



LIVE & ON-LINE Auction

PUBLIC AUCTION

Saturday, October 7, 2023 • 10:00 a.m.

**10.54 ACRES – UNIQUE 2 STORY – 2 BEDROOM – 2 BATH OCTAGONAL HOUSE
DETACHED GARAGE w/BR & ¾ BATH – SHOP BUILDING – 2 WATER WELLS**



SALE LOCATION & PROPERTY LOCATION:

From Exit 20 off of I-40 (Flying J Exit) South of Sayre, Oklahoma, go ¼ mile South on Hwy. 283 to 1210 County Road, 1 Mile East to 1880 County Road then 4/10-mile North to Property & Sale Location. Address 12063 N 1880 Rd, Sayre, OK 73662.

**BIDS FOR THIS HOME & ACREAGE
WILL BE TAKEN LIVE AND ONLINE!**

ONLINE PRE-BIDDING & OPEN HOUSE:

ON-LINE PRE-BIDDING WILL BEGIN ON SEPT. 25, 2023, AT 10:00 a.m.
OPEN HOUSE: SUNDAY, SEPTEMBER 24,
2:00-4:00 & Sunday, October 1, - 2:00-400



LEGAL DESCRIPTION: A 10.54 Acre triangular tract of land beginning at the North-east Corner of said Southeast Quarter of Section 9, Township 9 North, Range 23 West, IM Beckham County, Oklahoma.

PROPERTY DESCRIPTION: This 10+ acre tract is native pasture, has perimeter fences and 2 water wells, along with a 12' x 30' shop, with two entrance doors and concrete floors. There is also a 2-story octagonal home with approximately 1,312 sq. ft. living area, the downstairs has a kitchen with dishwasher, cook stove and stainless-steel sink, nice size living room and ¾ bathroom that also serves as the utility. The spiral staircase leads up to the 2nd

story that has 2 bedrooms and one bathroom with access to the 14' x 16' deck. There is a detached garage 30' x 24' which includes a 10' x 24' guest bedroom with ¾ bathroom. Attached to the backside of this home is a 14' x 20' carport, and stairs leading up to the second story deck. This home has central heat and air, carpet flooring, water wells, septic system and a wooden walkway around the perimeter of the home. Looking for a small acreage, unique home close to Sayre and easy access to I-40, this is the home for you.

REAL ESTATE TERMS: 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 2022 and prior taxes will be paid by the seller. 2023 taxes will be pro-rated. All property sold "as is where is". Auction is not contingent upon buyer securing or obtaining financing. There will be a 5% Buyer's Premium only if property is the winning bid on-line. No Buyer's Premium if sold on-site.

PERSONAL PROPERTY WILL SELL IN ON-LINE ONLY AUCTION

BEGINNING MONDAY, SEPTEMBER 25, 10 AM CST- OCTOBER 7, 3:00 PM CST

Closing will start at 3:00 p.m. CST – (SOFT CLOSE)

15% BUYER'S PREMIUM – 4.85% SALES TAX – 4% CREDIT CARD FEE

PREVIEW DAYS WILL BE Sunday, September 24 – 2:00-4:00 & Sunday, October 1 – 2:00-4:00



PERSONAL PROPERTY: 10 x 16' Insulated Storage Building – 8' x 40' Spray Foam Insulated Conex - Full & Queen Beds, Dressers, Sofa, Recliners, Nice Collection Antique Furniture-Tables-Curio cabinets, Small Desk, Vintage Bicycles, Appliances, 1933 Japanese China Set, Huge Selection Decorative Glassware, Dinnerware & Drinkware, Robert Redbird, Robert Redbird, Jr., John Tracy II Native American Prints, Pottery, Marbles, Riding Mower, Small Tiller, Gas Grill Shop Table, Hand Tools, Power Tools, Ladders, Wheelbarrow, Tool Boxes, Portable Panels, Round Bale & Bunk Feeders, Small Farm Implements & Much More!!! DON'T MISS THIS SALE!!!



PICKUP DATES: SUNDAY, OCTOBER 8, 1:00-5:00, MONDAY, OCTOBER 9, 9:00-5:00 & TUESDAY, OCTOBER 10, 9:00-5:00

PICKUP LOCATION: From Exit 20 off of I-40 (Flying J Exit) South of Sayre, Oklahoma, go ¼ mile South on Hwy. 283 to 1210 County Road, 1 Mile East to 1880 County Road then 4/10-mile North to Property & Sale Location - 12063 N 1880 Rd, Sayre, OK 73662.

**FOR MORE INFORMATION, PICTURES, AND TO BID,
GO TO: GRANTSAUCTION.HIBID.COM**



OWNER: GERALD NEW



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

Brandon Cloud
Auctioneer
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.