

Public Auction

Commercial Property Downtown Elk City, OK

10:00 A.M. • SATURDAY, JULY 29, 2006

SALE LOCATION: 107 & 109 West Broadway, Elk City, Oklahoma



LEGAL & PROPERTY DESCRIPTION: 107 W. Broadway - The Middle 37 feet of Lots 13 and 14 in Block 24 of the Original to the City of Elk City, Beckham County, Oklahoma. This prime space has approximately 1,650 sq. ft. and has a reception area, 3 large offices, bathroom and downstairs & upstairs storage.

LEGAL & PROPERTY DESCRIPTION: 109 W. Broadway - The East 16 feet of the West 70 feet of Lots 13 and 14 in Block 24 of the Original to the City of Elk City, Beckham County, Oklahoma. This prime space has approximately 749 sq. ft. and has a reception area, 2 offices and access to approximately 1,435 sq. ft of upstairs area with restrooms and 4 large rooms.

AUCTIONEER'S STATEMENT: These two prime commercial properties are located just off of main street in a very high traffic area and will be sold as one unit. They are currently rented and have more rental income potential with the large upstairs that would make

great studio type apartments or more office space. Don't miss this opportunity to own a piece of Historic Downtown Elk City!!!

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: LARRY & JOAN BUTCHER



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