

PUBLIC AUCTION



**Saturday,
DEC. 1, 2018
10:00 a.m.**

**3 Bedroom, 2 Bathroom, 2002 Solitaire Mobile Home
on 40 acres of grass land South of Leedey, OK**

SALE & PROPERTY LOCATION: 8641 Highway 34, Leedey, OK
From Leedey, OK go 7 ½ miles South on Hwy. 34 to property.



OPEN HOUSE:

Sunday, November 18 – 2:00-4:00
or by appointment.

LEGAL DESCRIPTION: A parcel or tract of land lying in the Northeast Quarter of Section 19, Township 15 North, Range 20 West, I.M., Custer County, Oklahoma, described as follows: Beginning at the Northeast Corner of Section 19, Town-

ship 15 North, Range 20 West, I.M., West 667.08 feet to a point on the section line. South a distance of 2611.42 feet to a point on the East-West Quarter Section line, East 667.08 feet, to the Southeast Corner of the Northeast Quarter of Section 19; North along section line a distance of 2612.00 feet to a point of beginning. Containing 40 acres (mol). Selling surface Rights Only.

PROPERTY DESCRIPTION: This is 2002 Solitaire double wide mobile home with approximately 1,792 sq. ft. living area (28'x64'). There are 3 nice size bedrooms with walk-in closets and ceiling fans. Master bathroom has garden tub, separate shower and double lavatories. The large living room has a corner fireplace with built-in bookshelves, the kitchen has a stainless electric cookstove and dishwasher, eating bar, dining area and plenty of cabinet and counter space. This home has a nice size utility and access to outside, there is carpet and tile flooring and central heat and air, metal roof, storm cellar and carport and is on rural water. This 40 acres is native pasture and has perimeter fencing and ½ mile of Highway 34 frontage.

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 2018 and prior taxes will be paid by seller. 2019 taxes will be prorated. Possession will be at closing. Selling surface rights only. All property sold "as is where is." Auction is not contingent upon buyer securing or obtaining financing.

Owners: Kirt & Diana Dillon



**Scan QR
Code for
more
information!**



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

Johnny Grant 1926-2010

Jeremy Justus
Auctioneer

Monte Tucker
Auctioneer & Sales Associate
Sunny Point, America
(580) 515-4477

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