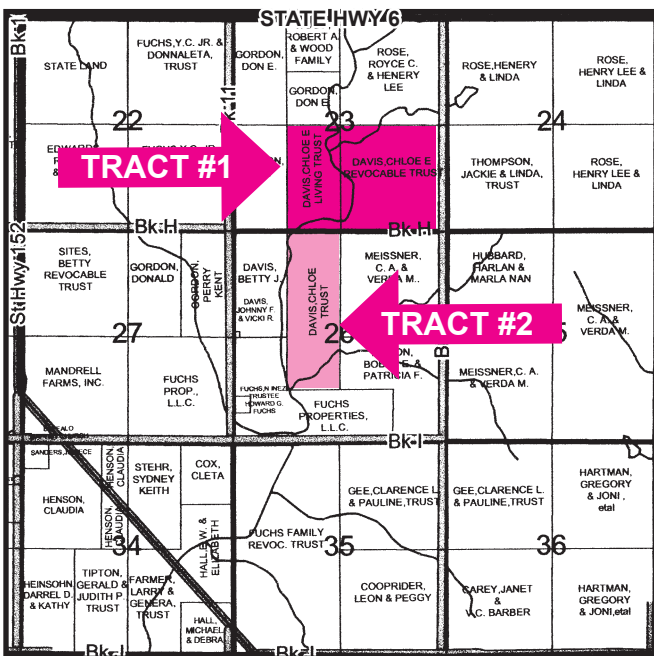


**Friday,
Dec. 3, 2010
10:00 a.m.**

Tract #1: 3 Bedroom, 2 Bath, Brick home on 240 Acres of Beckham County Grass Land • Tract #2: 120 Acres Beckham County Grass Land

SALE & PROPERTY LOCATION: From the Intersection of Hwy. 283 & Hwy. 6, West of Elk City, Oklahoma, go 10 miles West on Hwy. 6 to Beckham County Road 1770, 1 mile South, 1/4 mile East. - Watch for signs!

HUNTER'S PARADISE! - DEER - TURKEY - QUAIL



OPEN HOUSE: SUNDAY, November 21, 2010 - 2:00-4:00 P.M. & SUNDAY, November 28, 2010 - 2:00-4:00 P.M. or call for an appointment.

TRACT #1 LEGAL DESCRIPTION: Southeast Quarter and East One-Half of the Southwest Quarter (SE/4 & E/2 SW/4) Section 23, Township 11 North, Range 25 West, IM Beckham County, Oklahoma. Containing 240 acres (mol). Selling surface and water rights.

TRACT #1 PROPERTY DESCRIPTION: This 240 acres has the Buffalo Creek running through this acreage which stays full and running year around. There is approximately 55 acres Bermuda grass and the balance being Plains Blue Stem grass and native pasture. This property has a brick home with approximately 2,309 sq. ft. living area. There are 3 bedrooms, 2 bathrooms, kitchen with plenty of counter and cabinet space, dishwasher, eating bar, built-in oven and range. There is a nice size living room with fireplace, den, formal dining room and utility. This home has a 2 year old metal room, central heat and air, 2 car attached garage and additional 24' x 40' shop with a bathroom. This is a very peaceful and picturesque property with plenty of wildlife for the avid hunter.

TRACT #2 LEGAL DESCRIPTION: East One-Half of the Northwest Quarter (E/2 NW/4), and Northeast Quarter of the Southwest Quarter (NE/4 SW/4) Section 26, Township 11 North, Range 25 West, IM Beckham County, Oklahoma. Containing 120 acres (mol). Selling surface rights only.

TRACT #2 PROPERTY DESCRIPTION: This 120 acres has improved grasses, with the remainder being bottom land with the Buffalo Creek running through and Bermuda grass.

FSA RECORDS: 180.9 acres cropland combined for Tracts 1 & 2, with a wheat base of 117.1 acres, oat base, 10.1 acres and grain sorghum 45 acres and a payment of \$1,568/year.

AUCTIONEER'S STATEMENT: There is currently a contract with Gamasi Energy until April 2011. The contract will transfer to the new buyer and the new buyer will receive the last payment in April of 2011 for the amount of \$2,000.

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 2009 and prior taxes will be paid by seller, 2010 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: CHLOE DAVIS

Grant's Auction & Realty

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