

PUBLIC AUCTION

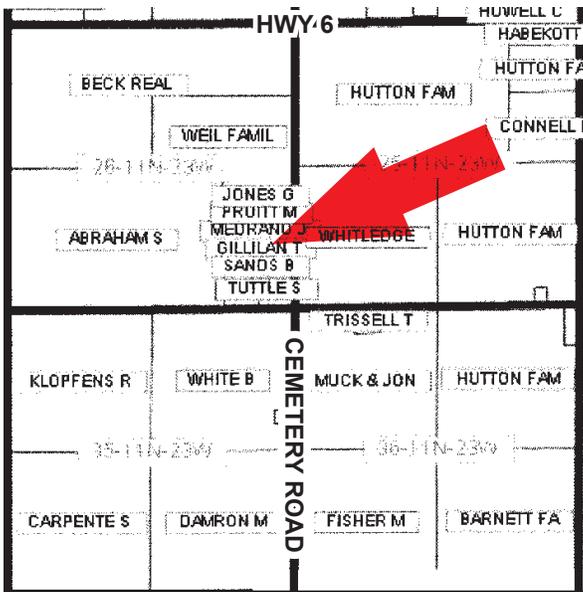


**Saturday,
November 6, 2021
10:00 a.m.**

2 Bedroom Mobile Home on 10 Acres of Pasture Land Near Sayre, OK

SALE & PROPERTY LOCATION: Sayre, OK at Exit 26 (Cemetery Road) off I-40 on BC1900 Rd go 4 miles North, West into property or From Merritt Rd & Hwy. 6 West of Elk City, go 7 miles West on Hwy. 6 to BC 1900 Rd then ¾ mile South, West into property.

Open House: Sunday, Oct. 24 from 2:00 to 4:00 p.m. or by appointment by calling Grant's Auction & Realty – 580-225-0269.



LEGAL DESCRIPTION: A tract of land in Section 26, Township 11 North, Range 23 West, I.M. Beckham County, Oklahoma. 1332.5 feet by 328.5 feet, containing 10.04 acres (mol). Selling surface and surface rights only.

PROPERTY DESCRIPTION: This 10-acre tract of land has six wire fences native pasture and a 2001 Tangle 12' x 40' Mobile Home with 480 sq. ft. There are two bedrooms, full bathroom, living room, kitchen with electric cookstove, refrigerator and dining area. The washer and dryer hookup are in the hallway area. It has new carpet in the bedrooms and living room, ceramic tile in the other rooms of the home.

There is a 12' x 15' covered back porch and an 18' x 20' carport. This home has central heat & air, is on well water and has a septic system. This property is in Sayre School District.

REAL ESTATE TERMS: A non-refundable 15% of purchase price to be placed in escrow day of sale. Purchaser' attorney will have 10 days to examine title. Balance of purchase price to be due and payable upon acceptance of title. All 2020 and prior taxes will be paid by the seller. 2021 taxes will be paid by the buyer. Possession will be at closing. All property is sold "as is where is." Auction is not contingent upon buyer securing or obtaining financing.

AUCTIONEER STATEMENT: This is a great opportunity to own a small tract of land on a blacktop road that is close to Sayre and Elk City and easy access to I-40. Would be a great hunting lodge or weekend getaway. Come Check It Out!

Owners: Teddy & Lisa Gilliland

SCAN QR CODE FOR MORE INFORMATION



Grant's Auction & Realty



580-225-0269 • "The Complete Liquidation Professionals"

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

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

FIND US ON THE WEB AT
www.grantsauction.com

Johnny Grant 1926-2010

Jeremy Justus
Auctioneer

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

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