

PUBLIC AUCTION



10:00 a.m. • Saturday, December 15, 2007

3 Bedroom, 2 Bath Brick Home Southwest of Elk City, OK

SALE & PROPERTY LOCATION: From Merritt School go East on Lakeview to Indian River Road (Just before Railroad Tracks), North 1/10 Mile, 5th House on West Side. Watch for Signs!!



OPEN HOUSE: Sunday, December 2 - 2:00-4:00 and Sunday, December 9 - 2:00-4:00.

LEGAL DESCRIPTION: A tract of land in the Southwest Quarter of Section 31, Township 11 North, Range 21 West, I.M., Beckham County, OK. Containing 1.52 acres (mol). Approximately 141' Frontage x 468 Depth. Selling surface rights only.

PROPERTY DESCRIPTION: This is a brick home with approximately 1404 sq. ft. living area with

3 bedrooms and 2 full bathrooms. The bedrooms are nice size with the master bedroom having 2 walk-in closets and full bathroom. There is a nice size living room which has built-in bookshelves and a woodburning fireplace with gas starter. kitchen has plenty of cabinets and counter space, built-in microwave, electric stove, dishwasher, eating bar and dining area. The utility is just off the kitchen with access to the 24' x 27' double car attached garage. There is a 30' x 40' metal shop building with concrete floors, electricity, plumbed for a sink and toilet and has an overhead door and a walk-in door. Also on this property there is a 28' Swimming pool with a new liner and a 10' x 20 deck. This home has a water well and rural water, certified septic system and has central heat & air. The water well has a pump that is just 1 1/2 years old and all new double pane windows that tilt-in, has UVB & UVA protection and they were just put in 1 1/2 years ago. This is a wonderful home in a great location all on just a little over 1.5 acres. 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 2006 and prior taxes will be paid by seller, 2007 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: MICHAEL & BRENDA SHORT

Grant's Auction & Realty

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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.