

PUBLIC AUCTION

Saturday

March 9, 2019 - 10:00 AM

1128 North 12th Street
Duncan, Oklahoma

Gary Criswell Auction Service & Real Estate, Inc. has been commissioned by Mr. and Mrs. Slifer (Carl and Evelyn) to offer at Public Auction their Real Property and Personal Property located at 1128 North 12th Street.

Real Property Consists of: a Nice 4 Bedroom Brick Home (Approximately 2,894 Square Feet) Downstairs: 3 Bedrooms, Living Room, Den, Dining Room, Kitchen, Utility Room and 1 3/4 Bath. Upstairs: Bedroom, Large Playroom, Storage Room (2) and 1/2 Bath.

Additional Improvements: Also includes an Attached 2 Car Garage, Attached 1 Car Garage/Workshop, Open Wood Deck, Storage Building (9'x10') and a Storage Building (10'x12'). All Situated on a Nice Corner Lot (100'x150') with a Fenced in Backyard in a Great Neighborhood.

Household Furnishings: Including La-Z-Boy Signature II Sofa, Duncan Phyfe Lamp Table, Dining Table with 6 Chairs, Server Cabinet - Maple (Nice), Broyhill Premier Bedroom - 5 Piece, Glider Rocking Chair, Queen Size Bed, Action Recliner, Admiral Refrigerator, MAYTAG Washer and a Whirlpool Dryer, JVC Color Television, Sofa Chair and Computer Desk.

Personal Property also Includes: Shop Smith with Accessories, Large Variety of Shop and Hand Tools, Extension Ladders- Aluminum (4), Metal Shelves, Poulan Chain Saw, Makita Chain Saw, Lawn Ornaments, ORECK XL and Shark Vacuum Sweepers, Board Games and many more items, too numerous to mention.

CHEVROLET Pickup: Chevrolet SILVERADO - 1500 Automatic with Air, Cloth Seats, Manual Windows, Color (White), Mileage-049903.

Terms of Sale: 10% Earnest Money on the day of Sale. Balance due at Closing upon delivery of Title and Deed. Personal Property - Cash, Personal or Company Check accepted. Positive I.D. required. Buyers must provide Auction Company a copy of Sales Tax Permit to avoid Sales Tax.

Preview of Real and Personal Property will be held Friday afternoon, March 8, 2019 from 1:00 pm to 6:00 pm. Announcements made the day of Auction supersede all other advertisements.

Auctioneer's Note: This Auction includes a large Variety of Tools, Shop Smith and Household Furnishings. The Home with the Improvements will be offered at 10:00 a.m. Sharp! The Real Property will be offered "As-Is-Where-Is". 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.

(Auctioneer/Broker) garycriswellauctioneers.com (Cell Phone)

580-255-8162 • 806 West Main • Duncan, OK • 580-467-2248