

# PUBLIC AUCTION



**Saturday,  
July 30, 2011  
10:00 a.m.**

**HIGH TRAFFIC COMMERCIAL PROPERTY IN ELK CITY, OK**



**SALE & PROPERTY LOCATION:** 2103 S. Main Street, Elk City, Oklahoma

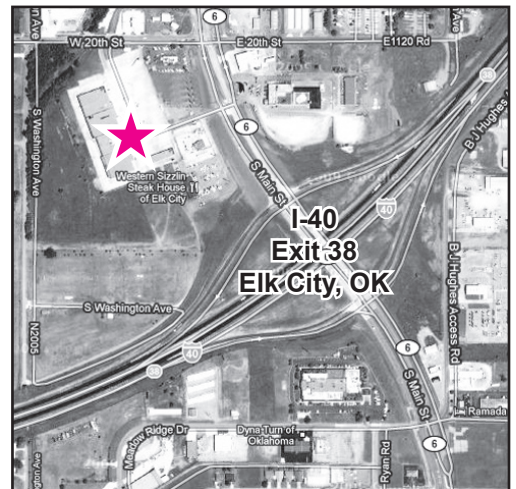


**LEGAL DESCRIPTION:** A tract of land situated in Lot 7B of the Hilgenburg Addition to the Town of Elk City, Beckham County, Oklahoma.

**PROPERTY DESCRIPTION:** This nice 5,145 sq. ft. commercial property is located just off of I-40 at exit 38 in a large shopping center surrounded by retail stores, restaurants, movie theater, motels and fast food with lots of parking and local, out-of-

state and out-of-town traffic. This property has central heat and air, sprinkler system, two bathrooms with showers and would be a great location for any type of business or a good opportunity for the investor.

**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.



**Don't miss this rare opportunity for great commercial property!**

*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.