

PUBLIC AUCTION



**Saturday,
March 3, 2012
10:00 a.m.**

Main Street Commercial Building - Elk City, OK



SALE & PROPERTY LOCATION:
104 North Main Street, Elk City, Oklahoma

LEGAL DESCRIPTION: Lot Eleven (11) in Block Twenty-five (25), 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 over 3,500 sq. ft. in the retail area and storage room and has 3 bathrooms, with two additional storage rooms upstairs and a vault. There is a garage with a automatic garage door opener and there is a basement. The flooring is ceramic tile and laminate wood. This building has been updated with a new central heat and air unit, electrical, plumbing and flooring. This commercial building has a 25' frontage on main street and is move in ready. Looking for a great location or investment property on the Main Street of Elk City, Oklahoma – 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 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: KENNY & CARRIE STONE



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

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

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www.grantsauction.com

Johnny Grant
1926-2010



Monte Tucker
Auctioneer & Sales Associate
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ANY ANNOUNCEMENTS MADE DAY OF SALE SUPERSEDE ALL PREVIOUS WRITTEN OR ORAL STATEMENTS.