

# PUBLIC AUCTION



**11:00 a.m.  
Saturday,  
April 7, 2007**

**2 Bedroom, 1 Bath Home in Elk City, Oklahoma**

**SALE & PROPERTY LOCATION:** 414 W. 8th, Elk City, Oklahoma



**OPEN HOUSE:**  
Sunday, March 25 - 2:00-4:00 and  
Sunday, April 1 - 2:00-4:00

**LEGAL DESCRIPTION:** Lots 8 & 9 in Block 1 of the Crump 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 720 sq. ft. living area. This home has a living room, kitchen with washer & dryer hookup and 2 nice size bedrooms. This home has steel

siding, 11' x 22' carport and a 10' x 20' garage. There are 3 window units for cooling and a floor furnace for heat. Looking for a nice home in a quiet neighborhood - Don't Miss This Sale!!

**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 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.

**OWNER: GENEVA FORGEY**



*Grant's Auction & Realty*

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