

PUBLIC AUCTION

Saturday

December 12, 2020 10:00 A.M.

Lindley Hospital/Lindley Clinic

1005 West Peach Ave-Hospital

1205 North 10th Street-Clinic

Duncan, Oklahoma

Gary Criswell Auction Service & Real Estate Inc., has been commissioned by Callaway Company, LLC to offer at Public Auction their Real Property located at 10th Street and Peach Avenue in Duncan, Oklahoma.

Lindley Hospital: Real Property Consists of a Brick-Veneer Building (Approximately 14,394 Square Feet) with an Atrium, Reception Area, Office, Lounge, 20 Hospital Rooms, Bathrooms, etc. Also Included with the Hospital is a Basement (Approximately 900 Square Feet) with a Kitchen and Cafeteria.

Lindley Clinic: Real Property Consists of a Brick-Veneer Building (Approximately 5,096 Square Feet) with 18 Exam Rooms, X-Ray Room, Lobby and Bathrooms. Also included with the Hospital and Clinic are a number of Concrete Parking Spaces. The Real Property is currently Zoned R-3 General Residential District with a number of Principle Uses. All Situated on a Nice Corner Lot on 1.20 Acres in a Good Location with Street Frontage on 3 Sides of Real Property.

Full Disclosure: The Facility has a Presence of Asbestos and the Roof will need to be Replaced and the Hospital and Clinic are in need of Major Repair. The Brick Structure (Brick and Mortar) appears to be in Good Condition.

Preview: Will be held Saturday morning, December 12, 2020 from 9:00 a.m. - 10:00 a.m. Announcements made day of Sale supersede all other advertisements. To view the Lindley Hospital/Lindley Clinic prior to the Auction Date: Please Contact the Auction Company to make an Appointment.

Auctioneer's Note: Hospital Trivia: The Original Hospital was Built in circa 1937 and Destroyed by Fire in 1957. The Current Hospital was Finished in 1959. The Lindley Clinic was built between 1937-1957. The Real Property will be offered "As-Is-Where-Is". The Seller reserves the right to accept or reject the final bid. Stephens County Abstract Company will serve as the Closing Agent on the Real Property.

Gary Criswell Auction Service & Real Estate, Inc.

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