


# PUBLIC AUCTION



**10:00 a.m.**  
**Thursday,**  
**Sept. 14, 2006**

**2 Bedroom, 2 Bath Home in Elk City, OK**

**Sale & Property Location: 122 Blackburn, Elk City, OK**



area and kitchen with cookstove. The master bedroom has a bathroom with washer/dryer hook and the garage has been converted to the second bedroom. This home has central heat & air, 16' x 18' carport, cellar and privacy fence. Looking for a nice starter home or rental property - Don't Miss This Sale!

**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.

**OPEN HOUSE:**

SUNDAY, SEPTEMBER 3, 2:00-4:00  
AND SUNDAY, SEPTEMBER 10, 2:00-4:00.

**LEGAL DESCRIPTION:** Lot 11 in Block 1 of the Country Club Estates Addition to the City of Elk City, Beckham County, OK.

**PROPERTY DESCRIPTION:** This is a 2 bedroom, 2 bath home with approximately 1,112 sq. ft. living area. This home has a nice size living room, dining

**OWNER: ANNA TAKAYAMA ESTATE**

*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](http://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.