


Public Auction



4 BEDROOM, 1 3/4 BATH HOME ON 5 ACRES NEAR ELK CITY, OK

10:00 A.M. • FRIDAY, JUNE 30, 2006

PROPERTY & SALE LOCATION: From the Intersection of Hwy. 6 & Hwy. 66 West of Elk City, Oklahoma (Hutch's West Side) go West on Hwy. 66 for 3 1/2 miles to North Access Road, go 1 mile on access road then 1/4 North.



OPEN HOUSE:

Sunday, June 25, 2006 - 2:00-4:00 p.m.

LEGAL DESCRIPTION: A tract of land in the Northwest Quarter (Lot 3) of Section 4, Township 10 North, Range 22 West of the Indian Meridian, Beckham County, Oklahoma, described by metes and

bounds as follows: Beginning at the Northeast Corner of said Northwest Quarter of Section 4; thence South 660.15 feet; thence West 329.55 feet; thence North 660.15 feet; thence East 330.30 feet to point of beginning. Containing 5 acres (mol). Selling Surface Rights Only.

PROPERTY DESCRIPTION: This home sits on 5 acres and has 4 bedrooms, 1 3/4 bath with approximately 1,941 sq. ft. living area. The kitchen has a dishwasher, built-in oven and cooktop, living room has a wood burning fireplace with blowers, built-in book shelf and gun cabinet flanking the fireplace, den and nice size utility. This home has central heat and air, a 20' x 30' metal carport and a 30' x 45' Shed/Horse barn. This home is total electric, has a cellar, water well and the roof is approximately 3 years old. For more information call Grant's Auction & Realty - 580-225-0269.

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 2005 and prior taxes will be paid by seller, 2006 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 transaction broker.

OWNERS: GARY & VONDA BENNETT



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
Sales Associate
Cheyenne, OK
(580) 497-2281



Jim Bales
Auctioneer & Sales Associate
TX Lic. #AA11060
(580) 928-2982

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