

# PUBLIC AUCTION



**10:00 a.m. • Saturday, May 29, 2010**

**3 Bedroom, 2 Bath Country Home on 5 Acres West of Elk City, OK**

**SALE & PROPERTY LOCATION:** From the Intersection of Route 66 and Merritt Road (Hutch's West Side - West of Elk City, OK) go 4 miles West on Hwy. 6., South 3/10 mile on 1930 Rd.



**OPEN HOUSE:**

**Sunday, May 16, 2:00-4:00 &  
Sunday, May 23, 2:00-4:00  
or call for an appointment.**

**LEGAL DESCRIPTION:** A 5 acre tract of land in Section 28, Township 11 North, Range 22 West 1M, Beckham County Oklahoma, Beginning 1,594.39' South of the Northwest Corner of the Northwest Quarter, South 466.69 feet, East 466.69 feet, North 466.69 feet then West 466.69' to point of beginning. Containing 5 acres (mol).

**PROPERTY DESCRIPTION:** This 5 acre tract has a beautiful 1 1/2 story, home with approximately 2610 sq. ft. living area. There are 3 nice size bedrooms, 2 full bathrooms, family room, kitchen, living room and utility. The kitchen has plenty of cabinet and counter space, and the cabinets have cowhide insets and star door and drawer pulls. The appliances are all stainless steel, having a side/side refrigerator/freezer, electric range and dishwasher. There is a L-shaped bar with storage, tin front and 6 western style bar stools. The living room has a wood burning fireplace surrounded by flagstone rock, 2 entry closets, bench seat, aged tin ceiling, wood walls and a ceiling fan. The master bedroom has ceiling

fan, wainscoting, bead board ceiling and master bath with walk-in river rock shower, juzzi tub and 2 lavatories. The upstairs has an open loft area that would make a great office or game area, there are two nice size bedrooms and full bathroom with 2 lavatories. This home has an additional 500 sq. ft. unfinished bonus room just off the kitchen. There is sealed flagstone rock flooring in the kitchen and living room and master bathroom, carpet in the family room, bedrooms and loft area. The utility is lined with cedar and just off the master bathroom. This home is total electric, has central heat and air, a 132' water well and septic system. There is a 7' x 60' covered front porch, exterior metal and rock and metal roof. The is a very unique and beautiful home. Looking for a small acreage, close to Elk City or Sayre and in the Merritt School District - Don't Miss This Sale!! Must see to appreciate all this home has to offer!!

**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.

**OWNERS: JACK & BRANDI COLTEN**

**Grant's Auction & Realty**

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