

PUBLIC AUCTION!

SATURDAY, MAY 24, 2025 • 10:00 AM

Owner: Dale R. Simpson Estate

SALE & PROPERTY LOCATION: 819 W. 9th Street, Elk City, OK

**OPEN HOUSE: By appointment only by
calling 580-225-0269, 580-821-1186 or 580-821-1738.**



Legal Description: Lots 5 & 6 in Block 2 of the McArthur Addition to the City of Elk City, Beckham County, OK.

Property Description: This residence sits on two lots with an approximate area of 936 square feet. It includes two bedrooms, one bathroom, a living room, a kitchen with an eating bar, and a utility room. There is a detached garage measuring 288 square feet, a partially fenced yard, and a cellar. This property will be sold as is condition with all contents included.

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 2024 and prior taxes will be paid by the seller. 2025 taxes will be pro-rated to day of closing. All property is sold "as is where is". Auction is not contingent upon buyer securing or obtaining financing.



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