

PUBLIC AUCTION

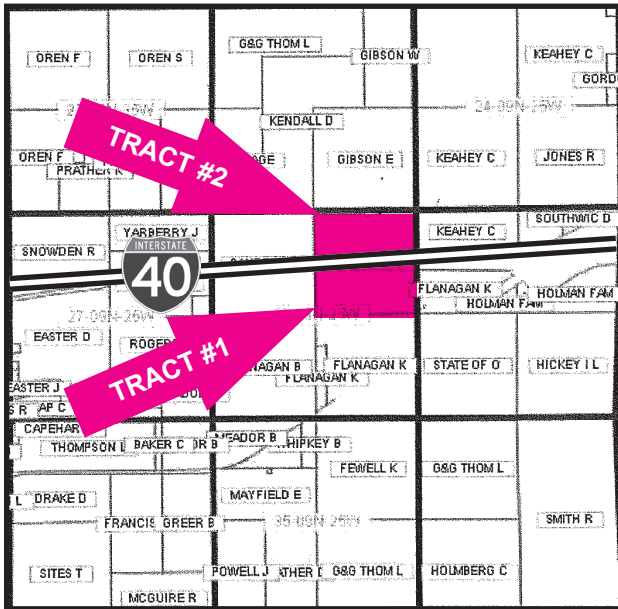


**Saturday,
March 14, 2020
10:00 a.m.**

**137.44 Acres Beckham County Land near Erick, OK, offered in 2 Tracts
2008 - 18'x76' Fleetwood Mobile Home to be moved**

SALE & PROPERTY LOCATION: From Exit 11 off of I-40 at Erick, OK go 1 3/10 mile West on Roger Miller Memorial Highway (Old Rt. 66) to BC N1780 Rd then North to the Southeast corner of Tract #1 or from Erick, OK at the Intersection of Roger Miller Blvd & Highway 30 at the stoplight go 3 1/2 miles East on Rt. 66 to BC N1780 Rd then North to the Southeast Corner of Tract #1.

Tract #2 Property Location is from the Intersection of Roger Miller Blvd & Highway 30 in Erick, OK at the stoplight go 1 1/2 miles East to BC N1760 Rd then North 1 3/10 mile to BC 1230 Rd then East 1 1/2 miles to the Northwest Corner of the North Side.



LEGAL DESCRIPTION: The Northeast Quarter of Section 26, Township 9 North, Range 25 West, I.M., Beckham County, OK. Less 22.56 acres for highway (I-40). Containing 137.44 acres (mol).

TRACT #1 PROPERTY DESCRIPTION: – This tract is on the South side of I-40 and has approximately 68 acres (mol) of cultivated land with good 5 wire fences and is cross-fenced and has a water well that is approximately 90 feet and a windmill.

TRACT #2 PROPERTY DESCRIPTION: – This tract is on the North side of I-40 and has approximately 69 acres (mol) with 24 acres of cultivated land with the remainder being improved grass of Bermuda and Love Grass. The fences are 5 wire and there is a water well with a submersible pump.

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 2019 and prior taxes will be paid by seller. 2020 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.

2008 FLEETWOOD SINGLEWIDE MOBILE HOME – 3 Bedrooms, 2 bathrooms, 18'x76' with approximately 1,368 sq. ft. living area, Kitchen w/Dining Area, Electric Cookstove, Stainless Steel Sink, Lots of Cabinet and Counter Space, Hallway Desk, Utility, Carpet & Linoleum Flooring, Master Bath w/Shower, Garden Tub, Double Lavatories, Central Heat & Air, Siding & Skirting – TO BE MOVED - This Home will be shown by appointment only!!!

MOBILE HOME TERMS: \$5,000 down payment on day of sale. Balance due within 30 days from sale or before home is moved. Must be moved within a reasonable amount of time.

Owner: Charles Holmberg

SCAN QR CODE FOR MORE INFORMATION



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