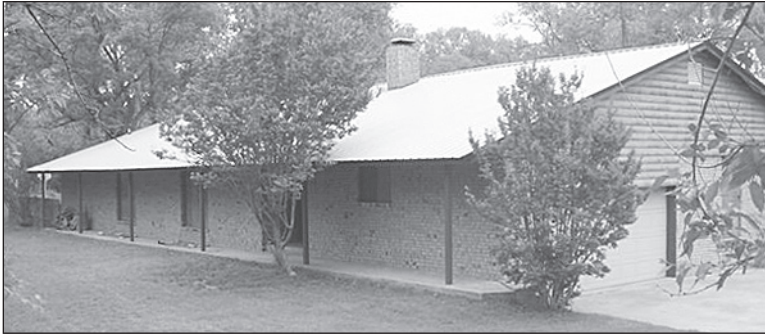


PUBLIC AUCTION



**Tuesday,
June 9, 2009
10:00 a.m.**

Nice 4 Bedroom, 2¹/₂ Bath Brick Home on 7 Acres West of Elk City, OK



SALE & PROPERTY LOCATION: From Hutch's Quick Stop & Merritt Road West of Elk City go West on Rt. 66 for 2.5 miles to BC N1950 then .1 of a mile North or from Hutch's Quick Stop go West on Hwy. 6 for 2 miles to BC N1950 then 1.1 mile South to sale and property location.

OPEN HOUSE:

**Sunday, May 31, 2:00-4:00 and
Sunday, June 7, 2:00-4:00 or by appointment**

LEGAL DESCRIPTION: A tract of land beginning

in the Northwest Corner of the Northwest Quarter of Section 35, Township 11 North, Range 22 West, I.M., Beckham County, approximate measurements of 877 feet South, 348 feet East, 877 feet North and 348 feet West to pob. Containing 7 acres (mol). Selling Surface Only.

PROPERTY DESCRIPTION: This seven acre tract has a nice 4 bedroom, 2.5 bath brick home with approximately 2,750 sq. ft. living area. There is a extremely large living room which is open to the dining area and kitchen. The kitchen has a range top, built-in oven, garbage disposal, stainsteel sink, eating bar and plenty of cabinet and counter space. There are four nice size bedrooms with the master bedroom having a large walk-in closet and bathroom with separate tub and shower. There is an office, large utility, living room with a wood burning fireplace with blowers and a double car garage. This home has a metal room, is total electric, has two heat and air units, two water heaters and two water wells. The acreage has several pecan trees and lots of mature elm and cottonwood trees. For a small acreage, close to Sayre and Elk City - 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 2008 and prior taxes will be paid by seller, 2009 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: SAM & GWENDOLYN CARNES



Grant's Auction & Realty

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(580) 515-4477

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