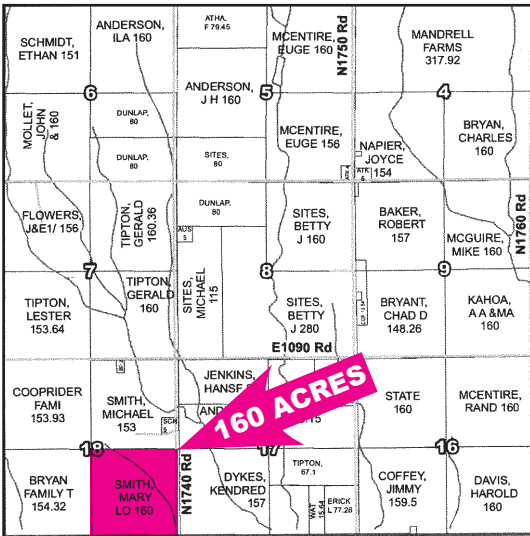




PUBLIC AUCTION

10:00 a.m. • Saturday, March 19, 2016

160 ACRES GOOD BECKHAM COUNTY FARM LAND EAST OF SWEETWATER, OK



SALE & PROPERTY LOCATION: From the Intersection of Hwy. 152 & Hwy. 30 in Sweetwater, OK go 2 miles East on Hwy. 152 to County Road N1740 to the Southeast Corner of the property or from the Intersection of Hwy. 283 and Hwy. 6 West of Elk City, OK or North of Sayre, OK, go 13 miles West on Hwy. 6 to the Southeast Corner of the property.

LAND DESCRIPTION & LEGAL DESCRIPTION: The Southeast Quarter of Section 18, Township 11 North, Range 25 West, I.M., Roger Mills County, OK. Containing 160 acres (mol).

PROPERTY DESCRIPTION: This good quarter is located just 2 miles East of Sweetwater on Highway 152. This place is all in cultivation with FSA records showing an 86.60 acre wheat base and 62.10 acre grain sorghum base. There are good fences on the North and West sides and a good well of water. This quarter is currently rented and possession will be announced day of sale.

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 2015 and prior taxes will be paid by seller. 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.



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