

PUBLIC AUCTION



10:00 a.m. • Saturday, March 22, 2008

Nice 3 Bedroom, 3 1/2 Bath, Brick Home in Elk City, OK

SALE & PROPERTY LOCATION: 1303 Walter Way, Elk City, Oklahoma. Watch for Signs!!



OPEN HOUSE: Sunday, March 9 - 2:00-4:00 & Sunday, March 16 - 2:00-4:00

LEGAL DESCRIPTION: The West 86 feet of Lot 4 and the East 64 feet of Lot 5 in the Rev. Block 3 in the Walter Addition to the City of Elk City, Beckham County, Oklahoma.

PROPERTY DESCRIPTION: This is a beautiful brick home with approximately 2,960 sq. ft. living area, 3 very nice size bedrooms and 3 1/2 bath-

rooms. The master bedroom has 2 bathrooms and 3 walk-in closets and the other 2 bedrooms are nice size with walk-in closets. There is a extra large living room with wood burning fireplace and access to the covered patio, dining room, kitchen w/dining area, plenty of cabinets and counter space, electric cook stove and dishwasher, plus a utility w/pantry and storage closet. Just off the kitchen is the 1/2 bath, office and wetbar. This home has 2 central heat & air units, 10'x10' covered front porch, 11' x 30' covered patio and a 24' x 24' double car garage with storage closet and access to the patio and backyard. This home was built in 1976. If you are looking for a beautiful brick home in a great location, 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.

OWNER: FRANCES L. SPROWLS

Grant's Auction & Realty

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