

PUBLIC AUCTION



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

**22+ Acres • Beautiful 2/3 Bedroom Home, Barns, Northwest of Elk City, OK
Tractor • Pickup • Trailer • Furniture & Appliances**

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



REAL ESTATE SELLS AT 10:00 A.M.



OPEN HOUSE: Sunday, October 21 – 2:00-4:00 and Sunday, October 28 – 2:00-4:00

LEGAL DESCRIPTION: A 22.4 acre tract of land in the Southwest Corner of the Southwest Quarter of the Southwest Quarter in Section 30, Township 12 North, Range 21 West, I.M. Beckham County, Oklahoma. Selling Surface Rights Only.

PROPERTY DESCRIPTION: This 22.4 acre tract of land has a beautiful 2,933 sq. ft. home with 2 or 3 bedrooms and 2 full bathrooms. The kitchen have beautiful wood cabinets and plenty of counter space, there is a center island with a vegetable sink w/garbage disposal, propane gas range top, double ovens, built-in microwave, pantry and eating bar. Just off the kitchen is a dining and living area with a gas/wood burning fireplace. There is a formal living room, formal dining room and spacious den and just off the den is an office or the third bedroom. The master bedroom has a large bathroom with double lavatories, whirlpool tub, separate shower and two closets, the second bathroom has a single lavatory and combination tub and shower and linen storage. The 22' x 24' double car garage also has a 7' x 24' utility and entry to the kitchen. This home has central heat & air with two additional ventless gas heaters for backup heat, has ceramic and carpet flooring, cellar, is on rural water and also has a good well of water for the barns and hydrants and has a septic system. There is also a 24' x 70' metal barn used as a kennel which has a 14' x 24' room with 6 dog runs, and a 18' x 24' with 10 dog runs, each of these rooms have window units for cooling and ventless gas heaters and water and also has a 24' x 38' shed. The 16' x 90' metal barn has a 20' x 16' storage room and a 27' x 16' storage room and 43' x 16' machinery shed. This acreage has native and improved grasses and crop land and has a cattle lot with stock tank. This property is in the Elk City School District and serviced by Northfork Electric. Looking for a country home with a small acreage – 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.



TRACTOR, PICKUP & TRAILER

- 1-2006 New Holland TC18 Diesel Tractor, 3 pt. PTO, 914A Belly Mower Deck
- 1-WW Stock Trailer, BP, Open Top, 5'x16'
- 1-1964 Ford F150 Pickup, XLT, Extended Cab
- 1-5' Land Pride Tiller, 3 pt.

- 1-5' Metal Stock Tank
- 1-Air Compressor
- 1-Gas 22" Hedge Trimmer
- 1-250 Gallon OH Diesel Tank

FURNITURE, APPLIANCES & MISCELLANEOUS

- 1-Maytag Electric Dryer
- 1-Maytag Washer
- 1-GE S/S Refrigerator/Freezer
- 1-Ranch Oak Dining Table w/4 Chairs
- 1-Ranch Oak Sofa
- 3-Ranch Oak Side Tables
- 4-Curio Cabinets
- 1-Wood Corner Cabinet
- 1-81/2' Four Cushion Sofa
- 1-3 Cushion Sofa, Plaid
- 1-Oak Arm Chair 2-Side Chairs

- 1-Knotty Pine Arm Chair
- 1-Computer Desk
- 1-Metal Baker's Rack
- 2-Metal Shelf Units
- 1-Dell Computer System
- 4-Table Lamps
- 1-Mission Style Floor Lamp
- 1-Bookcase 1-TV Stand
- 1-Glass Top Side Table
- 1-Conn Electric Organ
- 1-Patio Table w/4 Chairs

MANY MORE MISCELLANEOUS ITEMS TOO NUMEROUS TO MENTION!
PERSONAL PROPERTY TERMS: Cash, Visa, MasterCard or Personal Check.
All Accounts must be settled on sale day. Permits must be shown or sales tax will be charged.

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.