

# PUBLIC AUCTION



**10:00 a.m.  
Thursday,  
Dec. 1, 2005**

**Beautiful 4 Bedroom, 3 1/2 Bath, Brick Home in Elk City, OK**

**Sale Location: 1221 W. Country Club Blvd., Elk City, OK**

**OPEN HOUSE:**

**Sunday, November 20, 2:00-4:00  
& Wednesday, November 30, 5:00-7:00**



**LEGAL DESCRIPTION:** A tract of land in the Southeast Quarter (SE/4) of Section 16, Township 11 North, Range 21 West I.M., Beckham County, Oklahoma, described as follows: Beginning at a point 510 feet West and 40 feet North of the Southeast Corner of the Southeast Quarter of said Section 16; thence West parallel to the South line of said section a distance of 162 feet; thence North parallel to the East line of said section a distance of 293 feet; thence East parallel to the South line of said section a distance of 162 feet; thence South parallel to the East line of said section a distance of 293 feet to point of beginning. Containing 1.09 acres (mol). Selling Surface Rights Only.

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**PROPERTY DESCRIPTION:** This is a beautiful 1.5 story brick home with approximately 2,747 sq. ft. living area. There are 3 bedrooms upstairs, two full bath and attic storage, downstairs the master bedroom has a bathroom with a walk-in closet, double sinks, separate tub and shower. This home has a den, living room with fireplace, formal dining room, kitchen with plenty of cabinet and counter space, dishwasher, built-in microwave oven, cooktop, range and pantry. There is an additional 1/2 bath, utility, wet bar and a 3 car garage. There is a 9' x 34' covered front porch, above ground pool, large back yard with a privacy fence and a 29' x 23' patio. This home is total electric and was built in 1997. For more information or an appointment to see this home call 580-225-0269, Grant's Auction & Realty.

**REAL ESTATE TERMS:** 10% 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: PAUL & NANCY RODRIGUEZ**

*Grant's Auction & Realty*

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



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