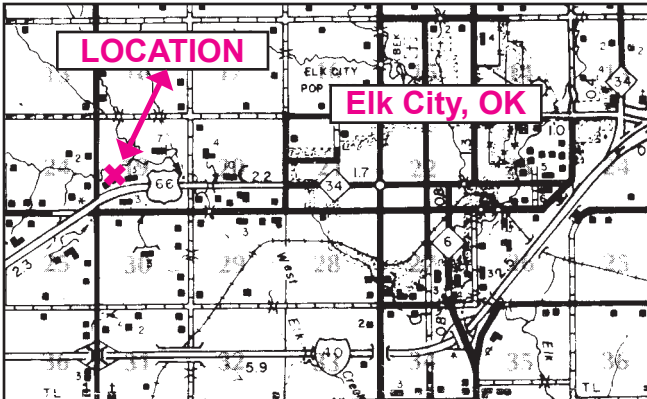


PUBLIC AUCTION



**Saturday,
Dec. 17, 2005
REAL ESTATE!**

TRACT #1: 10:00 A.M. • 3.11 Acres Building Site on Rt. 66 West of Elk City



SALE LOCATION: From Wal-Mart West of Elk City on Route 66 Highway go 1 1/2 mile west to sale site, North side of Road.

LEGAL DESCRIPTION: A tract of land located in the Southwest Quarter of Section 19, Township 11 North, Range 21 West, I.M., Beckham County, Oklahoma. Described as follows: Beginning at a point 777 feet South and 203.8 feet West from the Northeast Corner of the Southwest Quarter of said Section 19 thence South 285.69 feet to a point on the North Right-of-Way of S.H. I-40 Business thence West 288.52 feet along said Right-of-Way and a Curve to the left for a length of 176.88 feet thence North 319.06 feet, thence East 470.72 feet to the point of beginning. Containing 3.11 acres (mol). Selling Surface Rights Only.

PROPERTY DESCRIPTION: This is a 3 acre tract of land that would be a great building site for any type of business or a great place for anyone looking for a home site and small acreage close to town on Rt. 66 Highway.

TRACT #2: 11:00 A.M. • 2 Bedroom, 1 Bath Home in Elk City

SALE LOCATION: 1421 W. 5th Street, Elk City, Oklahoma



LEGAL DESCRIPTION: Lot 3 in Block 20 of the Fairview Addition to the City of Elk City, Beckham County, Oklahoma.

PROPERTY DESCRIPTION: This is a very nice 2 bedroom, 1 bath home with approximately 784 sq. ft. living area. There is a nice size living room, kitchen with washer & dryer hook-up, 4 ceiling fans and hall storage. This home has central heat & air, new sheetrock, flooring & paint, new roof, vinyl siding and a carport. The lot size is 87.5 feet x 70 feet. Ready to move in!!

**Open House: Wednesday, December 7, 5:00-7:00 p.m. and
Monday, December 12, 5:00-7:00 p.m. or call for an appointment at 580-225-0269.**

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 2005 and prior taxes will be paid by seller, 2006 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.

OWNERS: JAMAC, Ventures, L.L.C.

Grant's Auction & Realty

580-225-0269 • "The Complete Liquidation Professionals"



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