

PUBLIC AUCTION



**Saturday,
May 26, 2012
10:00 a.m.**

TWO BAY CAR WASH IN ERICK, OKLAHOMA

SALE & PROPERTY LOCATION: 103 N. Pine Street, Erick, Oklahoma



LEGAL DESCRIPTION: Lots Seven (7), Eight (8) and the North One-half of Lot Nine (9) in Block Twenty-three (23), Original Town, Erick, Beckham County, Oklahoma. Surface Only.

PROPERTY DESCRIPTION: This is a 2 bay car wash that was built in 1980. The 2 wash pumps were replaced in 2010 and 2011, the coin machines were reworked in 2011, and the Paloma hot water heater was reworked in 2011, new hoses and spray nozzles in 2012. There is a Max Vac vacuum system, Culligan water softener and a weep system. The monthly expenses for

utilities, upkeep and supplies are relatively low, and the time involved in taking care of the car wash is very minimal. This is an excellent opportunity to purchase a profitable business in Erick, Oklahoma. Someone looking for extra income – 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: FAY DODSON



Mike Grant
Auctioneer/Sales Associate
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ANY ANNOUNCEMENTS MADE DAY OF SALE SUPERSEDE ALL PREVIOUS WRITTEN OR ORAL STATEMENTS.