

PUBLIC AUCTION



**Saturday,
May 5, 2012
10:00 a.m.**

2.28 ACRES LAND IN ELK CITY, OKLAHOMA



SALE & PROPERTY LOCATION: 703 East 7th Street, Elk City, Oklahoma

AUCTIONEER'S STATEMENT: This prime piece of real estate would make a great location for any type of business needing a small yard for trucks, trailers or equipment. This property location offers easy access to I-40 or downtown Elk City. This property is zoned I-1 which is Light Industrial and can no longer be utilized as a residential dwelling without rezoning by the zoning board.

LEGAL DESCRIPTION: A 2.28 acre tract in the Southwest Corner of the Southwest Quarter in Section 23, Township 11 North, Range 21 West, I.M., Beckham County, Oklahoma.

PROPERTY DESCRIPTION: This 2.28 acre tract of grassland is located in the city limits of Elk City, Oklahoma and would make an interesting and very appealing opportunity for a wide variety of buyers. Located on this property is also a 1,084 sq. ft. 3 bedroom, 1 bath home which has a kitchen, living room, dining area, utility and a 22' x 28' attached double car garage. This home has window units for cooling and floor furnace for heat. Don't miss this opportunity to acquire a prime piece of real estate in a high demand location. This land is zoned I-1 (Light Industrial).

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: LINDON LOWDER ESTATE



Grant's Auction & Realty

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