



# PUBLIC AUCTION

**10:00 a.m. • Saturday, Sept. 13, 2008**

**Beautiful 4 Bedroom, 3 Bath, Brick home in Elk City, OK  
Trailers • Shop & Garden • Furniture & Appliances • Household**

**SALE LOCATION:** 1016 Industrial Road, Elk City, Oklahoma. Elk City Civic Center (Lower Barn) east of Elk City, OK or from I-40, Exit 41 go 1 mile West. Watch for Signs!!



**Real Estate Sells at 12:00 Noon!**



**PROPERTY LOCATION:**

1310 Walter Way, Elk City, OK

**OPEN HOUSE:**

**SUNDAY, AUGUST 31, 2:00-4:00 P.M. &  
SUNDAY, SEPTEMBER 7, 2:00-4:00 P.M.**

**LEGAL DESCRIPTION:** Lot 12 in Revised Block 2 of the Walter Addition to the City of Elk City, Beckham County, Oklahoma. Surface Only.

**PROPERTY DESCRIPTION:** This is a beautiful 4 bedroom, 3 bath home with approximately 2850 sq. ft. living area. The large master bedroom has a full bath with a whirlpool tub, separate shower, 2 sinks, walk-in closet with two built-in 4 drawer chest and shelves. Just off the master bedroom is a office area and sitting area or it could be used as a nursery. Two of the bedrooms

share a bathroom and the other bedroom was the master bedroom before the addition and has 3 closets and access to the third bathroom. There is a nice den with French doors opening up to the covered patio, large living room with a gas log fireplace flanked by built-in bookcases. The kitchen has a range top, double ovens, dishwasher, center island, dining area and two built-in corner china cabinets. The utility is in the hallway and has a sink and shelves. There is a 25' x 25' oversized garage with a insulated garage door replaced in 2004, gas heater and triple driveway. This property also has a red iron framed 22' x 42' insulated shop with a concrete floor, 8' x 10' overhead door with a opener, walk-in door, electric heater with a thermostat and access from the alley. This home also has a privacy wood fence sitting on concrete runners, 24' x 25' patio with 12' x 15' covered, 3 gas water heaters, 2 central heat & air units, Roof was replaced in 2004, Carpet and tile replaced in 2004. Looking for a wonderful home in a great location and neighborhood - 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.

## PERSONAL PROPERTY

**- TRAILERS -**

- 1-16' Utility Trailer, Bumper Pull, TA
- 1-3 1/2' x 5' Utility Trailer, SA

**- SHOP, GARDEN & MISC. -**

- 6-Shelf Units
- 1-Craftsman 12 gallon Shop Vac
- 1-Craftsman 10" Radial Arm Saw
- 1-Air Compressor, 2 hp
- 1-Portable Air Tank
- 1-Makita Chopsaw
- 1-Airless Paint Sprayer
- 1-Makita Circular Saw
- 1-Makita 1/2" Drill
- 1-Makita 4" Disc Grinder
- 1-Power Glide Reciprocating Saw
- 1-Bench Grinder
- 2-Pipe Clamps
- 1-Pressure Washer
- 1-Senco Nail Gun
- 1-Black & Decker Electric Sander
- 1-Dewalt Angle Sander/Grinder
- 1-Transit
- 2-Tackle Boxes
- 1-Lot Rods & Reels
- 1-Lot Shovels, Hoes, Rakes, Axe, Sledgehammers, Brooms, Pitchfork, Posthole Diggers
- 3-Battery Chargers
- 1-Wheelbarrow
- 1-2 Ton Floor Jack

- 1-Halogen Power Light
- Large Lot Hand Tools - Hammers, Saws, Pliers, Screwdrivers, Sockets, Files, Squares, Pipe Wrenches
- 1-Miter Saw Stand
- 1-Lot Extension Cords
- 1-Rolling Nail Magnet
- 1-Pest Control Attic Fogger
- Several Storage Cabinets, Drawers, Tables
- Large Lot - Nails, Bolts, Screws
- 1-Lot Sprinklers, Water Hoses

**- FURNITURE, APPLIANCES & HOUSEHOLD -**

- 1-RCA 52" HDTV w/side storage cabinets
- 1-Whirlpool Washer & Electric Dryer (2 mo. old)
- 1-Frigidaire S/S Refrigerator/Freezer, 29.5 cu. ft.
- 1-Gold Spot Chest Freezer
- 1-Sharp Carousel Microwave
- 1-Dining Table w/2 leaves, 4 Chairs
- 1-China Cabinet
- 1-Ash Hutch
- 1-Bamboo Glass Top Dining Table w/4 Swivel Chairs
- 1-Kimball Studio Piano w/bench
- 1-King Size Bed
- 1-4 Drawer Chest
- 1-Full/Queen Size Headboard
- 1-Triple Dresser w/Mirror
- 1-La-z-Boy Rocker/Recliner
- 1-La-z-Boy Side Chair
- 1-La-z-Boy 3 Cushion Sofa
- 1-La-z-Boy Loveseat
- 1-Side Chair w/ottoman
- 2-Coffee Tables
- 6-End Tables
- 4-Side Tables
- 2-Sofa Tables
- 5-Table Lamps w/shades
- 1-Bookcase Shelf Unit
- 1-Computer Desk Unit w/Drawers/Shelves
- 1-Wood Desk w/Chair
- 1-Wicker Shelf Unit
- 4-Flat Top Trunks
- 2-Apple Peelers
- 1-Lot Blankets, Bedspreads, King & Full Size Sheets
- 1-Lot Bath & Hand Towels, Washcloths
- Several Framed Prints
- 2-Wall Mirrors
- 1-Silk Fig Tree
- 1-Ice Cream Freezer
- Large Lot Pots, Pans, Skillets, Baking Dishes
- 1-Lot Dinnerware, Drinkware
- 1-Lot Flatware, Kitchen Utensils
- 2-Set Golf Clubs
- 1-Horse Collar
- 1-Antique Kerosene Heater
- 1-Cast Iron Wood Burning Stove
- 3-Metal File Cabinets

**MANY MORE MISCELLANEOUS 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: CLIFFORD A. SHAHAN**

*Grant's Auction & Realty*

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

