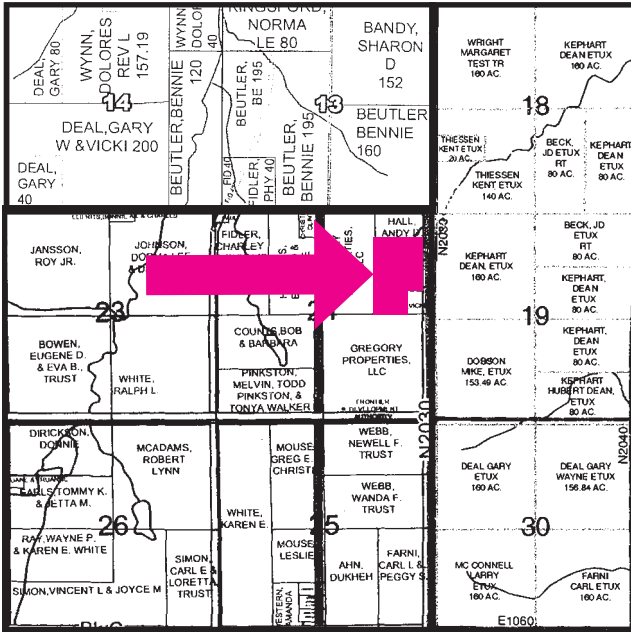


# PUBLIC AUCTION



**Saturday,  
DEC. 18, 2010  
10:00 a.m.**

## 57.5 ACRES BECKHAM COUNTY GRASS LAND



**SALE & PROPERTY LOCATION:** From Hwy. 34 & Route 66 East of Elk City, (Love's) go 6 miles North on Hwy. 34 to RM EW104 County Road, 1/2 mile East to RM NS203 County Road, 1/10 mile South to the Northeast Corner of the Property. Watch for Signs!!!

**LEGAL DESCRIPTION:** A 57.5 acres tract of land in Section 24, Township 12 North, Range 21 West, I.M., Beckham County, Oklahoma. Selling surface rights only.

**PROPERTY DESCRIPTION:** This acreage has native grass, cultivation and two small ponds. This tract of land is located just 6 miles North of Elk City and would make a great home sight that is close to town or acreage for horses. This tract has 2 small ponds with native grasses and is in the Hammon School District. Looking for a nice home sight or small acreage for livestock - come check this one out!!!!!!

**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 2010 and prior taxes will be paid by seller, 2011 taxes will be prorated. Possession will be at closing. All property is sold "as is where is." Auction is not contingent upon buyer securing or obtaining financing. Grant's Auction & Realty is a transaction broker.

**OWNER: ALVIN REYNOLDS**

*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](http://www.grantsauction.com)

Johnny Grant  
1926-2010

Monte Tucker  
Auctioneer & Sales Associate  
Sunny Point, America  
(580) 515-4477

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