



# PUBLIC AUCTION

**10:00 a.m. • Friday, December 17, 2010**

**Commercial Property - Leedey Service Center, Leedey, OK**



**SALE & PROPERTY LOCATION: 620 South Main, Leedey, Oklahoma**

**LEGAL DESCRIPTION:** Lots Nine (9), Ten (10), Eleven (11) & Twelve (12) in Block Thirty-seven (37), Original Town of Leedey, Dewey County, Oklahoma. Selling Surface Rights Only.

**PROPERTY DESCRIPTION:** This service center has a 39' x 28' concrete block building with a 33' x 25' awning, there is a 13' x 15' office area, 2 restrooms, 2 bays and 2 lifts. There is also a 28' x 30' metal shop building with 14' walls, which is insulated and has gas heat and has 2 bays and 1 lift. This property is sitting on four lots with a total area of 100' x 140'. Included will be a 8' x 16' storage container, 530 gallon waste oil tank, 1000 gallon fuel tank on stand w/dispenser, 300 gallon fuel tank on stand, two 3000 gallon underground gas tanks, one 2000 gallon underground diesel tank, 3 gas dispensers, 1 diesel dispenser all catholically protected since 1997. Other equipment included with the sale of the business will be two tire machines, balancer, brake lathe, parts cleaner, air compressor, transmission jack, air/hydraulic bead breaker and mini tire changer. Rod and Cristalle will keep this business in operation and will continue to serve the public until ownership is transferred to new buyer.

**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 2010 and prior taxes will be paid by seller, 2011 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: ROD & CRISTALLE GAMBLE dba LEEDEY SERVICE CENTER**



## Grant's Auction & Realty

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