



PUBLIC AUCTION

10:00 a.m. • Saturday, May 3, 2008

Nice 3 Bedroom, 1 1/2 Bath Home on 17 Acres South of Elk City, OK

Sale & Property Location: From I-40, Exit 38, South of Elk City, Oklahoma go 4 miles South on South Main Street (South Hwy. 6), 3 miles East, 1/4 mile North or from 1-40, Exit 38 go 2 miles South to BC E1140 Road, 3 miles East, 1 3/4 miles South. Watch for signs.



OPEN HOUSE:

**SUNDAY, APRIL 27, 2:00 -4:00 P.M.
OR BY APPOINTMENT**

LEGAL DESCRIPTION: A tract of land in the Southwest Quarter of Section 17, Township 10 North, Range 20 West, I.M., Washita County, Oklahoma, described as: Beginning at a point 531.50 feet North 0degrees 38minutes East of the Southwest Corner of said section; said point being on the West line of said Southwest Quarter; thence North 0degrees 38minutes East along said West line a distance of 891 feet; thence North 89degrees 16minutes 57seconds East a distance of 825.19 feet; thence South 0degrees 38minutes West a distance of 902 feet; thence North 89degrees 57minutes 13seconds West a distance of 825 feet to the point of beginning, containing 16.979 acres, more or less. Less and accept and reserving all interest in and to all of the oil, gas, coal, metallic ores and other minerals in and under and that may be produced from subject land, and all rights, interest and estates of whatsoever nature incident to or growing out of said outstanding minerals.

PROPERTY DESCRIPTION: This country home with 17 acres (mol) has 3 bedrooms, 1 1/2 bath with

approximately 1,857 sq. ft. living area. There is a nice size living room, kitchen with dining area, utility and den with a wood burning fireplace. The kitchen has a dishwasher, pantry and plenty of cabinet and counter space. This home has central heat & air and two additional gas heaters for backup heat, a good well of water and is on a spetic system. Also on this property is a 44' x 80' metal horse barn with 8 stalls, office, feed room and tack room, a 30' x 46' metal machine shed with storage, a 30' x 50' metal hay barn, a 24' x 27' metal shed with storage and a 26' x 30' wood hay barn. This home is in the Canute School District. Looking for a nice home with a small acreage - this is the home for you!!! 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: C.W. & JESSIE NEWBERRY

Grant's Auction & Realty

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