

PUBLIC AUCTION



10:00 a.m. • Tuesday, September 26, 2006

Nice 3 Bedroom, 2 Bath, Country Home on 10 Acres Near Elk City, OK

Property & Sale Location: From Merritt School go 2 miles East on Lakeview and 1 3/4 mile South or from South Hwy. 6 & Lakeview, South of Elk City, Oklahoma go 2 miles West on Lakeview and 1 3/4 mile South.



OPEN HOUSE: Sunday, September 10, 2:00-4:00, Sunday, September 17, 2:00-4:00 and Sunday, September 24, 2:00-4:00.

LEGAL DESCRIPTION: A tract of land lying in the Southeast Quarter of Section 8, Township 10 North, Range 21 West, I.M., Beckham County, Oklahoma, being described as metes and bounds as follows: Commencing at the Southeast Corner of the said Southeast Quarter, North 660 feet for a point of beginning; West 1304.6 feet, North 330.82 feet, East 1304.98 feet, South 334.10 feet to the point of beginning, containing 9.96 acres, (mol). Selling Surface Rights Only.



PROPERTY DESCRIPTION: This is a beautiful country home sitting on approximately 10 acres with a barn, shop, small pond and creek. This home has 3 bedrooms,

2 full bathrooms and has approximately 1,648 sq. ft. living area. The nice size living room has carpet, ceramic tile entry and inset ceiling with ceiling fan. The bedrooms are nice size with built-in's, window seats and plenty of closet space. The kitchen has a dining area, ceramic tile floors, tile backsplash, pantry, built-in GE microwave, GE Gas Cookstove, GE 21.7 Cu. ft. Refrigerator/Freezer and plenty of cabinet and counter space. The washer and dryer hook-ups are in the hall closet, there is also a 8' x 10' office and a 26' x 26' finished garage with an electric door opener. This home has central heat & air, attic storage and a 8' x 20' front porch, a covered back patio and frontage pipe fencing. Also on this property there is a 30' x 60' barn with (3) 20' x 50' netted pens, a set of 24' x 60' pipe corrals and a 15' x 25' shop with a wood burning stove. This property is in the Merritt School District, just a little over a mile to the Elk City Lake and is all on blacktop roads. Looking for a great place to raise a family, close to Elk City - this is the place for you!!

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: VAIL & DONNA ROSENRETER

Grant's Auction & Realty

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