



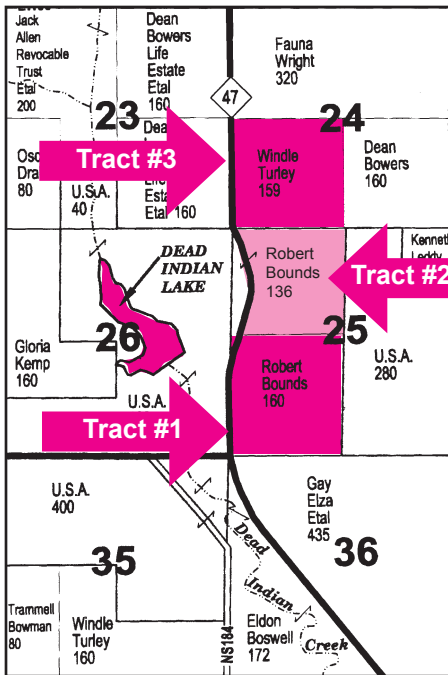
PUBLIC AUCTION



10:00 a.m. • Saturday, November 10, 2007

**455 Acres Roger Mills County Land • Hunting Camp w/Cabin, Barn
RV Hookups & Bath House • Horse Trails • Excellent Hunting • Weekend Retreat**

Sale & Property Location: From the Intersection of Hwy. 283 & Hwy. 47 in Cheyenne, Oklahoma go 10 miles North on Hwy. 283 then East into the property which will be Tract #1. Watch for Signs.



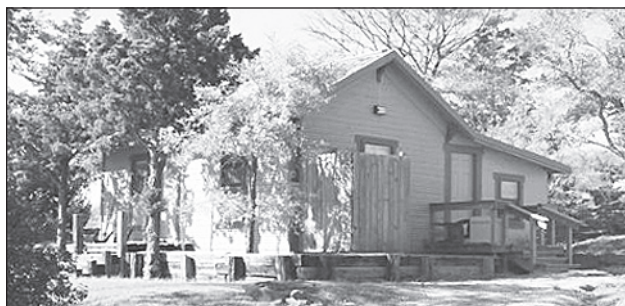
**OPEN HOUSE:
SUNDAY, NOV. 4, 2007- 2:00-4:00 P.M. OR BY APPOINTMENT!**

TRACT #1 - LEGAL DESCRIPTION: The Southwest Quarter (SW/4) of Section 25, Township 15 North, Range 24 West, I.M., Roger Mills County, OK., Containing 160 acres (mol). Selling surface rights only.

PROPERTY DESCRIPTION: This quarter is native pasture and has a 668 sq. ft. home that has been completely remodeled and updated. There is a kitchen with eating bar, built-in microwave, dishwasher, Amana gas cook stove, stainless steel sink and granite countertops. There is a living room/bedroom combination, bathroom w/a large walk-in shower and a large walk-in closet. This home has a metal roof, central gas heat & air, gas water heater and ceramic tile flooring. On this property there is also a 35' x 42' Metal Barn that has a asphalt floor, 2 walk-in doors, a 13' sliding door and is fully insulated, there are 11 RV Hook-ups, a 15' x 30' Metal Building with 2 Restrooms w/Showers, Rural Water and Certified Septic Systems. There is a windmill with a solar pump and pond. This tract borders Forest Service Land, has lots of horse trails for riding and has excellent hunting opportunities with deer, quail and turkey and is just west of the Blackkettle Recreation Area (Dead Indian Lake).

TRACT #2 LEGAL DESCRIPTION: The Northwest Quarter (NW/4) of Section 25, Township 15 North, Range 24 West, I.M., Roger Mills County, OK, less 2 tracts of .66 & 23.20 acres. Containing 136 acres (mol). Selling surface rights only.

PROPERTY DESCRIPTION: This quarter is all native pasture and is subject to a Conservation Easement. This tract borders Forest Service Land, has lots of horse trails for riding and has excellent hunting opportunities with deer, quail and turkey and is just East of the Blackkettle Recreation Area (Dead Indian Lake).



TRACT #3 LEGAL DESCRIPTION: The Southwest Quarter (SW/4) of Section 24, Township 15 North, Range 24 West, I.M., Roger Mills County, OK., less a 1 acre tract. Containing 159 acres (mol). Selling surface rights only.

PROPERTY DESCRIPTION: This quarter is all native pasture and is subject to a Conservation Easement. This tract has horse trails for riding and has excellent hunting opportunities with deer, quail and turkey.

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 2006 and prior taxes will be paid by seller, 2007 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: Bob & Nancy Bounds & Windle Turley

Grant's Auction & Realty

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