

# PUBLIC AUCTION



**Saturday,  
August 7, 2010  
10:00 a.m.**

**BEAUTIFUL 4 BEDROOM, 1 3/4 BATH BRICK HOME IN ELK CITY, OK**

**SALE & PROPERTY LOCATION:** 303 GRISSOM, ELK CITY, OKLAHOMA



**OPEN HOUSE:**

**SUNDAY, JULY 25, 2010 - 2:00-4:00 P.M.  
& SUNDAY, AUG. 1, 2010 - 2:00-4:00 P.M.**

**LEGAL DESCRIPTION:** The East 72 feet of Lot 6 and West 34 feet of Lot 7 in Block 2 of the Elk View Subdivision, to the City of Elk City, Beckham County, Oklahoma.

**PROPERTY DESCRIPTION:** This beautiful brick home has 4 bedrooms, 1 3/4 bathrooms and approximately

1,855 sq. ft. living area. The ceramic tile entry with coat closet leads to the bedrooms which are all nice size and the master bedroom has access to the patio. There is a large living room with a wood burning fireplace with gas starter and blower, built-in bookcase and access to the 16' x 20 covered patio. The dining room has a bay window with seat and the kitchen has a eating bar, dishwasher, stainless steel gas cookstove, stainless steel built-in microwave, pantry and plenty of cabinet and counter space. There is a utility just off the kitchen and access to the 21' x 22' double car garage. The large back yard has plenty of room to build a shop and still have plenty of room for the children to play. This home has central gas heat & air, gas water heater and privacy fenced backyard. There are wood blinds, ceiling fans, ceramic tile and carpet throughout the home. Looking for a nice home in a great neighborhood - 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 2009 and prior taxes will be paid by seller, 2010 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.

**DON'T MISS THIS GREAT REAL ESTATE OPPORTUNITY!**

*Grant's Auction & Realty*

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