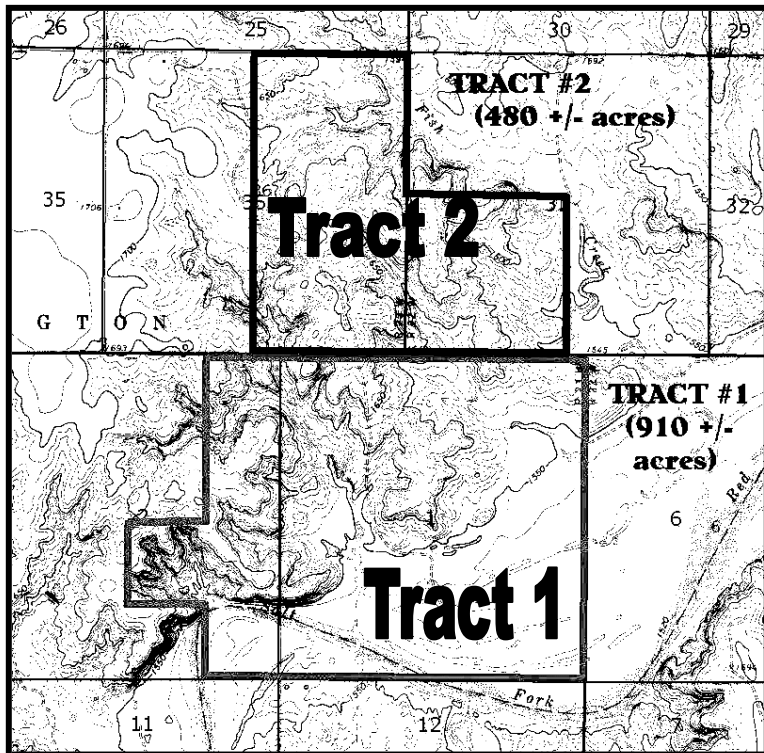


LAND AUCTION

FRIDAY, JULY 8, 2011 - 10:00 A.M.

1380 Acres Greer County Land West of Mangum, OK

SALE LOCATION: American Legion Building, 203 S. Oklahoma, Mangum (SW Corner of Square)



AUCTIONEER'S STATEMENT: These two acreages offer an abundance of deer, turkey, and other wildlife for the avid hunter. If you are looking to expand your cattle operation these acreages have good fencing, grass and water. Don't miss this sale!!

**Owner's Reserve the Right to Accept or Reject All Bids.
All or Part of this Property is Subject to Sale before Auctions.
Please check websites for updates or call auctioneer or broker.
rivercreeklandsales.com or livelyauctioncompany.com**



TRACT #1- LEGAL DESCRIPTION

THE SURFACE ONLY OF: Lots One (1), Two (2), Three (3) and Four (4), and the South Half of the North Half (S/2, N/2) of Section One (1), Township Four (4), Range Twenty-three (23) WIM and Lot One (1), Section Two (2), Township Four (4) North, Range Twenty-three (23) WIM

THE SURFACE ONLY OF: The South Half (S/2) of Section One (1), Township Four (4) North, Range Twenty-three (23) WIM and The Southeast Quarter of the Southeast Quarter (SE4 SE4) of Section Two (2), Township Four (4) North, Range Twenty-three (23) WIM.

THE SURFACE ONLY OF: Southeast Quarter of the Northeast Quarter (SE4 NE4), and the North half of the Southeast Quarter (N2 SE4), of Section Two (2), Township Four (4) North, Range Twenty-three (23) WIM – 910 +/- MOL

TRACT #1 LAND DESCRIPTION (910 +/- acres)

Awesome ranch property, located just a few miles west of Mangum on the Salt Fork of the Red River! Deeded easement access from the north ensures the ranch remains protected and private, with lots of cover for trophy whitetails, turkey, and dove. All native pasture of rolling hills and canyons, with approximately 110 acres of old CRP fields on the river bottom; program contract expired so they can be put back in cultivation, if desired. Four ponds, three water wells (need servicing). Lots of grass; fenced for running cattle, with a set of working pens.

TRACT #2 – LEGAL DESCRIPTION

THE SURFACE ONLY OF: The E ½ of the SW ¼; and Lots Three (3) and Four (4) in Section 31, Township Five (5) North, Range 22 WIM, in Greer County, Oklahoma and the E ½ of Section 36, Township Five (5) North, Range 23 WIM, in Greer County, Oklahoma 480 Acres (+/-) MOL

TRACT #2 LAND DESCRIPTION (480 +/- acres)

Located on the paved CR 1480, a few miles west of Mangum. Fish Creek, a springfed live creek, runs through two quarters. Nice topography change, hills, deep draws. All native country, with no cultivation. Cross fenced for cattle, with working pens, one water well, and three ponds. Good grass, lots of whitetails, turkey, and dove. Income producing, with gravel lease in place with Harmon County.

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 2010 and prior taxes will be paid by seller, 2011 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. **Update-Tracts #1 & #2 will be offered as one unit. Any announcements made day of sale, supersede all other announcements and advertising.**

**Ben Belew, Broker
940-357-9940**

**LIVELY AUCTION CO.
David Lively, Auctioneer/Assoc.
405-850-5593
2003 N. Louis Tittle – Mangum, OK**

**Terri Allen, Broker
580-706-0020
Altus Remax
Property Place**


RIVER CREEK
Land Sales

