



# PUBLIC AUCTION

**1:00 p.m. • Saturday, May 13, 2006**

**COMMERCIAL PROPERTY WITH BUILDING IN ELK CITY, OK**

**Property & Sale Location:** 303 West 3rd Street, Elk City, Oklahoma



**LEGAL DESCRIPTION:** Lots 13, 14, 15, 16, 17, 18 and the South 11 1/2 feet of Lot 19 in Block 21 of the Original Town of Elk City, Beckham County, Oklahoma.

**PROPERTY DESCRIPTION:** This is a 30' x 70' Metal building with approximately 2,100 sq. ft. There are three offices, break room and bathroom with approximately 900 sq. ft. The shop area has approximately 1,200 sq. ft. with 2 bays with overhead doors. There is approximately 7,350 sq. ft.

paved parking. These lots and building are currently a used car lot and detailing business, but is an excellent location for any type of business with over 160 feet of frontage on Third street. This is a rare opportunity to purchase Third street property in Elk City, Oklahoma. For more information or an appointment to see this property 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: BRAD'S WHOLESALE - BRAD & ANGELA HARGUESS**

*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.