

PUBLIC AUCTION



**10:00 a.m.
Saturday,
March 17, 2007**

**3 Bedroom, 2 Bath Home in Elk City, OK • Tractors • Vehicles
Farm & Shop Equip. • Furniture • Appliances • Household**

SALE & PROPERTY LOCATION: 1800 South Eastern, Elk City, OK, From South Main & Seventh Street in Elk City, OK go East on Seventh 1 1/4 Mile, turn right go under I-40 to BK 36 turn South and go 3/4 mile.



Real Estate Sells at 12 Noon!



room, living room, dining room and hallway. There is a 23' x 36' detached garage, good well of water or access to rural water and serviced by PSO electric company. This home is built with a steel frame, 6" to 10 1/2" walls, blown in insulation, has central heat & air, is total electric, has metal & rough cedar siding and metal roof. The barn which is 60' x 100' has 6" concrete floors, 20' sidewalls, 19' clear span in side, totally skinned and insulated, has a 19' x 30' sliding door, 15' x 27' sliding door and a 10' x 12' overhead door. There is a 19' x 30' office which is fully insulated and has a ventless heater. Looking for acreage with home and barn, close to Elk City, this is the place for you.

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.

OPEN HOUSE:

Sunday, March 4 & Sunday March 11 - 2:00-4:00

LEGAL DESCRIPTION: A tract of land in the Southwest Quarter of Section 25, Township 11 North, Range 21 West, I.M., Beckham County, Oklahoma. Containing 37 acres (mol). Selling Surface Rights Only.

PROPERTY DESCRIPTION: This acreage has a 60' x 100' barn and a very nice 3 bedroom 1 3/4 bath home with approximately 2,277 sq. ft. living area. This home has a large living room, dining room, utility and kitchen with built-in dishwasher, microwave, range top and double ovens. Master bedroom & bath has 2 large closets, 5' x 6' walk-in shower, new flooring and paint. The other two bedrooms are nice size and one has a loft area. This home has ceramic tile in the kitchen, entry and utility, new carpet in master bedroom, living room, dining room and hallway.



TRACTORS, FARM & SHOP EQUIPMENT

- 1-JD 4640, Quad-range, New Tires, 500 hours on complete overhaul, Serial #464OHO11465R
- 1-Massey Ferguson 285 w/Loader & Spear, 100 Hours on complete overhaul, new PS pump
- 1-Krause 30' Chisel, Stiff Shank
- 1-16' Utility Trailer
- 1-16' WW Stock Trailer, Open Top
- 1-EZ Trail 3400 Grain Cart w/New Auger
- 1-5' x 8' SA Lawn Mower/Golf Cart trailer
- 1-Westfield 6" Hydraulic Drill Fill Auger
- 1-5' Bushhog Shredder
- 1-5' Tuffline Disk, 3 pt.
- 1-Round Bale Buggy

- 2-Hay Van Trailers, 3 Round Bales
- 1-Hay Van 15' No-Till Drill
- 1-Lincoln Gas Welder, 190 amp
- 1-Curtis Gas Air Compressor, 13 hp
- 1-220 Volt Air Compressor
- 1-283 Cotton Stripper Basket
- 2-Trojan LP Stock Tank Heaters, nearly new
- 10-11' Plastic Feed Troughs
- 1-Gooseneck Part off of Trailer
- 2-JD 3 pt. Quick Hitches
- 2-Barrel Stands
- 1-Lot Hand Tools
- 1-31' Antenna Tower
- 1-Pickup Bale Spike
- 1-Windmill Head
- 2-Swamp Coolers
- 1-Snapper Pushmower
- 1-Lot Pickup Tool Boxes
- 1-Large Lot U-Bolts for Chisels
- 1-Lot Hydraulic Hoses, New & Used
- 1-3/4" Drive Torque Wrench
- 1-20:8R42 Tractor Tire
- 2-16:9R28 Tractor Tire
- 1-14:9R46 Tractor Tire, New
- 2-20:8x38 JD Wheels
- 1-Lot Pickup & Trailer Tires

VEHICLES

- 1-2002 Thunderbird, Hard top & Soft top, 30,000 miles
- 1-1999 TRX 300, 4-Wheeler, 2 Wheel Drive

- 1-1985 Honda 250, 4 Wheeler, 2 Wheel Drive
- 1-E-Z Go Electric Golf Cart w/Lester Battery Charger, 4 wheel, spare tire

FURNITURE, APPLIANCES, HOUSEHOLD

- 1-Leather Sofa w/double recliners
- 1-Leather Loveseat w/double recliners
- 1-La-z-Boy Recliner, Blue
- 1-Full Size Bedroom Suite
- 1-Queen Size Bedroom Suite
- 1-Dresser
- 1-Coffee Table
- 1-5 Drawer Chest
- 2-Chest Freezers
- 1-Singer Dollhouse Dresser
- 1-Twin Size Mattress & Box Springs w/frame
- 1-Frigidaire Refrigerator/Freezer, 20.3 cu. ft.
- 1-Garland Restaurant Stove
- 1-Antique Scales
- 1-Antique Grinder
- 1-Antique Cream Separator
- 3-Milk Cans
- 1-Lot Dishes
- 1-Lot Cookbooks
- 2-Table Lamps
- 1-Queen Size Velveteen Bedspread
- 1-Lot Small Kitchen Appliances
- 1-Lot Misc. Knick Knacks & Wall Hangings

MANY OTHER MISC. ITEMS!

PERSONAL PROPERTY TERMS: Cash, Visa, MasterCard or Personal Check. All Accounts must be settled on sale day. Permits must be shown or sales tax will be charged.

OWNER: Danny & JoAnn Hager

Grant's Auction & Realty

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