

REAL ESTATE AUCTION!

SATURDAY, NOVEMBER 8, 2025 • 10:00 AM

Owner: Catherine L. Potter

PROPERTY LOCATION: 210 Grove Ave., Elk City, OK

OPEN HOUSE: Sunday, November 2, 2025 – 2:00-5:00 Or By Appointment



Legal Description: Lot 6 & South 28' of Lot 7 in the Rev. Block 1 of the Walter Addition to the City of Elk City, Beckham County, OK. Surface Rights Only.

Property Description: This beautiful brick home offers a comfortable and spacious living environment, featuring three bedrooms, two and a half bathrooms. With approximately 1,978 square feet of living area, it is designed to accommodate family living with both style and functionality. The kitchen is well equipped with a built-in oven, Jenn-Air electric cooktop, trash compactor, and dishwasher. Adjacent to the kitchen is a Keeping Room, which includes a dining area and a built-in desk, providing a welcoming space for meals and casual gatherings. Upon entering the home, you are greeted by a spacious living room. This area features a wet bar, and a dual sided fireplace, flanked by bookcases, curio cabinets, and tv cabinet, and additional dining area creating an inviting atmosphere for relaxation and entertaining. The large master suite includes a fireplace for added comfort. The full bathroom boasts a sauna, jet jacuzzi tub, separate shower, double lavatories, and a large walk-in closet. A door from the master suite provides direct access to the back patio. The utility room is equipped with a half bath and a pull-out pantry and a fold down ironing board for added convenience. The double car garage features a cedar closet, shop area, and abundant storage. This home has an inviting back yard with a 20'x22' covered patio, perfect for outdoor gatherings, beautiful landscape, mature trees, and a putting green. Additional features include a 8' x 10' safe room, storage building, two HVAC units, two water heaters, Culligan water softener, a central vacuum system, a Rainbird sprinkler system for both front and back yards. Flooring throughout the home consist of both carpet and wood, offering comfort and style. Looking for that perfect home....Don't miss this opportunity!!!

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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