



Public Auction

22 Acres of Beckham County Land on Merritt Road - Selling in Two Tracts -

Saturday, October 5, 2019 • 10:00 a.m.

SALE & PROPERTY LOCATION: 2012 S. Merritt Road, Elk City, OK – From Exit 34 off of I-40 West of Elk City, OK go North on Merritt Road, ¼ mile to the Southwest Corner of Tract #2 or From Hutch’s West Side (Merritt Road & Route 66 Stoplight) go South 1 mile on Merritt Road to the Northwest corner of Tract #1.

AUCTIONEER’S STATEMENT: *This is a great opportunity to purchase grass land with a creek and easy access to Interstate 40, Merritt School and close to Elk City or Sayre, OK. – Don’t Miss This Sale!!!*



OPEN HOUSE: Sunday, September 22
2:00-4:00 or by appointment

LEGAL DESCRIPTION:

A tract of land located in the Northwest Quarter beginning in the Northwest Corner of the Northwest Quarter, South 1471 feet along the West line of the Northwest Quarter, East 660 feet, North 1465.34 feet, West along the North line 662.91 to point of beginning in Section 31, Township 11 North, Range 21 West, I.M., Beckham County, OK. Containing 22.29 acres (mol).

TRACT #1 PROPERTY DESCRIPTION:

This tract has approximately 7 acres of grass and a home with 2,316 sq. ft. living area. It has 3 bedrooms, 1 ¼ bathrooms, kitchen with two electric ranges, double ovens, dishwasher, built-in microwave, plenty of cabinet and counter space, eating bar and dining area. There is a nice size living room, master bedroom with access to the backyard, master bathroom has two lavatories, tub with shower, two clothes closets and linen closet. This home has a large utility, and just off the kitchen is a pantry/storage room and access to the 26’x36’ double car garage. The garage has a weight/exercise/craft room, storage room and access to the cellar. This home also has central heat and air, privacy fenced backyard, chain link fenced front yard, covered porch, bamboo wood and tile flooring, siding, septic system and well for water. On this tract is also several barns and sheds including a 45’ x 60 metal shop, 30’x40’ Farrow barn, hay shed, two livestock sheds and two grainery’s.

TRACT #2 PROPERTY DESCRIPTION:

This tract has approximately 15 acres of grass, barbed wire fences and Elk Creek running through it. There is also a 30’x50’ building that was once a convenience store with paved parking.

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 2018 and prior taxes will be paid by seller. 2019 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.



Don’t Miss This Sale!!!

Owners: Stephen and Jasmine Maddox



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