

PUBLIC AUCTION



**10:00 a.m.
Saturday,
Sept. 29, 2007**

3 Bedroom, 1 Bath Home in Elk City, Oklahoma

SALE & PROPERTY LOCATION: 156 Blackburn, Elk City, Oklahoma, Watch for Signs!!!



OPEN HOUSE:

**Sunday, September 16, 2007 from 2-4 p.m.
& Sunday, September 23, 2007 from 2-4 p.m.**

LEGAL DESCRIPTION: Lot 27 in Revised Block 1 of the Country Club Addition to the City of Elk City, Beckham County, Oklahoma.

PROPERTY DESCRIPTION: This is a 3 bedroom, 1 bath home with approximately 1245 sq. ft. living area. This home

has been completely remodeled with new roof, textured and painted walls and trim, complete outside has been painted and there is new flooring throughout. The living room is approximately 20' x 25' and has 2 ceiling fans, wall heater and window unit. The bedrooms are nice size and all have ceiling fans. Kitchen has washer/dryer hookup, dining area and ceiling fan. Great home for the first time home buyer, rental property or someone wanting to downsize. 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.

OWNERS: GREG SCHMIDT & PEGGY SCHMIDT



Grant's Auction & Realty

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