

# PUBLIC AUCTION



**Saturday,  
June 23, 2012  
10:00 a.m.**

**Nice 2 Bedroom, 1 Bath Home in ERICK, OKLAHOMA**



**SALE & PROPERTY LOCATION:**

109 N. Magnolia, Erick, Oklahoma

**OPEN HOUSE:** Sunday, June 17 – 2:00-4:00

**LEGAL DESCRIPTION:** Lots Five (5), Six (6), Seven (7) and Eight (8) in Block Nineteen (19) to the Original Town, Erick, Beckham County, Oklahoma.

**PROPERTY DESCRIPTION:** This is a nice 2 bedroom, 1 bath home with approximately 1,163 sq. ft. living area. There is a spacious living room with a dining area, two nice size bedrooms and utility. The kitchen has electric cookstove w/venthood, tiled countertop and backsplash and plenty of cabinet and counter space. There is a ventless wall heater and floor furnace for

heat and refrigerated air conditioners for cooling and there are ceiling fans in all the rooms. This home has wood siding, a metal roof, wood fence, a storage building and a 8' x 20' covered front porch. There is also wood and tile flooring throughout the home. Looking for investment property or a place to call home – Don't Miss This Sale!!!

**REAL ESTATE TERMS:** 15% 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 2011 and prior taxes will be paid by the seller, 2012 taxes will be prorated. Possession will be at closing. All property is sold "as is where is." Auction is not contingent upon buyer securing or obtaining financing. Grant's Auction and Realty is a transaction broker.

**OWNER: TAMMY (RUMBAUGH) BACH**



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Auctioneer/Sales Associate  
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[www.grantsauction.com](http://www.grantsauction.com)

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