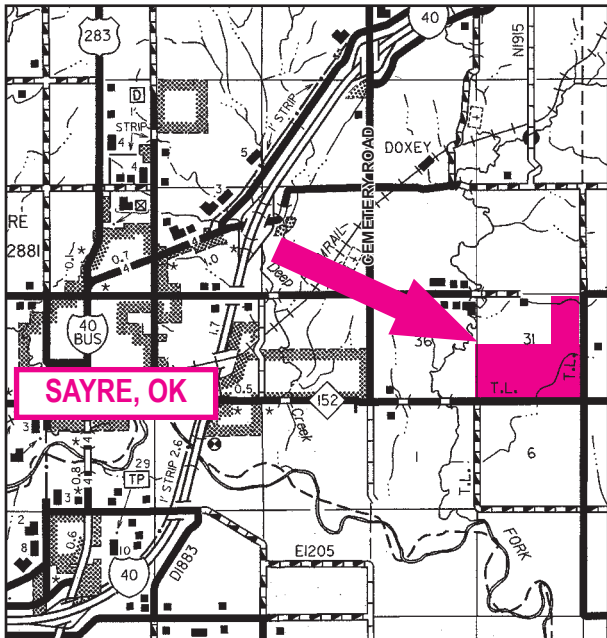


# PUBLIC AUCTION



**Friday,  
Dec. 30, 2011  
10:00 a.m.**

## 400 Acres Beckham County Pasture Land Offered in Five 80 Acre Tracts



### SALE & PROPERTY LOCATION:

From I-40 and Hwy. 152 East of Sayre, Oklahoma go 2 1/2 miles East on Hwy. 152 to the Southwest Corner of the property.

**LEGAL DESCRIPTION:** The South One-Half of Section 31 and the East One-Half of the Northeast Quarter of Section 31, Township 10 North, Range 22 West, I.M., Beckham County, Oklahoma. Containing 400 acres (mol). Selling surface rights only.

**PROPERTY DESCRIPTION:** This property will be sold in five 80 acre tracts with Tracts 1, 2, 3 & 4 having a 1/4 mile frontage on Hwy. 152 and running North 1/2 mile. The Tract 5 will be just North of Tract 4 on Beckham County Road N1920. This land is native Buffalo & Bluestem grass and has good five wire fences on the perimeter.

**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 2011 and prior taxes will be paid by the seller, 2012 taxes will be paid by the buyer. Possession will be at closing. All property is sold "as is where is." Auction is not contingent upon buyer securing or obtaining financing. Grant's Auction and Realty is a transaction broker.

**AUCTIONEER'S STATEMENT:** This good acreage is just minutes from downtown Sayre on Highway 152 and would be perfect for that new home, a place for horses or cattle or would be good for hunting and fishing. Looking to add to an existing operation or just starting out – better look this deal over!!!!

**OWNERS: JOE & SHERRY MERRICK**



## Grant's Auction & Realty

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



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

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

FIND US ON THE WEB AT  
[www.grantsauction.com](http://www.grantsauction.com)

Johnny Grant  
1926-2010

Monte Tucker  
Auctioneer & Sales Associate  
Sunny Point, America  
(580) 515-4477

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