

PUBLIC AUCTION



**Saturday,
August 4, 2012
10:00 a.m.**

Commercial Property/Home on Third Street in ELK CITY, OK



SALE & PROPERTY LOCATION:

1012 West Third St., Elk City, OK

OPEN HOUSE:

Sunday, July 22 – 2:00-4:00 &
Sunday, July 29 – 2:00-4:00

AUCTIONEER'S STATEMENT:

This nice home and property on Third Street is zoned C-2 Commercial. This property is located on one of the most traveled and high traffic areas in Elk City. The property is large enough for a yard for the homeowner or lots of parking for any type of business.

Looking for commercial property on 3rd Street or a nice home you better check this one out.

LEGAL DESCRIPTION: The North One-half of Lot 8 & Lot A in Block 34 of the Houchens Addition to the City of Elk City, Beckham County, Oklahoma.

PROPERTY DESCRIPTION: This beautiful Third Street home sits on a large lot with a frontage of 100' x 160' and has 4 bedrooms and two full bathrooms and approximately 2,145 sq. ft. living area. There is a spacious living room which is open to the kitchen and dining room and the kitchen has an electric cookstove, dishwasher, pantry and plenty of cabinet and counter space, slide-outs, lazy susan and fold out ironing board. The dining room is nice size and has a bay window and access to the cellar. The washer & dryer hookup is in the oversized bathroom located just off the dining room. There are window units for cooling and ventless wall heaters and floor furnace to heat the home. This home has carpet and wood floors, 7' x 8' backporch, storage building, composition shingles, vinyl siding and wood fence. The master bedroom has a small office area, there is a front entry with a closet and one bedroom is upstairs with a nice size closet and attic storage.

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 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.

OWNERS: STAN & CONNIE BUSS



Mike Grant
Auctioneer/Sales Associate
Texas License #13353
Mobile: 821-1186

Cindy Grant
Cashier/Real Estate Broker
Elk City, OK
Mobile: 821-1738

FIND US ON THE WEB AT
www.grantsauction.com

Johnny Grant 1926-2010

Jeremy Justus
Auctioneer



Monte Tucker
Auctioneer & Sales Associate
Sunny Point, America
(580) 515-4477

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