

Public Auction

3 Bedroom, 1 Bath Home in Elk City, OK

10:00 A.M. • SATURDAY, FEBRUARY 18, 2006

Sale Location: 524 W. 3rd Street, Elk City, OK



OPEN HOUSE:

Sunday, February 12, 2006 - 2:00 p.m. - 4:00 p.m.
Or to view the home by appointment call 580-225-0269.

LEGAL DESCRIPTION: The West Five Feet of the North 112.5 Feet of Lot Five and the North 112.5 Feet of Lot 6 in Block 11 of the Houchens Addition to the City of Elk City, Beckham County, Oklahoma. Selling Surface Rights Only.

PROPERTY DESCRIPTION:

This is a charming older home on the ever popular Third Street location. This home has approximately 1,511 sq. ft living area. There are three nice size bedrooms, 1 full bath, living room, dining room and utility. The kitchen has nice cabinets, eating bar and dining area. This home has central heat and air, an unfinished basement, fenced backyard and a detached 2 car garage. This would make an excellent home for the first time home buyer, rental property or office location. 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.

OWNER: VERLE (GOWDY) VAUGHT

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.