

# PUBLIC AUCTION



**10:00 a.m. • Saturday, August 20, 2011**

**2 Bedroom, 1 Bathroom, Home in Elk City, Oklahoma**

**SALE & PROPERTY LOCATION: 421 W. Ave. A, ELK CITY, OKLAHOMA**



**OPEN HOUSE:**

**Sunday, August 7 • 2:00 to 4:00 p.m.  
& Sunday, August 14 • 2:00 to 4:00 p.m.**

**LEGAL DESCRIPTION:** The West One-Half of Lots Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16) and Seventeen (17) in Block One (1) of the Northwest Addition to the City of Elk City, Beckham County, Oklahoma.

**PROPERTY DESCRIPTION:** This home has approximately 1,145 sq. ft. living area and has 2 nice size bedrooms and 1 bathroom. There is a large living room, kitchen with plenty of cabinet and counter space and washer and dryer hookup. There is an enclosed back porch with access to the cellar and fenced back-

yard. This home has all new plumbing, privacy fence, flooring and all new bathroom fixtures and is heated with ventless heaters and floor furnace and cooled with window units. Don't Miss This Sale!

**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 2010 and prior taxes will be paid by seller, 2011 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: KELLY DEAN**



***Grant's Auction & Realty***

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