

PUBLIC AUCTION



**10:00 a.m.
Saturday,
May 31, 2008**

BEAUTIFUL 3 BEDROOM, 2³/₄ BATH HOME IN ELK CITY, OK

SALE & PROPERTY LOCATION: 909 N. Randall, Elk City, OK ~ Watch For Signs!!



Open House: Sunday, May 18 - 2:00-4:00 and Sunday, May 25 - 2:00-4:00.

LEGAL DESCRIPTION: Lot 1 in the Revised Block 2 in the Walter Addition to the City of Elk City, Beckham County, Oklahoma.

PROPERTY DESCRIPTION: This is a beautiful brick home with 3 bedrooms and 2 3/4 bathrooms and approximately 3,000 sq. ft. living area and an additional 1,836 sq. ft. indoor pool area. The Master Suite has sitting area with gas log fireplace, walk-in closet with built-in

jewelry chest, steam bath and whirlpool tub and access to pool area. Kitchen comes with a Jennair range and grill, microwave oven, dishwasher, trash compactor, counter top food processor unit, large pantry and pull out shelves. The living room and dining area has cathedral ceiling, wood burning fireplace with gas starter, two ceiling fans, library paneling, wet bar with refrigerator and ice maker. There is also a large utility with space for an upright freezer, there is a sink, built-in ironing board, sewing machine table and lots of storage. The indoor pool area has a 16' x 32' heated fiberglass pool, cedar paneling, double safety locks on all patio doors, overhead gas heater with blower, 2 automatic de-humidifiers, eighteen skylights, 1" mini blinds and a 3/4 bath. This home has a Culligan water softener and R/O, sprinkler system, alarm system, brick & wood privacy fence, two central heat & air units, central stereo system, central vacuum system, two water heaters, Andersen insulated thermopane windows and doors, two patios, security flood lights, 10' x 16' storage building with electricity, large circle drive with lighted Portico in front. There is also a oversized attached 2 car garage with storage cabinets, work bench, drop down work table, insulated garage doors with openers and attic storage. If you are looking for a beautiful home, move in ready - this is the home 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 2007 and prior taxes will be paid by seller, 2008 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: STEVE & JUDY SHIRLEY

Grant's Auction & Realty

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