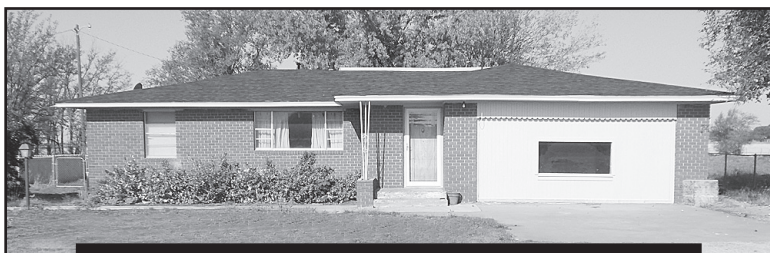




PUBLIC AUCTION

10:00 a.m. • Saturday, September 22, 2012

**3 BEDROOM, 1 1/2 BATH HOME PLUS IMPROVEMENTS ON 2.82 ACRES, CARTER, OK
FURNITURE & APPLIANCES • HOUSEHOLD • KITCHENWARE • MISCELLANEOUS**



Real Estate Sells at 11:00 a.m.



OPEN HOUSE: Sunday, September 9, from 2:00-4:00 p.m. and Sunday, September 16, from 2:00 to 4:00 p.m.

SALE & PROPERTY LOCATION: 12313 Hwy. 34, Carter, Oklahoma. From the 4-way Stop in Carter, OK at intersection of Hwy. 55 & Hwy. 34 go 3/4 mile North on Hwy. 34.

LEGAL DESCRIPTION: Beginning 559 ft. south and 50 ft. west, in the NE corner of the NE quarter, west 336 ft., south 355 ft, east 336 ft., and north 365 ft, to the point of beginning in section 27, Township 9 north, range 22 west, Indian Meridian, Beckham County, Oklahoma. Containing 2.82 acres MOL.

PROPERTY DESCRIPTION: This 2.82 acres has a beautiful brick 3 bedroom, 1 1/2 bath home with approximately 1,784 sq. ft. living area. There is a nice size living room with entry closet and is open to the spacious kitchen which has a

dishwasher, eating bar, dining area and plenty of cabinet and counter space. Just off the kitchen is a large utility with a closet and access to the covered porch and carport. There is a den with cedar walls, ventless gas heater and access to the 14' x 24' covered patio. This home has central heat and air, carpet and tile flooring and a gas water heater. Also on this property is a 21' x 36' ft. detached garage/storage shed, a 30' x 40' ft. metal shed with feed room and a 288 sq. ft. storage building. This property is on Beckham County Rural Water, septic system, and has an additional well of water. Looking for a small acreage and a nice home – 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 2011 and prior taxes will be paid by seller. 2012 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.

FURNITURE & APPLIANCES

- 1-GE Electric Cook Stove
- 1-Kitchenaid Washer
- 1-Maytag Gas Dryer
- 1-Kitchenaid Microwave
- 1-Sanyo 20" Color TV
- 1-27" Color TV
- 2-Queen Size Beds
- 1-8 Drawer Dresser w/Mirror
- 1-6 Drawer Dresser w/Mirror
- 1-2 Drawer Chest
- 2-Nightstands
- 1-Microfiber 3 Cushion Sofa
- 1-Plaid 3 Cushion Sofa
- 1-Sage Green Pillowback 3 Cushion Sofa
- 1-Pillowback Loveseat
- 1-Microfiber Chair & Ottoman

- 1-Microfiber Recliner
- 1-Brown Rocker/Recliner
- 1-Side Chair & Ottoman
- 1-Round Dining Table
- 1-Duncan Phyfe Table w/6 Chairs
- 1-Duncan Phyfe Buffet
- 4-Swivel Bar Stools
- 2-Side Chairs
- 5-End Tables
- 1-Coffee Table
- 1-Entry Table
- 1-Sofa Table
- 1-Wood Desk
- 1-Pine Chair
- 1-Telephone Stand
- 3-Floor Lamps
- 5-Table Lamps
- 1-Wood Makeup Bench

- 1-6 Gun Gun Cabinet
- 1-Entertainment Center 5'Wx6'Hx17"D
- 1-Quilt Rack
- 1-Corner TV Cabinet

HOUSEHOLD, KITCHENWARE & MISCELLANEOUS

- 1-Lot Skillets, Saucepans
- 1-Lot Cakepans & Muffinpans
- 1-Lot Dinnerware & Drinkware
- 1-Lot Small Kitchen Appliances
- Several Wall Hangings & Framed Prints
- 1-Lot Blankets, Sheets, Bedspreads, Comforters
- 1-Lot Towels & Washcloths
- 1-Water Pitcher & Bowl
- 1-Pedestal Sink

MANY MORE MISCELLANEOUS ITEMS TOO NUMEROUS TO MENTION!

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.

OWNER: ESTATE OF LOUISE (BREEZE) DAVIDSON

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.