

# PUBLIC AUCTION



**Saturday,  
March 7, 2015  
10:00 a.m.**

**Beautiful 3 Bedroom, 2 Bath, Brick Home in Cheyenne, OK**

**SALE & PROPERTY LOCATION:** 106 West Columbia, Cheyenne, OK



**OPEN HOUSE:**

Sunday, February 22 – 2:00-4:00 and Sunday, March 1 – 2:00-4:00.

**LEGAL DESCRIPTION:** Lot 4 and the East 20 feet of Lot 5 in Block 15, of the Original Town of Cheyenne, OK, Roger Mills County. Selling surface rights only.

**PROPERTY DESCRIPTION:** This beautiful brick home has 3 bedrooms, 2 bathrooms and approximately 1800 sq. ft. living area. There is a dining room, living room, den with access to the cellar, utility with lavatory, kitchen with dishwasher, electric cookstove, built-in microwave, garbage disposal and stainless steel sink and has plenty of cabinet and counter space. This home has central heat and air and also a wall heater and window unit in the den, ceiling fans and carpet, tile and wood flooring. The back yard has a privacy fence, a 15' x 20' storage building, 14' x 17' covered patio and there is also a double car garage and a 20' x 20' carport. This home is located in a nice neighborhood and would make a great home for anyone looking to relocate – 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 2014 and prior taxes will be paid by seller. 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.



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**Owner: JAMES KOLB**



**Grant's Auction & Realty**

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