



PUBLIC AUCTION

9:30 a.m. • Saturday, October 24, 2009

Real Estate & Contents of Dutch's Deli Sports Grill, Elk City, OK

SALE & PROPERTY LOCATION: 201 S. Pioneer, Elk City, OK



LEGAL DESCRIPTION: Lot 20 in Block 6 of the Parkview Annex Subdivision, to the City of Elk City, Beckham County, Oklahoma. Selling surface rights only.

PROPERTY DESCRIPTION: This is a 38'x58' metal commercial building that is currently set-up for a sports grill and can seat approximately 50 customers. There is a stainless steel bar with a 2 door keg cooler, office, storage room, kitchen with a 10'x10' Cold Vault walk-in freezer, two stainless steel handwashing sinks and there are two bathrooms. This building has 3 AC units, Econ-Air

Vent Hood system, 2 stainless steel sinks, asphalt parking lot and the total lot size is 89.56' x 130'. There is a Russell Security System which is owned that has cameras, tv and recorder and the service charge is \$20.00 per month. This building was built in 1993 and property taxes are approximately \$700.00.

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.

Property and Contents will be offered separately and then together and sold which ever way brings the most.

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|---|-------------------------------------|---|
| 1-True 3 Door Stainless Steel Refrigerator/Prep Table | 2-2 Drawer Bread Warmer | 26-Wood Bar Stools |
| 2-Dean Deep Fryers | 2-Wyott Champion 3 Burner Griddles | 5-Wire Shelf Units |
| 1-4 Well Steam Table Unit | 1-Wyott Champion 3 Burner Grill | 1-Stainless Steel Prep Table |
| 1-True Stainless Steel Single Door Freezer | 1-Wyott Champion 2 Burner Range Top | 1-3 Hole Stainless Steel Sink |
| 1-Maximum Stainless Steel Single Door Refrigerator, Digital Control | 1-Sunfire Convection Oven | 1-Metal 4 Drawer File Cabinet (Legal) |
| 1-Scotsman Ice Maker | 8-Leather Seat Bar Stools | 1-Corner Office Desk 1-Office Chair |
| 1-GE Stainless Steel Microwave | 3-Wood High Chairs | 1-Lot Kitchen Utensils, Steam Table Inserts, Food Trays & Baskets, Basket Liners, Glasses, Take-out containers, Foam cups and Cleaning Supplies |
| 1-17 Shelf Bread Warmer | 4-Rectangle Dining Tables | |
| | 20-Wood Dining Chairs | |
| | 5-Wood Benches 8-Bar Tables | |

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.

OWNERS: JIMMY & KIMMY DAVIS dba DUTCH'S DELI SPORTS GRILL

Grant's Auction & Realty

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