

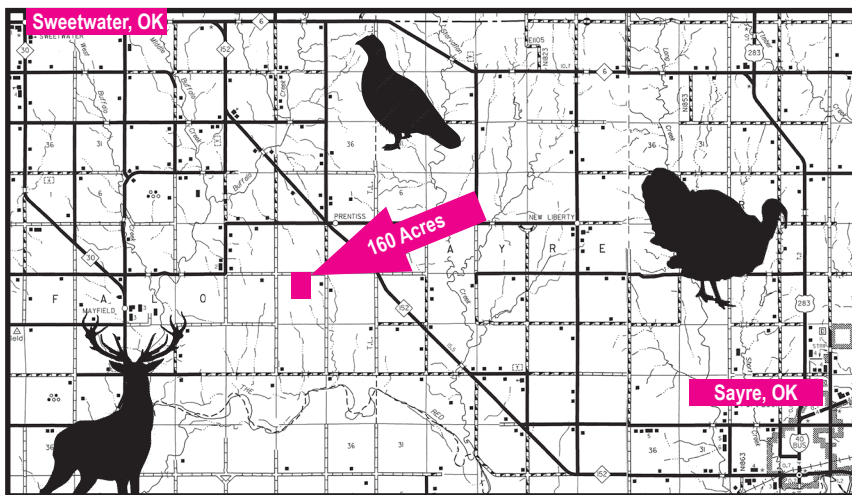
PUBLIC AUCTION



**Saturday,
February 7, 2015
10:00 a.m.**

160 Acres Beckham Co. Farm/Grass Land West of Sayre, OK

SALE & PROPERTY LOCATION: From Sweetwater, OK – go 4 miles East on Hwy. 152 to the Intersection of Hwy. 6 & Hwy. 152, then 4 ¾ miles South on Hwy. 152 to BC N1780 Road and BC E1140 Road (Enbridge Sweetwater Natural Gas Plant) go South 1 mile on BC N1780 Road to BC E1150 Road, then ¼ mile West to the Northeast Corner of Property or From Sayre, OK at the Stoplight Fourth Street & Main Street (Hwy. 152 & Hwy. 283) go 11 ½ miles West & North on Hwy. 152 to BC N1780 Road and BC E1140 Road (Enbridge Sweetwater Natural Gas Plant) go South 1 mile on BC N1780 Road to BC E1150 Road, then 1/3 West to the Northeast Corner of Property.



AUCTIONEER'S STATEMENT: This good Beckham County land would be a great addition to any cattle/farming operation or a great location for the avid hunter with some of the best deer and turkey hunting in Beckham County. Looking for a good multi-purpose place, better check this one out!!

LEGAL DESCRIPTION: The West One-half of the Northeast Quarter (W/2 NE/4) and the East One-half of the Northwest Quarter (E/2 NW/4) in Section Fourteen (14), Township Ten (10) North, Range Twenty-five (25) W. I.M., Beckham County, Oklahoma. Containing 160 acres (mol). Selling Surface Rights Only.

PROPERTY DESCRIPTION: This farm has 62 acres of Love Grass and 36 acres of cropland with the remainder being native pasture and timber. There is a good well of water with a submergible pump and fences are in fair condition. This quarter is currently leased until August 31, 2015 – Possession will be September 1, 2015. New owner will receive pro-rated share of rent.

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 2014 and prior taxes will be paid by seller. 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.

Owners: Brian & Kari Robertson



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