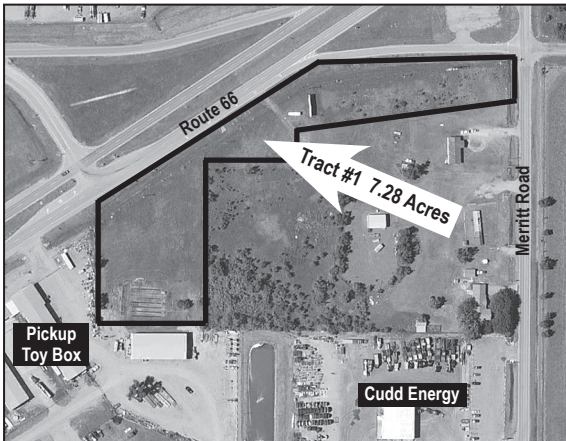# PUBLIC AUCTION

Saturday, Nov. 17, 2018 11:00 a.m.

7.28 Acre Tract Near Route 66 in Elk City, Oklahoma
2 or 3 Bedroom, 1 Bath home in Elk City, Oklahoma

SALE LOCATION FOR BOTH TRACTS: Elk City, Oklahoma at the Intersection of Old 66 & Highway 6 West side of Elk City, Oklahoma just East of Pickup Toy Box will be the Northwest corner of the property or from the Exit 34 off of I-40 (Merritt Road) go 1.5 miles North to the Northeast Corner of the property.

TRACT #1 LEGAL DESCRIPTION: A 7.28 (mol).acre tract of land located in Section 25, Township 11 North, Range 22 West I.M, Beckham County, Oklahoma. Selling Surface Rights Only.

TRACT #1 PROPERTY DESCRIPTION: This tract is all grass and lays just South of Old Route 66 just East of the Pickup Toy Box or the exit that goes East on 7th Street.

TRACT #2 LEGAL DESCRIPTION: Lots 23 and 24 in Block E of the Dewaide Addition to the City of Elk City, Beckham County Oklahoma. Selling Surface Rights Only.

TRACT #2 PROPERTY DESCRIPTION: This property is located at 621 North Main Street in Elk City, Oklahoma. It has a home which has wood siding with approximately 980 sq. ft. of living area, 2/3 bedrooms, 1 bathroom, living room, kitchen with dining area and hook-up for washer and dryer. This home is in need of some major repair but would make a great location for any type of business or office space or a good one to fix up for rental. There are two lots which have a total of 50' x 140' with the 50' frontage on Main Street and 140' frontage on West Ave. C Street. 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 2017 and prior taxes will be paid by seller. 2018 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:
Heirs of the Oleta Russell Estate

Scan QR Code for more information!

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Texas License #13353	Elk City, OK		Jeremy Justus	Sunny Point, America
Mobile: 821-1186	Mobile: 821-1738		Auctioneer	(580) 515-4477

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