


PUBLIC AUCTION



**10:00 a.m.
Saturday,
Jan. 21, 2006**

Nice 3 Bedroom, 2 Bath Home in Elk City, Ok

Sale Location: 410 N. Washington, Elk City, OK

OPEN HOUSE:

Sunday, January 15, 2:00-4:00



LEGAL DESCRIPTION: Lots 6 & 7 in Block 7 of the Original Town to the City of Elk City, Beckham County, Oklahoma.

PROPERTY DESCRIPTION: This is a very nice 3 bedroom 2 bath home with approximately 966 sq. feet living area. There is a nice size kitchen with dining area, pantry, stainless steel sink, dishwasher, laminate wood flooring and ceiling fan. There is a hall closet for washer & dryer hook-up, all the bedrooms & living room have ceiling fans. This home is total electric and has central heat & air, completely remodeled with all new insulation, textured walls, paint, car-

pet, energy efficient Low E tinted windows, roof has new decking & shingles, electrical, plumbing and bathroom fixtures. Great home and ready to move in.

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 2005 and prior taxes will be paid by seller, 2006 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 for the seller.

OWNERS: TEDDY GILLILAND & PHILLIP SHOOK

Grant's Auction & Realty

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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
Sales Associate
Cheyenne, OK
(580) 497-2281

Jim Bales
Auctioneer & Sales Associate
TX Lic. #AA11060
(580) 928-2982



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