

PUBLIC AUCTION



**10:00 a.m.
Saturday,
Nov. 4, 2006**

Beautiful 3 Bedroom, 2 Bath Brick Home in Elk City, OK

Sale Location & Property Location: 811 Shore, Elk City, OK



OPEN HOUSE:

**Sunday, October 22, 2:00-4:00 &
Sunday, October 29, 2:00-4:00**

LEGAL DESCRIPTION: Lot 6 Less East 5 feet and Lot 7 Less South 5 feet in Block 3 of the Hunter Hills Addition to the City of Elk City, Beckham County, Oklahoma.

PROPERTY DESCRIPTION: This is a nice brick & partial wood siding home with approximately 2,063 sq. ft. living area. There are 3 nice size bedrooms, 2 full bathrooms, large living room, dining room, den and kitchen. The den has a wood burning fireplace and doors going out to the 12' x 24' covered patio. The kitchen has counter tops approximately 1 year old, dishwasher approximately 6 months old, gas cook stove approximately 1 year old and plenty of cabinet & counter space. The master bedroom has 3 closets and full bath. There is carpet throughout which is approximately 9 years old, the water lines were replaced 2 years ago with flex line and the central air unit was replace July/06 with a 4 ton unit. There is a large 22' x 20' double car garage with automatic garage door openers, 10' x 20' utility on the north end of garage, large back yard with fruit & shade trees, water fountain and privacy fence. This home also has one gas and one electric water heaters. For a beautiful home ready to move in to, in a quiet neighborhood, close to churches and centrally located to schools - 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: VERNON & BARBARA LITTLE



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

Johnny Grant
Sales Associate
Cheyenne, OK
(580) 497-2281



Jim Bales
Auctioneer & Sales Associate
TX Lic. #AA11060
(580) 928-2982

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