

PUBLIC AUCTION



**Two Tracts
Saturday,
March 7, 2009**

**Tract #1 - Sale Time: 10:00 a.m. • 801 N. 4th, Sayre, OK
Well Established Car Wash Business**



TRACT #1 - LEGAL DESCRIPTION: Lots 21, 22, 23 & 24 in Block 4 of the Bell Addition to the Town of Sayre, Beckham County, Oklahoma, less and except all of the oil, gas, and other minerals.

TRACT #1 - PROPERTY DESCRIPTION: This is a 3 bay car wash that was built in the 1980. The wash equipment is Cat Brand, 2 of the 3 pumps were replaced April/2008, bill changer, 2 vacuums were replaced April/2008 and system was replumbed 2008. There is a 18' X 40' covered area for the vacuum station and all concrete drive.

This car wash has water softener and a custom key system. This is an excellent opportunity to purchase a profitable business in Sayre, Oklahoma.

**Tract #2 - Sale Time: 11:30 a.m. • 3 Bedroom, 2 Bath
Stone & Brick home on 10.75 Acres South of Sayre, OK**



SALE & PROPERTY LOCATION: From the stoplight in Sayre, Oklahoma, Hwy. 152 & Hwy. 283 (Main & 4th Streets) go 6 miles South on Hwy. 283 to County Road E1250 go West 1/4 mile, South into property.

OPEN HOUSE:
Sunday, February 22, 2:00-4:00 and
Sunday, March 1, 2:00-4:00

LEGAL DESCRIPTION: A tract of land beginning at the Northwest corner of Lot 2, in Section 5, Township 8 North, Range 23 West of the 1M, East 450 feet, South 1040.6 feet, West 450 feet, North 1040.6 feet to the point of beginning,

containing 10.75 acres (mol), less and except all of the oil, gas, and other minerals.

PROPERTY DESCRIPTION: This 10.75 acre tract has a stone and brick home with 3 bedrooms and 2 full bathrooms and approximately 2,295 sq. ft. living area. There are 3 large bedrooms, with the master bedroom having a large walk-in closet with two built-in 4 drawer chest and the master bathroom has 2 sinks, whirlpool tub and separate shower. The other two bedrooms are nice size and have ample closet space and oak built-in desks. There is an office and a large living room with wood burning fireplace and open to the kitchen which has plenty of cabinet & counter space, dishwasher, electric cookstove, built-in microwave, center island and eating bar. This home has washer/dryer hook-up in the hallway, built-in desk and access to the 20' x 20' double car garage with a 8' x 18' garage door and attic storage. There is wood laminate flooring through out the home and it also has central heat & air, metal roof, TV & Phone jacks in all the rooms, lots of outside electrical outlets, a 24' x 30 attached carport and 106' x 8' covered porch on the North & East sides of the house. There is approximately 3,000 sq. ft. of plain and stamped sidewalks, driveways, porches and patio with a firepit surrounding this home. A large part of this acreage has been sprigged with Bermuda and Midland 99 grasses and there is also a spot for a mobile home or travel trailer with septic, water and electrical hook-up. Looking for a nice home on a small acreage - this is the home for you.

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: DENNEY & JENNA DODSON

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