

PUBLIC AUCTION

Saturday

November 9, 2019 10:00 A.M.

1313 North 13th Street

Duncan, Oklahoma

Gary Criswell Auction Service & Real Estate Inc., has been commissioned by the Estate of the Joel W. Wilkinson Trust to offer at Public Auction the Real Property and Personal Property situated at 1313 North 13th Street in Duncan, Oklahoma.

Real Property Consist of: A Spacious 1 1/2 Story 3 Bedroom Brick/Frame Home (Approximately 3,730 Square Feet). Downstairs: Living Room/Dining Area Combination with a Wet Bar, Family Room with Fireplace and Cedar Lined Closets, Formal Dining Room, Kitchen, Large Utility Room and 3/4 Bath, and a Basement. Note: The Large Master Bedroom has a Full Bath and 2 Closets (Nice). Upstairs: Large Bedroom with Double Closets and a 3/4 Bath with a Balcony over looking the Living Room (Total of 3 Baths). Home has a great deal of nice Wood Work.

Additional Improvements Include: A Large 2 Car Garage with an attached Office and Shop Area. The Home has an Upstairs Loft area overlooking a Scenic Backyard with Large Cottonwood Trees and Pecan Trees with a Walk Bridge. A Detached 2 Car Garage/Shop Area with an Upstairs and a Gable Roof. All Situated on 1.78 Acres (Very Nice).

Personal Property: Dining Table with 6 Chairs and 2 Leafs (Very Nice), Barrel Chair-Leather (2), La-Z-Boy Recliner, Curio Cabinet-Bow Front, Tea Cart, King Size Bedroom Suite (5 Piece), King Size Bed, Whirlpool Washer, Whirlpool Dryer, Lateral File Cabinets, Hon File Cabinets (2), Craftsmen Riding Lawn Mower-42", Black and Decker - Leaf Hog, STIHL Weed eater, STIHL Chainsaw, ROCKWELL Miter Saw, SPEEDAIR - Air Compressor, The Earth Stove (Wood Burning), Bench Grinder, Lawn and Garden Tools.

Terms of Sale: 10% Earnest Money on the day of Sale. Balance due at Closing upon delivery of the Title and Deed.

Preview: Will be held Friday afternoon, November 8, 2019 from 1:00 p.m. - 6:00 p.m. Announcements made day of Sale supersede all other advertisements.

Auctioneer's Note: This is a Beautiful Custom Built Home with a Scenic Backyard in a Great Location. The Real Property will be offered "As-Is-Where-Is". Please See to Appreciate! 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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