



PUBLIC AUCTION

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

**NEW 3 Bedroom, 2 Bath, Brick Home on 8 Acres West of Elk City, OK
Also a Separate 10 Acre Tract of Land Next to Homesite**

Sale & Property Location: From Intersection of Hwy. 6 & Hwy. 66 West of Elk City, OK, (Hutch's West Side) go 5 miles West on Hwy. 6, then 2 miles South. Watch for Signs!!



OPEN HOUSE:

**SUNDAY, SEPT. 2, 2007 - 2:00-4:00 P.M.
& SUNDAY, SEPT. 9, 2:00-4:00 P.M.**

TRACT #1 LEGAL DESCRIPTION: A tract of land lying in the Northeast Quarter (NE/4) of Section 6, Township 10 North, Range 22 West, I.M., Beckham County, Oklahoma. Described by metes and bounds as follows: Beginning at a point 1725 feet North of the Southeast Corner of said NE/4, said point being on the East line of NE/4; North along East Line 900.22 feet to the Northeast Corner of NE/4; West along

the North line of NE/4 387.00 feet; South 901.29 feet; East 387.00 feet to pob. Containing 8 acres (mol).

TRACT #1 PROPERTY DESCRIPTION: On this acreage there is a new construction brick home with approximately 1990 sq. ft. living area. This home has 3 bedrooms, 2 bathrooms, Living Room, Dining Room, Kitchen, Office or 4 bedroom, Utility and 3 car garage. The kitchen has granite counter tops, ceramic backsplash, plenty of cabinets, center island, pantry, built-in microwave, oven & range top, side by side refrigerator/freezer w/ice & water and dishwasher. The living room has wood burning fireplace with gas starter, entry storage & bench. There is a large master bedroom and master bathroom with walk-in shower, whirlpool tub, double sinks and large walk-in closet. This home has utility room with brand new washer and dryer. The Oak flooring is 3/4" Tongue & Groove, carpet in the bedrooms, tilt-out windows, faux wood blinds, guttering, well insulated and covered patio. The 3 car garage has entrance to the attic which is decked for additional storage. This home has a water well which pumps approximately 22-25 gpm and also has a certified septic system. Dan built this home and was transferred before he was able to move in. If you are looking for beautiful home and small acreage - Don't Miss This Sale!!

TRACT #2 LEGAL DESCRIPTION: A tract of land lying in the Northeast Quarter (NE/4) of Section 6, Township 10 North, Range 22 West, I.M., Beckham County, Oklahoma. Containing 10 acres (mol). This tract is directly West of Tract #1 and is approximately 484' x 900'. Will have complete legal when surveyed.

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.

For more pictures of this property & other auctions go to www.grantsauction.com

OWNER: DAN MELCHER

Grant's Auction & Realty

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