

PUBLIC AUCTION



10:00 a.m.
Tuesday,
Oct. 10, 2006

Nice 3 Bedroom, 2 Bath Home in Elk City, OK

Sale & Property Location: 1520 W. Ave., A, Elk City, OK



OPEN HOUSE:

SUNDAY, OCTOBER 1, 2:00-4:00
AND SUNDAY, OCTOBER 8, 2:00-4:00.

LEGAL DESCRIPTION: The West 24 feet of Lot 10 and all of Lots 11 and 12 in Block "A" of the West Fairview Addition to the City of Elk City, Beckham County, Oklahoma. Selling surface rights only.

PROPERTY DESCRIPTION: This is a very charming brick home with approximately 1937 sq. ft. living area. There are 3 nice size bedrooms, 2 full bath-

rooms, with one having a whirlpool garden tub, living room, den, dining room, kitchen, utility and office. The kitchen has dishwasher, electric cookstove, stainless steel sink and plenty of cabinet and counter space. This home has central heat & air, privacy fence, 8' x 16' covered front porch and carport. They have completely remodeled this home and updated paint, flooring and fixtures. If you are looking for a home, ready to move in to and in a great 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.

OWNERS: JOHN & MICHELLE WRIGHT

Grant's Auction & Realty

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