

PUBLIC AUCTION

Saturday

January 27, 2018 - 10:00 AM

1310 South 11th Street

Duncan, Oklahoma

Gary Criswell Auction Service & Real Estate, Inc. has been commissioned by

The Estate of Cecile Edna Russell to offer at Public Auction her Real Property located at 1310 South 11th Street in Duncan, Oklahoma.

Also included in the Auction is a Variety of Consignment Items.

Real Property Consists of: a 3 Bedroom Brick Home (Approximately 1,467 Square Feet) with a Living Room/Dining Room Combination, Kitchen with Dinette, Utility Room and 1 3/4 Baths.

Additional Improvements: Includes a Detached 2 Car Garage (24'x36'). Located on the East End of the Garage is a Work Shop. All Situated in Block 1, South 50' of Lot 5 and North 70' of Lot 5 in Millner Addition to the City of Duncan, Oklahoma.

Personal Property: Consignment Items Consist of a Variety of Primitives, Glassware, Collectables, Variety of Pictures, Exercise Equipment and many more items too numerous to mention.

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 Property and Personal Property will be held Friday afternoon, January the 26, 2018 from 1:00 pm to 6:00 pm. Announcements made day of sale supersede all other advertisements.

Auctioneer's Note: This is a good Investment Property. Real Property 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)

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