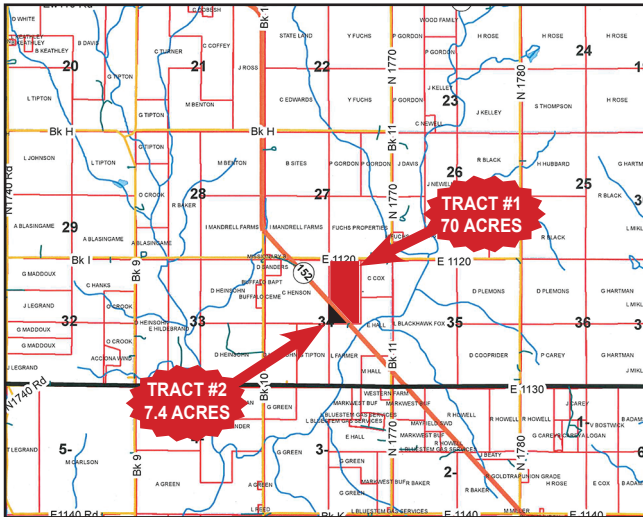




PUBLIC AUCTION

10:00 a.m. • Tuesday, July 25, 2017

80 Acres (mol) Beckham County Grass Land - Selling in Two Tracts



SALE & PROPERTY LOCATION: From Intersection of Hwy. 30 & Hwy. 152 Sweetwater, OK (Keathley Korner) go 4 miles East on Hwy. 152 to the Y and go 2 miles South on Hwy. 152 to E1120 Road then 1/4 East to Northwest Corner or from Intersection Hwy. 283 (4th St.) and Hwy. 152 (Main St.) Sayre, OK go 14 miles West and North on Hwy. 152 to E 1120 Road then 1/4 mile East to the Northwest Corner.

TRACT #1 & #2 LEGAL DESCRIPTION: The West One-half of the Northeast Quarter of Section 34 Township 11 North, Range 25 West, I.M. Beckham County, OK less and except 152 Highway Right-of-Way. Containing 80 acres (mol). Selling Surface Rights Only.

TRACT #1 PROPERTY DESCRIPTION: This excellent 70 acre (mol) tract has an adequate well of water, electricity and ample native grass pasture all located on good blacktop roads

which are on two sides of the property. The fences are 5 wire and in good repair.

TRACT #2 PROPERTY DESCRIPTION: Highway 152 split this acreage and there is approximately 7.4 acres on the west side of the highway. There is rural water located with 100 yards of this property and it would make a good place for a home with small acreage or a excellent place for your horses. Come check it out.

REAL ESTATE TERMS: 15% 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 2016 and prior taxes will be paid by seller. 2017 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.



Scan QR Code for more information!

OWNER: SYDNEY STEHR



Grant's Auction & Realty

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Mike Grant
Auctioneer/Sales Associate
Texas License #13353
Mobile: 821-1186

Cindy Grant
Cashier/Real Estate Broker
Elk City, OK
Mobile: 821-1738

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