



# PUBLIC AUCTION

**11:30 a.m. • Saturday, November 1, 2008**

**Beautiful 3 Bedroom, 1 3/4 Bath, Brick home in Elk City, OK**

**SALE & PROPERTY LOCATION:** 1211 Walter Way, Elk City, Oklahoma - Watch for Signs!!



**OPEN HOUSE:**

**SUNDAY, OCTOBER 19, 2:00-4:00 P.M. &  
SUNDAY, OCTOBER 26, 2:00-4:00 P.M.**

**LEGAL DESCRIPTION:** The West 86 feet of Lot 3 and the East 14 feet of Lot 4 in the Revised Block 3 of the Walter Addition, Beckham County, Elk City, Oklahoma.

**PROPERTY DESCRIPTION:** This is a beautiful brick home with 3 bedrooms, 1 3/4 bathrooms and approximately 2,275 sq. ft. living area. The master bedroom has a bathroom with a 4 1/2'x5 1/2' ceramic tiled shower with bench and two showerheads, large walk in closet and access to the sunroom. There is a nice size living room with a bay window, gas fireplace, built-in bookcase and wired for surround sound the kitchen has a dishwasher, microwave, double ovens, Jennair range top, granite sink, ceramic counter and backsplash and eating bar. Just off the kitchen is the dining area and access to the 14'x26' sunroom looking out to the beautiful landscaped backyard with a privacy wood fence, sitting area and a 15' x 26' storage building. This home also has a utility with a built-in ironing board, water softener & R/O, cellar, central heat and air and lots of storage. In 2000 this home was completely remodeled and updated, there is new carpet, counter tops and ceiling fans. Must see this home to appreciate all it has to offer. 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.

**OWNERS: LYNN & DONNA McREE**

*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

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[www.grantsauction.com](http://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.**