

PUBLIC AUCTION



**10:00 a.m.
Saturday,
DEC. 9, 2006**

Restaurant Building & Equipment in Reydon, OK



Sale Location & Property Location:
At the Intersection of Hwy. 47 & Hwy. 30
in Reydon, Oklahoma.

AUCTIONEER'S STATEMENT: Jerry & Thomasina have decided to close the restaurant and will be selling the building and restaurant equipment as a complete unit. This is an excellent opportunity for someone wanting to be their own boss and own their own business.

LEGAL DESCRIPTION: A one acre tract in the Northeast Corner of the Northeast Quarter of Section 36, Township 14 North, Range 26 West, I.M., Roger Mills County, Oklahoma.

PROPERTY DESCRIPTION: This is a concrete block building with approximately 1,494 sq. ft. and is currently being utilized as a cafe which seats approximately 35. There is the dining area, kitchen, storage room, one bathroom, 10' x 12' storage shed and by the storage shed is a walk-in refrigerated unit. The equipment consist of DCS 2 burner, 2 oven 36" Grill, Frymaster Gas Deep Fryer 2 Basket, DCS Gas Deep Fryer 2 basket, BBQ King Plate Warmer, Electric 4 Section Steam Table, Toastmaster 2 drawer Warmer, 3 Section Sink, Ultra Line Knight Dishwasher, Taylor Ice Cream Machine, Gibson Commercial Freezer, Superior Sandwich Refrigerator 12 containers, Large Hobart Stand Mixer, 2 Door Refrigerators, 4 Stainless Steel Work Tables, Manitowoc Ice Maker, Randell 2 door Refrigerator Unit, Gibson Frost Free Commercial Freezer, French Fry Chopper (wall mount), Several lots of dishes, silverware, cups, glasses, pitchers, dining tables, chairs, booths. Everything you would need to open the doors and start cooking and serving customers. Don't miss this opportunity!!

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.

OWNER: CALVERT HILLTOP CAFE LLC



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