

PUBLIC AUCTION



10:00 a.m. • Saturday, November 3, 2007

**3 Bedroom, 2 3/4 Bath Home South of Canute, OK
Vehicle • Shop & Garden Equipment • Miscellaneous**

SALE & PROPERTY LOCATION: From Exit 47 off of I-40 at Canute, Oklahoma go 4 miles South, property is on the East side. Watch for Signs!

OPEN HOUSE:

**Sunday, October 21, 2:00 pm-4:00 pm
& Sunday, October 28, 2:00 pm-4:00 pm**



Real Estate Sells at 12 Noon!



LEGAL DESCRIPTION: A tract of land lying in the South One-half of the Southwest Quarter of Section 1, Township 10 North, Range 20 West, I.M., Washita County, Oklahoma. Containing 15.95 acres (mol). Selling surface rights only.

PROPERTY DESCRIPTION: This is a beautiful brick home with approximately 2808 sq. ft. living area and has 3 nice size bedrooms and 2 3/4 bathrooms. All the rooms in this home are spacious and comfortable and there are lots of built-ins and storage. The kitchen has a center island, dishwasher, built-in oven, range top with vent hood, plenty of cabinet and counter space and built-in china

cabinet. The center island serves as an eating bar and also there is a dining area and access to the back patio. The living room is very comfortable with wood burning fireplace, built-in cabinet and ceramic tile entry. This home has a nice utility with pantry, 3/4 bath, separate sink and plenty of cabinet space. There is a 18' x 32' finished basement, 35' x 37' attached double car garage, 30' x 24' carport and a 16' x 40' covered patio. This home has a GeoThermal Heat Pump for the central heat and air, solar hot water, water softener and two "Long" wood burning stoves. Also on this property there is a 50' x 100' metal barn with concrete floors and an attached 30' x 100' shed on the south side, along with nice pipe cattle lots and working chutes. The acreage is in bluestem and the perimeter has 5 wire fences. Looking for a small acreage with beautiful home, large barn, lots and chutes - this is the home for you. You must see all this acreage has to offer - Don't Miss This Sale!

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 2006 and prior taxes will be paid by seller, 2007 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.

VEHICLE - SHOP & GARDEN EQUIPMENT - MISCELLANEOUS

- 1-1982 Ford F-150, 4x4, w/flat bed & bale spike
- 1-Suzuki 4 Wheeler, 2 wheel drive
- 1-Long Shredder, needs work
- 1-917 Allis Chalmer Hydrostat Lawnmower, new 22 hp motor
- 1-Miller 250 Welder, AC/DC
- 1-5 hp Electric Air Compressor 60 gal.
- 1-Rear-Tine Roto-Tiller
- 1-Pull Behind Yard Sprayer
- 1-Edger
- 1-Push Mower
- 3-Small Tillers
- 1-Green Machine Weedeater
- 1-Power Washer
- 1-Cherry Picker Hoist
- 1-NAPA Hydraulic Bearing Press
- 1-Drill Press

- 1-Cutting Torch
- 1-4 Ton Floor Jack
- 3-Hi-Lift Jacks
- 2-Dollies
- 1-Bolt Cutter
- 2-Wheelbarrows
- 5-Wood Parts Bins
- 1-Wire Roller
- 2-Extension Ladders
- 1-Step Ladder
- 1-Horse Tank
- 1-Tool Box
- 1-Tow Rope
- 2-Halogen Shop Lamps
- 3-Overhead Light Fixtures
- 2-Steel Welding Tables
- 1-Wood Work Bench
- 1-Bench Grinder

- 1-Cut-Off Saw
- 1-Makita Hand Grinder, HD
- 2-Impact Wrenches
- 2-Circular Saws
- 1-300 Gallon Fuel Tank on Stand
- 1-Battery Charger
- 1-Set 4 Wheeler Ramps
- 1-Lot Garden Hoses
- 1-Lot Log Chains
- 1-Lot Assorted Electric Hand Tools
- 1-Metal File Cabinet
- 1-GE Refrigerator
- 1-Metal Desk
- 1-Wood Desk
- 1-Game Table
- 1-Dominoe Table
- 1-Hat Rack
- 1-Fire Extinguisher

**MANY MORE MISCELLANEOUS ITEMS TOO NUMEROUS TO MENTION!
PERSONAL PROPERTY TERMS: Cash, Visa, MasterCard or Personal Check.**

All Accounts must be settled on sale day. Permits must be shown or sales tax will be charged.

OWNER: NED J. SCHRECK

Grant's Auction & Realty

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