



PUBLIC AUCTION

10:00 a.m. • Saturday, July 16, 2016

3rd Street Commercial Real Estate in Elk City, OK



SALE & PROPERTY LOCATION:

1926 W. 3rd Street, Elk City, OK

LEGAL DESCRIPTION:

A tract of land located in the SW/4 of S21-T11N-R21W.I.M., Beckham County, OK: Beginning at a point 1378.35 feet North and 510 feet West of the SE/Corner of said SW/4: West 150 feet; North 138.5 feet; East 150 feet; South 138.5 feet to the pob. Less and except the oil, gas and other minerals.

PROPERTY DESCRIPTION:

This property has a 40' x 60' metal building that is approximately 2400 sq. ft. and there is

an asphalt parking area. It has central heat and air, bathroom, and is divided into 4 separate rooms. It was previously a location for a used car sales dealer but could be utilized for any type of retail business, gym, dance studio, office space or salon/spa business. DON'T MISS THIS SALE!!!

To view this property call Grant's Auction & Realty at 580-225-0269 or Mike at 580-821-1186.

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 2015 and prior taxes will be paid by seller. 2016 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: PAT DOWDELL



Grant's Auction & Realty

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



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FIND US ON THE WEB AT
www.grantsauction.com

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