

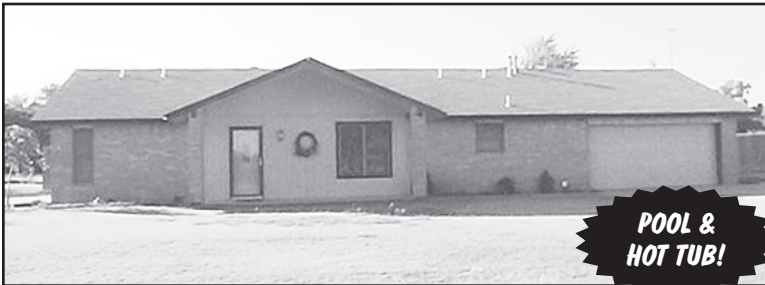


# PUBLIC AUCTION

**10:00 a.m. • Tuesday, September 12, 2006**

**Nice 3 Bedroom, 2 Bath, Country Home on 3.4 Acres in Elk City, OK**

**Property & Sale Location:** From Hwy. 66 & Falcon Road, West of Elk City, go 1<sup>3</sup>/<sub>4</sub> mile South on Falcon Road, then West on Harvest Road (3rd House on the North), Elk City, OK



**POOL & HOT TUB!**

**OPEN HOUSE:** Sunday, September 3, 2:00-4:00 and Sunday, September 10, 2:00-4:00 or by appointment by calling 580-225-0269.

**LEGAL DESCRIPTION:** Beginning in the Northeast Corner of the Southeast Quarter of Section 31, Township 11 North, Range 21 West, I.M., Beckham County, OK. Containing 3.39 acres (mol).

**PROPERTY DESCRIPTION:** This is a wonderful

country home sitting on 3.4 acres (mol) with approximately 1,296 sq. ft. living area. This home has 3 nice size bedrooms, 2 full bathrooms, nice size living room ceiling fan, cathedral ceiling, wood burning fireplace w/gas starter and built-in bookcase. The kitchen has new solid surface countertop, ceramic tile backsplash and sink. There is also a Maytag side by side refrigerator freezer, dishwasher, trash compactor and electric Kenmore cookstove. The dining area has a built-in desk, there is a utility and entry with a closet. The bathrooms have new granite vanity top with undermount sinks and ceramic tile flooring. The bedrooms and living room have laminate wood flooring and rest is all ceramic tile flooring. This home has a 20' x 27' two car garage with electric garage door opener and a heater with a thermostat, Rain soft water treatment system, central gas heat & air and gas water heater. There are ceiling fans throughout the home, tilt-in windows and faux 2" wood blinds. The large backyard has a 22' x 35' inground swimming pool with a safety cover, Jacuzzi Hot Tub and a privacy fence. There is a 12' x 18' open front shed in the acreage behind the house. This home has a good well of water that supplies enough water for the home and yard and also has a spetic system. This home has recently been remodeled with paint, laminate wood flooring, ceramic tile, backsplash, counter tops in both bathrooms and kitchen. Looking for a nice country home with small acreage and ready to move-in - This is the home for you. Don't miss this sale!!

**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: ALLEN & SHEILA DOWDY**

*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.**