



PUBLIC AUCTION

10:00 a.m. • Saturday, August 9, 2008

NICE 4 BEDROOM, 1 1/2 BATH BRICK COUNTRY HOME WITH IMPROVEMENTS ON 48 ACRES SOUTH OF ELK CITY, OK

SALE & PROPERTY LOCATION: From Exit 32 at I-40 go 7 miles South on Hwy. 34 to Hwy. 152, go East 1 mile on Hwy. 152 then 1/2 mile South or From Exit 38 at I-40 go South 7 miles on Hwy. 6 to Hwy. 152, go West 5 miles on Hwy. 152 then 1/2 South to sale site. Watch for signs.



OPEN HOUSE:

SUNDAY, JUNE 27, 2:00-4:00 P.M. & SUNDAY, AUGUST 3, 2:00-4:00 P.M.

LEGAL DESCRIPTION: Beginning in the Southwest Corner of the Northwest Quarter, North 790 feet, East 2,640 feet, South 790 feet, West 2,640 feet to point of beginning in Section 1, Township 9 North, Range 22 West I.M., Beckham County, OK. Containing 48 acres (mol). Selling surface only.

PROPERTY DESCRIPTION: This nice acreage has a 40' x 60' barn with a lean-to, a 1,312 sq. ft. barn and two 8' x 50' lean-to's. It has improved and native pasture and has 2 ponds and barbed wire fencing.

There is a nice brick 1 1/2 story home that as been completely remodeled and has approximately 2, 235 sq. ft. living area. This home has a nice size living room, den, office, 4 bedrooms, 1 1/2 bathrooms, dining room, kitchen with dining area, dishwasher and a large walk-in pantry. This home is total electric and has central heat & air, an 8' x 27' covered front porch, 9' x 17' enclosed back porch, cellar and is on rural water and has a septic system. The barns are on well water and the 2 barns and house each have their own electric meters. This property is in Merritt school district. Looking for a nice home with acreage - Don't Miss This Sale!!

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.

OWNER: LOYED L. EDWARDS

Grant's Auction & Realty

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Mike Grant
Auctioneer/Sales Associate
Texas License #13353
Mobile: 821-1186

Cindy Grant
Cashier/Real Estate Broker
Elk City, OK
Mobile: 821-1738

FIND US ON THE WEB AT
www.grantsauction.com

Johnny Grant
Sales Associate
Cheyenne, OK
(580) 497-2281



Jim Bales
Auctioneer & Sales Associate
TX Lic. #AA11060
(580) 928-2982

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