



PUBLIC AUCTION

10:00 a.m. • Friday, June 18, 2010

Rural Convenience Store & Cafe North of Sayre, OK and West of Elk City, OK

SALE & PROPERTY LOCATION: Intersection of Hwy. 6 & Hwy. 283, 7 miles North of Sayre, OK or 10 miles West of Elk City, OK - (Four Corners C-Store)



LEGAL DESCRIPTION: A tract of land beginning at the Southeast Corner of the Southwest Quarter of Section 20, Township 11 North, Range 23 West of the Indian Meridian, Beckham County, Oklahoma. Being described as metes and bounds as follows: Thence North a Distance of 67.1 feet; thence West a distance of 109 feet for a point of beginning; thence West 261 feet; thence North 319 feet; thence East to the West side of the Right of Way line of U.S. Highway No. 283, an approximate distance of 261 feet; thence south along the Right of

Way of U.S. Highway No. 283 to the point of beginning, less and except all mineral interest. Containing 2 acres (mol).

PROPERTY DESCRIPTION: This rural convenience store and cafe sits on a two acre corner of intersections of Hwy. 283 & Hwy. 6 and has approximately 1,272 sq. ft. of retail store area and approximately 1,180 sq. ft. living quarters. Included with this building will be a 8 door walk-in cooler, ice cream freezer, food warmer, deep fryer, grill, industrial vent hood, cash registers, credit card machines, 2 dining booth, dining tables and chairs, shelf units, 2 upright freezers, 2 chest freezers, refrigerator and several other smaller items. There are 5 gasoline and diesel pumps with underground storage tanks that have cathodic protection to protect the tanks from deteriorating and leak detection is accomplished by statistical inventory reporting. The living quarters has 3 bedrooms, bathroom, living room kitchen with dining area and washer/dryer hookup. The building has central heat and air, metal roof and 2 acres of land. Property taxes are approximately \$836.00 per year. This would make a great investment property being on a high traffic intersection and rural location. 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.

OWNER: GREAT PLAINS NATIONAL BANK

Grant's Auction & Realty

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