

PUBLIC AUCTION



**Saturday,
Oct. 20, 2012
10:00 a.m.**

MAIN STREET COMMERCIAL BUILDING - Elk City, OK



SALE & PROPERTY LOCATION:
107 South Main, Elk City, Oklahoma

LEGAL DESCRIPTION: Lot Twenty-one (21) in Block Thirty-three (33), Original Town, Elk City, Oklahoma.

PROPERTY DESCRIPTION: This commercial building on Main Street of Elk City, Oklahoma has lots of potential for any type of business. This building has approximately 2,322 sq. feet of retail and storage area. This commercial building has a 25' frontage on main street, is in a great location for the new business owner or investment property – 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.

Owner: Stanley Niece

Grant's Auction & Realty

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