

PUBLIC AUCTION



**10:00 a.m.
Friday,
May 12, 2006**

13 acres with 2 Bedroom Home in Elk City, OK

Property & Sale Location: 1401 S. Randall, Elk City, OK



LEGAL DESCRIPTION: A tract of land beginning 1,320 feet North of the Southeast Corner of City Tracts Section 28, Township 11 North, Range 21 West, I.M., Beckham County, Oklahoma, West 930 feet, North 690 feet to Railroad right-of-way thence along South right-of-way line in a Southeasterly direction to Section Line South 596 feet to point of beginning. Containing 13 acres (mol). Selling surface rights only.

PROPERTY DESCRIPTION: This acreage has a home with approximately 1,021 sq. ft. there are 2 bedrooms, 1 bath, living room, kitchen & utility. There is also a cellar and a 10' x 15' detached garage. This 13 acre tract has barbed wire fences and is native pasture.

AUCTIONEER'S STATEMENT: This acreage is located on South Randall and would make a nice place for someone wanting a small acreage that is close to town or an excellent opportunity for the investor. For an appointment to see this property call Grant's Auction & Realty at 580-225-0269.

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 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.

OWNERS: JOE & NEVA PYATT

Grant's Auction & Realty

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



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