

# PUBLIC AUCTION



**10:00 a.m. • Saturday, April 7, 2007**

**3 or 4 Bedroom, 2 Bath Home in Elk City, OK**

**SALE & PROPERTY LOCATION: 921 W. 5th, Elk City, Oklahoma**



**OPEN HOUSE:**

Sunday, March 25 - 2:00-4:00  
Sunday, April 1 - 2:00-4:00

**LEGAL DESCRIPTION:** Lot 7 in Block 30 of the Houchens Addition to the City of Elk City, Beckham County, Oklahoma. Selling surface rights only.

**PROPERTY DESCRIPTION:** This is a very nice home on a corner lot having 3 or 4 bedrooms, 2 bathrooms with approximately 1,168 sq. ft. living area. The living room is nice size, kitchen with plenty of cabinet space,

Den (or 4th bedroom) and utility. This home has central heat & air, a 9' x 11' cellar, 8' x 16' front porch, carport and storage building. For a very well maintained, nice clean home - 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: LEONA V. NEY TRUST**

*Grant's Auction & Realty*

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