

PUBLIC AUCTION



**10:00 a.m.
Saturday,
Nov. 1, 2008**

**Beautiful 2 Story, 3 Bedroom, 2¹/₂ Bath, Brick Home
Plus a City Lot with improvements in Elk City, OK**

SALE & PROPERTY LOCATION: 905 N. Boone, Elk City, OK - Watch for Signs!!!



OPEN HOUSE: Sunday, October 19, 2:00-4:00 p.m. & Sunday, October 26, 2:00-4:00 p.m.

TRACT #1 - LEGAL DESCRIPTION: A .68 tract of land in 22-11-21 City Tracts in the Northeast Corner of the Northwest Quarter, Beckham County, Oklahoma, lot size - 148 feet x 200 feet. Containing .68 of an acre (mol). Selling surface rights only.

TRACT #1 - PROPERTY DESCRIPTION: This is a beautiful 2 story brick home with approximately 2,280 sq. ft. living area sitting on a corner lot that has .68 of an acre with mature trees, landscaping, green house, a gazebo covered with wisteria, raised brick flower bed or vegetable garden. Upstairs there are 3 nice size bedrooms and 2 bathrooms with marble flooring and the master bedroom has a bath, built-in shelf unit and nice size closet. The kitchen has a built-in microwave, dishwasher, center island and plenty of cabinets and counter space. There is a dining room, large living room with a fireplace, study with a fireplace and wetbar, 1/2 bath and utility. This home has two central heat and air units zoned for upstairs and downstairs, vinyl lattice topped privacy fence, water softener, zoned lawn sprinklers, security system, large front porch and a 3 car carport. In 1997 this home had extensive renovation with new wood casement windows, interior walls, insulation, electric wiring, plumbing and recent renovation in 2005. Also on this property is a 600 sq. ft. guest house with a living room, bedroom with walk-in closet, bath has a shower and a custom talavera tiled sink, full kitchen with refrigerator, gas range

and dishwasher and utility. This guest house has central heat and air and pergo wood flooring. Don't miss this opportunity to own a wonderful historic home in Elk City, Oklahoma.

TRACT #2 - LEGAL DESCRIPTION: A .58 tract of land in 22-11-21 City Tracts in the Northeast Corner of the Northwest Quarter, Beckham County, Oklahoma, lot size - 170.66 feet x 148 feet. Containing .58 of an acre (mol). Selling surface rights only.

TRACT #2 - PROPERTY DESCRIPTION: This is the lot located just North of Tract #1 with a 12' x 20' storage building. Great location for building a new home.

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: DAVID MITCHELL



Grant's Auction & Realty

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