

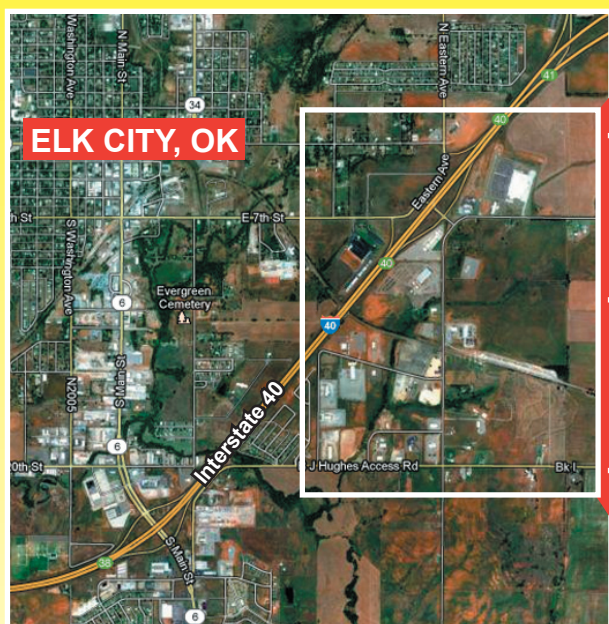
PUBLIC AUCTION



**Saturday,
Sept. 15, 2012
10:00 a.m.**

INDUSTRIAL PROPERTY IN ELK CITY, OKLAHOMA

SALE & PROPERTY LOCATION: 1700 S. Eastern Ave., Elk City, Oklahoma



OFFERED IN TWO TRACTS!



TRACT #1 LEGAL DESCRIPTION: A 6.72 acre tract in Section 25, Township 11 North, Range 21 West, I.M., Beckham County, Oklahoma.

TRACT #1 PROPERTY DESCRIPTION: This 6.72 acre tract is located in the Elk City's Industrial Park and has 410 feet Eastern Ave. frontage and has approximately ¼ mile Rail access on the North side. There is currently a 2,400 sq. foot home that is steel framed with rock veneer that could be easily converted into an office. Also on this property is a 30' x 60' metal shop with concrete floor, 11' sidewalls and a 8'x16' and a 8' x 10' overhead doors. This property is on rural water, public utilities and a septic system.

TRACT #1 OWNERS: TY & LESLIE WILLIAMSON

TRACT #2 LEGAL DESCRIPTION: A 5 acre tract in Section 25, Township 11 North, Range 21 West, I.M., Beckham County, Oklahoma.

TRACT #2 PROPERTY DESCRIPTION: This 5 acre tract is located in the Elk City's Industrial Park and has 320 feet Eastern Ave. frontage and located ½ mile south of the Exit 40 off of I-40.

TRACT #2 OWNERS: DELBERT & BETTY CORDUM

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 2011 and prior taxes will be paid by the seller, 2012 taxes will be prorated. Possession will be at closing. All property is sold "as is where is." Auction is not contingent upon buyer securing or obtaining financing. Grant's Auction and Realty is a transaction broker.

Grant's Auction & Realty

580-225-0269 • "The Complete Liquidation Professionals"

Mike Grant
Auctioneer/Sales Associate
Texas License #13353
Mobile: 821-1186

Cindy Grant
Cashier/Real Estate Broker
Elk City, OK
Mobile: 821-1738

Find us on the Web at www.grantsauction.com

Elk City Realty

Judy Burson
Real Estate Broker
580-821-2168

1412 W. 3rd St.
Elk City, OK 73644
580-225-2378
Robbie Allen
Real Estate Broker
580-821-1908

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