

PUBLIC AUCTION



**Saturday,
April 30, 2022
10:00 a.m.**

Nice 3 Bedroom, 2 1/2 Bath Brick Home on 3.42 Acres • Cheyenne, OK

SALE & PROPERTY LOCATION: Cheyenne, OK at the Intersection of Hwy. 47 (Broadway) & Hwy. 283 (LL Males Ave) go 1 1/4 mile South on Hwy. 283 to EW RM 098 County Rd. (Water Plant Road) then 1/10-mile West to driveway and North.

Open House: Sunday, April 17 from 2:00 to 4:00 p.m. and Sunday, April 24 from 2:00 to 4:00 p.m.

AUCTIONEER'S STATEMENT: A family looking for that perfect location just on the edge of Cheyenne, OK - This is the one for you. Nice Brick home, two shop buildings and small acreage and close to school and downtown. Don't Miss This Sale!!!



LEGAL & PROPERTY DESCRIPTION: A 3.42 acre tract of land in the S 908.74 feet of the W/2 of the SW/4 Described as follows: Beginning at a point 40 feet West and 198.75 feet North of the SE Corner W/2 of the SW/4, Then North 710 feet, West 210 feet, South 710 feet then East 210 feet to point of beginning in Section 17, Township 13 North, Range 23 West, I.M. Roger Mills County, Oklahoma. Selling surface rights only.

This acreage has an exceptionally spacious Lubbock brick home with approximately 2,146 sq. ft. living area. It has 3 bedrooms, 2 1/2 bathrooms, large living room with gas fireplace flanked by bookshelves with bottom storage cabinets. The kitchen has center island with eating space, dishwasher, cooking stove, refrigerator, plenty of cabinet and counter space and just off the kitchen is the utility and access to outside entry to the carport. The master bedroom has a large walk-in closet, master bath with jacuzzi tub, separate oversized shower, and double lavatories, also the two additional bedrooms have walk-in closets, single lavatories and jack & jill style bathroom. This home has central heat & air, Rainsoft water treatment system, attached 21' x 24' carport, cellar, two water heaters, carpet and tile flooring and gutters on carport and house, city water and septic system. This acreage also has two 20' x 40' metal frame buildings, one has a 20' x 20' art studio with laminate wood flooring, a Wallmaster Cooler/Heater Unit, and a 20' x 20' Shop/Garage room with a 9' x 10' overhead door, this building has concrete floor and is insulated. The second metal shop building has concrete floor and a 10' x 10' overhead door and a walk-through door.

REAL ESTATE TERMS: A non-refundable 10% of purchase price to be placed in escrow day of sale. Purchaser's attorney will have 10 days to examine title. Balance of purchase price to be due and payable upon acceptance of title. All 2021 and prior taxes will be paid by the seller. 2022 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.

FURNITURE ALSO SELLING: Sofa w/End Recliners – Sofa Table – Coffee Table & End Table
PERSONAL PROPERTY TERMS: Cash, Visa, MasterCard or Personal Check.

OWNER: SUE SUTTLE

SCAN QR CODE FOR MORE INFORMATION



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