

# Public

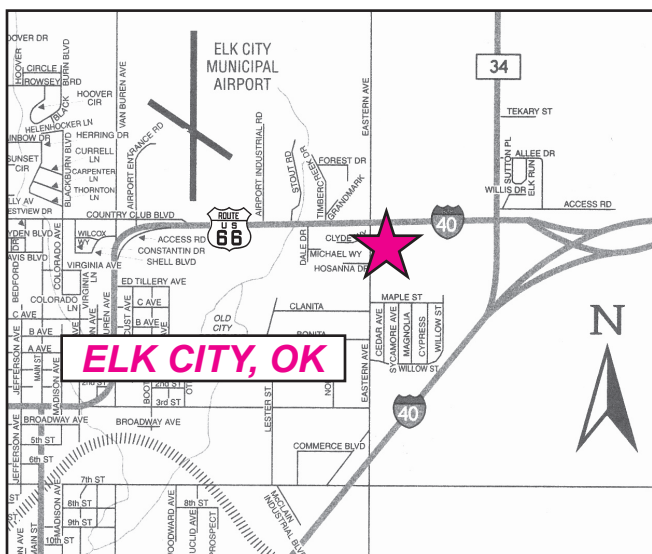


# Auction

**12 Acres of Prime Real Estate in Elk City, OK**

**10:00 A.M. • TUESDAY, NOVEMBER 29, 2005**

**Sale Location:** From Rt. 66 and Eastern Avenue East of Elk City, Oklahoma go 2/10ths mile South on Eastern Avenue to the Northeast Corner of Property.



**LEGAL DESCRIPTION:** A tract of land located in Section 23, Township 11 North, Range 21 West, I.M., Beckham County, Oklahoma, Beginning 990.73 feet South of the Northeast Corner in the Northeast Quarter of said Section, then West 1141.30 feet, South 458 feet, East 1141.30 feet, North 458 feet to point of beginning. Containing 12 acres (mol). Selling Surface Rights Only.

**PROPERTY DESCRIPTION:** This is a 12 acre tract of prime real estate with a 458' frontage on Eastern Avenue and a depth of 1141.3 feet. This property is zoned A-1 Agricultural. This is excellent development property in an already highly developed area or this would make a great location for someone wanting a small acreage. City Water runs north and south on east side of property and city sewer line runs east and west along the north side of property. Don't miss this opportunity to purchase excellent property in a great location. For more information call 580-225-0269.

**REAL ESTATE TERMS:** 15% of purchase price to be placed in escrow day of sale. Purchaser will have 10 days to examine title. Balance of purchase price to be due and payable upon acceptance of title. All 2004 and prior taxes will be paid by seller, 2005 taxes will be prorated. Possession will be at closing. All property sold "as is where is." Auction is not contingent upon buyer securing or obtaining financing. Grant's Auction & Realty is a single party broker for the seller.

**OWNER: ELK CITY PUBLIC SCHOOLS**



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Auctioneer/Sales Associate  
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Mobile: 821-1186

**Grant's Auction & Realty**

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

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FIND US ON THE WEB AT  
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ANY ANNOUNCEMENTS MADE DAY OF SALE SUPERSEDE ALL PREVIOUS WRITTEN OR ORAL STATEMENTS.