

PUBLIC AUCTION



10:00 a.m. • Saturday, July 21, 2012

2 or 3 Bedroom, 1 1/2 Bath, Country Home on 1.78 Acres Northwest of Elk City, OK



OPEN HOUSE

Sunday, July 15 - 2:00-4:00 PM

SALE & PROPERTY LOCATION:

From the Intersection of Third Street & Randall Street in Elk City, Oklahoma go 4 1/2 miles North on Randall (Beckham County Road 2000) to Beckham County Road 1060 then 3 miles West to property & sale site.

LEGAL DESCRIPTION: A 1.78 tract of land in the Northwest Quarter in Section 31, Township 12 North, Range 21 West, IM, Beckham County, Oklahoma. Selling Surface Rights Only.

PROPERTY DESCRIPTION: This 1.78 acre tract of land has a cozy 1,328 sq. ft. home that has 2 or 3 bedrooms and 1 1/2 bathrooms. There is a nice size living room

with knotty pine paneling, a kitchen with an electric stove, dishwasher, refrigerator and eating bar and has plenty of cabinet and counter space. The bedrooms are a good size and the utility has a half bath. This home has ceiling fans, 4 window units for cooling and 3 vent-less propane wall heaters, and laminate wood, linoleum, tile and carpet flooring. There is a covered front porch, barbed wire and chain link fences, this home also has aluminum siding, metal roof, is on Beckham County rural water and has a septic system. This property is in the Merritt School District and serviced by Northfork Electric. Looking for a country home – 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 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.

OWNERS: JOHN WALL & BEVERLY THORNTON-WALL



Grant's Auction & Realty

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