

# PUBLIC AUCTION



**10:00 a.m. • Saturday, August 29, 2009**

**Nice 3 Bedroom, 2 Bath Home in Elk City, OK • Nice 2 Bedroom, 1 1/2 Bath Brick Home on 3 Acres East of Elk City, OK • Car & Tractor • Shop & Garden • Furniture & Appliances**

**SALE LOCATION:** From Hwy. 34 North, East of Elk City, OK, go 5 miles North on Hwy. 34, 3 1/2 miles East on E1040 CU County Road, 3/4 mile North on N2060 CU County Road. - **WATCH FOR SIGNS!**



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



**OPEN HOUSE:**

Sunday, August 23, 2009 - 2:00-4:00

**TRACT #1 PROPERTY LOCATION:**

805 W. 7th Street, Elk City, Oklahoma

**TRACT #1 LEGAL DESCRIPTION:** The West 60 feet of Lots 15, 16, 17 & 18 in Block 2 of the Winn Addition to the City of Elk City, Beckham County, Oklahoma. Selling surface rights only.

**TRACT #1 PROPERTY DESCRIPTION:** This is a nice 3 bedroom, 2 bath home with approximately 1,324 sq. ft. living area. There is a nice size living room, dining room w/access to the covered patio, kitchen with a dishwasher & built-in microwave. The bedrooms are nice size with the master bedroom having a full bathroom and large walk-in closet. There is a basement with the washer & dryer hook-up for a utility. This home has central heat & air, garage, fenced yard and metal siding.

**TRACT #2 PROPERTY LOCATION:**

From Hwy. 34 North, East of Elk City, OK, go 5 miles North on Hwy. 34, 3 1/2 miles East on E1040 CU County Road, 3/4 mile North on N2060 CU County Road.

**TRACT #2 LEGAL DESCRIPTION:** A 3 acre tract of land in the Northwest Quarter of Section 22, Township 12 North, Range 20 West, I.M., Custer County, Oklahoma. Selling surface rights only.

**TRACT #2 PROPERTY DESCRIPTION:** This is a nice brick home with 2 bedrooms, 1 1/2 bathrooms and approximately 1,588 sq. ft. living area. There is a nice size living room, dining room and kitchen with a dishwasher and trash compactor. The bedrooms are nice size with walk-in closets. There is a utility with sink and 1/2 bath. This home has central heat & air, 22'x78' shed and is in the Canute School District.

**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.

**CAR & TRACTOR**

- 1-1996 Ford Contour, 4 door, 84, 650 miles
- 1-Massey Harris 44 Tractor, propane
- 1-10'x12' Insulated Storage Building
- 1-12' Single Axle Utility Trailer

**SHOP, GARDEN & MISC.**

- 1-Craftsman Riding Mower, 6 speed, 42" cut
- 1-MW Front-tine Roto-Tiller
- 1-MTD Pushmower
- 1-Yard Cart
- 1-Werner 20' Aluminum Extension Ladder
- 1-Craftsman Air Compressor, 1 hp, 3 gallon, 125 psi
- 1-Powr Kraft Bench Grinder
- 1-Bench Vise
- 1-Crossbed Toolbox
- 1-10" Tablesaw
- 4-Bar Clamps

- 1-Lot Rakes, Hoes, Shovels, Pitchforks, Posthole Diggers, Garden Weasel, Sledgehammer, Brooms
- 1-Lot Electric Hand Tools, Saws, Drills, Jigsaw
- 1-Lot Log Chains
- 1-Wheelbarrow
- 1-Lot End Wrenches, Screwdrivers, Sockets, Pliers
- 1-Haier AC Window Unit
- 1-Swamp Cooler

**FURNITURE, APPLIANCES, HOUSEHOLD & MISC.**

- 1-Kenmore Side-by-Side Refrigerator/Freezer
- 1-Frigidaire Refrigerator/Freezer
- 1-Gibson Upright Freezer
- 1-Estate Electric Range, Smooth Top
- 1-Hotpoint 4 Burner Gas Range
- 2-Electric Dryers
- 2-Full Size Iron Beds
- 1-Full Size Cot
- 1-Washer
- 1-Recliner
- 2-Side Chairs
- 1-Sewing Machine in Cabinet
- 1-Kirby Vacuum
- 2-Oil Lamps
- 1-Microwave Cart
- 1-Storage Cabinet
- 1-Chrome Dining Table w/Chairs
- 1-GE Toaster/Oven
- 1-Whirlpool Microwave
- 1-Lot Stemware, Drinkware, Dinnerware
- 1-Lot Figurines, Wall Hangings, Framed Prints
- 1-Lot Sheets, Blankets, Afghans
- 1-Large Lot Canning Jars
- 1-Lot Pyrex & Corning Ware Baking Dishes
- 1-Lot Cake Pans, Muffin Pans
- 1-Lot Tupperware

**Many Other 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.**

**OWNERS: ELMER & MARGARET ZIMMS**

*Grant's Auction & Realty*

**580-225-0269 • "The Complete Liquidation Professionals"**



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