

Public Auction

2 Bedroom, 1 Bath Home in Elk City, OK

10:00 A.M. • TUESDAY, AUGUST 29, 2006

SALE & PROPERTY LOCATION: 320 N. Howard, Elk City, Oklahoma



**Open House: Sunday, August 20, 2006 - 2:00-4:00 p.m.
& Sunday, August 27, 2006 - 2:00-4:00 p.m.
or by appointment by calling 580-225-0269.**

LEGAL DESCRIPTION: The North 70 feet of Lot 6 in Block 4 of the Highschool Addition to the City of Elk City, Beckham County, Oklahoma. Selling surface rights only.

PROPERTY DESCRIPTION: This is a 2 bedroom, 1 bath home with approximately 920 sq. ft. living area. There is a nice size living room, kitchen, utility and a covered front porch. This home is heated with a wall furnace and cooled with a A/C window unit. The owners have replaced the flooring and painted. This would make a great home for a couple or excellent rental property in a wonderful neighborhood. For more information or an appointment to see this home call Grant's Auction & Realty - Mike & Cindy Grant at 580-225-0269.

REAL ESTATE TERMS: 15% 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: JOE & JUNE MILLER



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.