



PUBLIC AUCTION

10:00 a.m. • Saturday, July 14, 2018

**Beautiful 3 Bedroom, 2 Bath Brick Home near Sayre, OK
80 Acres Beckham Co. Land Selling in Three Tracts**

SALE & PROPERTY LOCATION: From Exit 20 off of I-40 South of Sayre, OK go 1 mile South on Highway 283 to Bk 1220, West 1/2 mile to the Southeast Corner of property.



**TRACTS #1, #2, & #3
LEGAL DESCRIPTION:**

The East Half of the Southwest Quarter of Section 17, Township 9 North, Range 23 West, I.M., Beckham County, Oklahoma. Containing 80 acres (mol). Less all oil, gas and other minerals and minerals rights.

TRACT #1: PROPERTY DESCRIPTION:

This beautiful brick home will be selling with approximately 7 acres. There are 3 bedrooms and 2 full bathrooms and was built in 2013 and has approxi-

mately 2,641 sq. feet living area. The master bedroom is very spacious with double walk-in closets and the master bath has a large shower w/bench, double lavatories and a whirlpool bathtub. The other two bedrooms are a nice size and have good size closets, and the bathroom has a large shower, whirlpool bathtub and double lavatories. The spacious living room has a gas fireplace and built-in corner cabinet. The kitchen has a pantry, electric cook stove, dishwasher and center island/eating bar. There is an office and sun room and a large utility with a sink. This home is handicap accessible, has an 8 camera security system, central heat and air, tilt-in windows, on demand hot water heater, carpet and travertine flooring and back splash in the kitchen, travertine counter tops in the 2 bathrooms, ceiling fans and a metal roof. There is also a 36' swimming pool, Rock Pond with fountain and covered porches. This home has a water well and a concrete septic system. Looking for a beautiful and spacious home with acreage – Don't Miss This Sale!!

TRACT #2 PROPERTY DESCRIPTION: This tract has approximately 6.5 acres and has a 60'x 60' metal barn with a 20' x 60' lean-to, a 30' x 60' shed with cow lots. Also on this property is an unfinished home with approximately 1,800 sq. ft. It has 3 bedrooms, 1 bathroom, living room, kitchen and utility.

TRACT #3 PROPERTY DESCRIPTION: This tract has 66.5 acres (mol) and is improved grass and has good fences.

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 2017 and prior taxes will be paid by seller. 2018 taxes will be prorated. Possession will be at closing. Selling surface rights only. 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.

PERSONAL PROPERTY:

1-Polaris Ranger w/Bed - has windshield and hard top (Not running) • 1-Great Plains Solid Stand Farm Seeder
3-Calf Feeders • 150-Concrete Blocks • 1-John Deere LA115 Riding Lawn Mower

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.



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information!

OWNERS: CLIFFORD & MELONIE VARNELL



Grant's Auction & Realty

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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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Johnny Grant 1926-2010
Jeremy Justus
Auctioneer

Monte Tucker
Auctioneer & Sales Associate
Sunny Point, America
(580) 515-4477

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