

PUBLIC AUCTION



**SATURDAY,
APRIL 23, 2011
10:00 a.m.**

**NICE 3 BEDROOM, 2 BATH DOUBLE WIDE HOME ON 5.19 ACRES
NEAR ELK CITY, OK • 10'X14' STORAGE BUILDING • HOT TUB**

SALE & PROPERTY LOCATION: Exit 34 off of I-40 – Merritt Road go North 1/2 mile to BC Road 1120 (West 20th Street), West 1/2 mile and South into property or from Stoplight at Hutch's West Side, Merritt Road & Rt. 66 Intersection go 1 mile South to BC Road 1120 (West 20th Street), west 1/2 mile and South into property.



LEGAL DESCRIPTION: A tract of land in the Northwest Corner of the Northwest Quarter in Section 36, Township 11 North, Range 22 West, I.M., Beckham County, Oklahoma. Containing 5.19 acres (mol). AKA Lot 6 Hunter Pointe

PROPERTY DESCRIPTION: This is a nice 2006 Silvercreek 28' x 48' double wide with approximately 1,344 sq. ft. living area sitting on 5.19 acres. This home has 3 nice size bedrooms, 2 full bathrooms, living room, utility and kitchen with plenty of cabinet and counter space, dishwasher and dining area. This home has an attached 30'x30' double car garage, central heat and air, it is total

electric, has a water softener, well water and back patio. There are three garden spots located on this acreage and it has five water hydrants, lots of trees, Willow, Bradford Pear, Peach & Apricot and the gardens have been planted with potatoes, onions, beets, spinach and carrots. This home has been well maintained and would make a wonderful home for the family looking for the country living but yet close to town. 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 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.

PERSONAL PROPERTY: 1-10' x 14' Storage Building • 1-Paradise Ultra Hot Tub, 6 person, lights (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: RUSSELL V. & KAREN BROADBENT

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.