

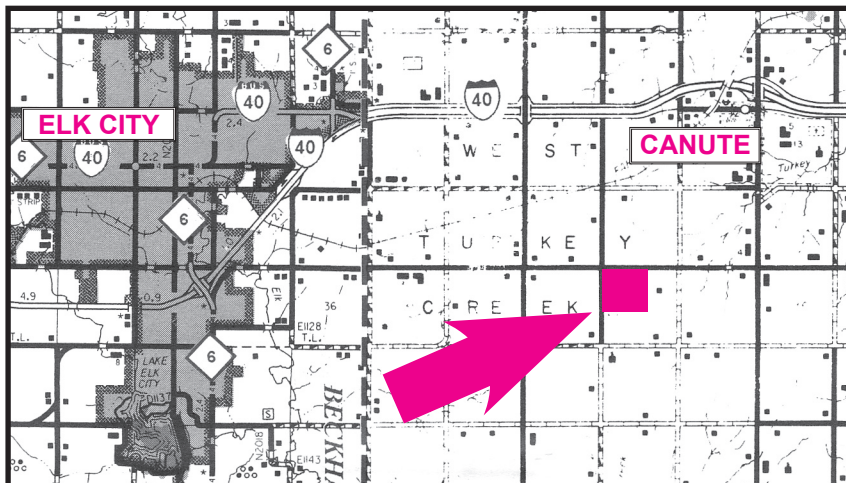
# Public Auction

**160 ACRES WASHITA COUNTY LAND NEAR ELK CITY, OK**

**10:00 A.M. • SATURDAY, MAY 13, 2006**

**PROPERTY LOCATION:** From Elk City, Oklahoma at I-40 Exit 38 go South to Hughes Access Road (across from Holiday Inn) go 5 miles East to the Northwest Corner of the property or from Canute at the 4-way Stop go 2 miles South and 2 miles West to the Northwest Corner of the property.

**SALE LOCATION:** From the Northwest Corner of the Property go 1/2 mile South.



**LEGAL DESCRIPTION:** The Northwest Quarter of Section 34, Township 11 North, Range 20 West, I.M., Washita County, Oklahoma. Containing 160 acres (mol). Selling Surface Rights Only.

**AUCTIONEER'S STATEMENT:** This 160 acres has 148 acres of cultivation and 146 acre wheat base with the remainder being native and improved grasses on the south side. This quarter is fenced only on the south side, has a good well of water, a small barn with a lean-to and corrals. This good quarter would make an excellent addition to any farming/ranching operation or for the investor with its close proximity to Elk City and Canute with good blacktop roads. Possession on the quarter will be after wheat harvest.

**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: OKLA REYNOLDS, ALBERT & LINDA H. REYNOLDS**



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

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