

# PUBLIC AUCTION



**10:00 a.m. • Saturday, April 26, 2008**

**Commercial Property and Video Store Inventory in Elk City, OK**

**SALE & PROPERTY LOCATION:** 119 S. Pioneer, Elk City, Oklahoma. Watch for Signs!!



**REAL ESTATE WILL SELL AT 11 A.M.**



## **THIS PROPERTY IS SELLING IN FOUR TRACTS!**

**LEGAL DESCRIPTION:** Lot 4 in the Revised Block 7 of the Parkview Annex to the City of Elk City, Beckham County, Oklahoma.

### **TRACT #1 PROPERTY DESCRIPTION:**

This tract has a 100' x 100', 10,000 sq. ft. commercial building. This building is currently divided for 3 separate businesses with rental income. There are two heating & air units and separate bathrooms, the electrical has been upgraded and roof resealed in the past year. This property has a large asphalt parking area with room for more, it has a brick front with metal awning and large glass front. This prop-

erty is in a very high traffic location with frontage on Pioneer and would make a great retail location or could be partitioned further for great rental income or offices.

**TRACT #2** - Corner lot which is approximately 105' x 130' frontage on Pioneer and Shannon Drive.

**TRACT #3** - Middle lot which is approximately 90' x 130' frontage on Shannon Drive.

**TRACT #4** - West lot which is approximately 90' x 130' frontage on Shannon Drive.

**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.

### **PERSONAL PROPERTY**

1,000's - DVD & VHS Movies • Large Lot Video Games - X-Box 360, Wii, Playstation 2, Playstation 3  
Large Lot Storage Racks • Security System - 5 Cameras, Monitor • 4-Computers • Desk, Chairs  
Many items too numerous to mention

**PERSONAL PROPERTY TERMS: Cash, Visa, MasterCard or Personal Check.**

**All Accounts must be settled on sale day. Permits must be shown or sales tax will be charged.**

**OWNER: JP'S VIDEO**

**Grant's Auction & Realty**

**580-225-0269 • "The Complete Liquidation Professionals"**



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