

# PUBLIC AUCTION



**10:00 a.m. • Saturday, October 25, 2008**

## **Complete Restaurant Business in Sayre, OK**



### **SALE & PROPERTY LOCATION:**

205 S. 4th Street, Sayre, OK

**LEGAL DESCRIPTION:** Lots 18, 19, 20 and 21 in Block 47 of the Original Town Sayre, Beckham County, Oklahoma.

### **TRACT #1 PROPERTY DESCRIPTION:**

This restaurant has approximately 1,308 sq. ft. with a dining area that seats approximately 60 customers. The kitchen area has a 4 burner range/grill, 2 convection ovens, steam table, bread warmer, deep fryer, microwave, prep table, salad bar, grill, 4 freezers, ice maker, 3 reach-

in refrigerators, 3 section sink unit, dishwasher and nearly new vent hood unit. This is a well established restaurant that has been in operation since 1984 and will be sold as a complete package. They will continue to be open and serving the public until day of closing for the new owner to take over and continue the business.

**OWNER: DEB'S COUNTRY KITCHEN**

**11:30 a.m. • Saturday, October 25, 2008**

## **3 Bedroom, 1 1/2 Bath Home South of Sayre, OK**



### **SALE & PROPERTY LOCATION:**

From Exit 20 (Flying J) South of Sayre, Oklahoma, go South on Hwy. 283, just under the overpass turn East on County Road BC E1210, go East 1 mile to County Road BC N1880, go South 1/2 mile, East side of road.

**OPEN HOUSE:** Sunday, October 19, 2:00 - 4:00 pm

**LEGAL DESCRIPTION:** Beginning 277 feet North of the Southwest Corner of the Northwest Quarter in Section 15, Township 9 North, Range 23 West, I.M., Beckham County, Oklahoma go North 138 feet, East 662.4 feet, South 138 feet and West 662.4 feet to point of beginning. Containing 2.1 acres (mol).

### **TRACT #2 - PROPERTY DESCRIPTION:**

This 2.1 acre tract has a 3 bedroom, 1 1/2 bath home with

approximately 1,440 sq. ft. living area. There is a nice size living room, dining room, kitchen, utility and enclosed back patio. This home has a metal roof, vinyl siding, privacy fence and a carport with storage. The acreage behind the home has a small shop or storage building and a lean-to and perimeter has barbed wire fencing.

**REAL ESTATE TERMS:** 15% 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 2007 and prior taxes will be paid by seller, 2008 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: DEBORAH HUGHES & SANDY & ANITA SANDERS ESTATE**



## *Grant's Auction & Realty*

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