

# PUBLIC AUCTION



**10:00 a.m. • Saturday, June 14, 2008**

**Beautiful 3 Bedroom, 2 <sup>3</sup>/<sub>4</sub> Bath Country Home on 45 Acres  
Plus a 25 Acre Tract of Native Pasture all South of Elk City, OK**

**SALE & PROPERTY LOCATION:** From the Intersection of Hwy. 6 & Hwy. 152 South of Elk City, OK go West 1 3/4 mile West on Hwy. 152, South into property. From Elk City, OK at Exit 38 go 7 miles South on Hwy. 6 to Hwy. 152 then 1 3/4 mile West, South into property Watch for Signs!!



**OPEN HOUSE:** Wednesday, June 4 - 5:00-7:00 p.m. & Sunday, June 8 - 2:00-4:00

**LEGAL DESCRIPTION:** Lots 3 and 4 less a 9.11 acres in Lot 3 of Section 4, Township 9 North, Range 21 West, I.M., Beckham County, OK. Containing 70 acres (mol).

**TRACT #1 PROPERTY DESCRIPTION:** This tract has approximately 45 acres of native pasture with a beautiful 3 bedroom 2 3/4 bath country home with approximately 1,890 sq. ft. living area. There is a nice size living room with gas log fireplace, dining area, kitchen with dishwasher and eating bar, utility and 10' x 20' enclosed porch with a 3/4 bath, separate sink and storage closet. The master bedroom and full bathroom are downstairs and the additional 2 bedrooms and full bathroom upstairs. In 2006 the windows were replaced with the Low-E and tilt-in windows, front and back doors, vinyl siding and new septic system was also added. This home is on rural water and has central heat and air, with a vent-less propane gas heater for backup, a metal roof, cellar, double car garage with electric door openers and an additional bedroom above the garage, a 12' x 15' covered patio and a wrap-around porch. Also on this tract is a 42' x 140' metal barn with fourteen 14' x 14' stalls, 2 tack/feed rooms and a wash bay, 4 runs on the east side of the barn and a pipe roping arena. The perimeter steel post fence is smooth wire and the cross fences are barbed wire and there are approximately 6 water hydrants located on the property.



**TRACT #2 - PROPERTY DESCRIPTION:** This tract has approximately 25 acres of native pasture, steel post fences and easy access to rural water.

**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: BILL & JOYCE MAJORS**

**Grant's Auction & Realty**

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