

PUBLIC AUCTION

Saturday
July 6, 2019 at 10:00 a.m.
***165170 Heffington Road**
Marlow, Oklahoma

Gary Criswell Auction Service & Real Estate, Inc. has been commissioned by Mr. and Mrs. Ledbetter (Ray and Dianna) to offer at Public Auction 9.86 Acres of Real Property located adjacent to their home at *165170 Heffington Road. This is a Nice Parcel of Real Property.

Real Property Consists of: Consists of 9.86 Acres, Partially Fenced. The Property has a 3/4 Acre Pond, built in 2003 (stocked with fish), Small Barn with Extra Metal Framework for Increasing Size. The Acreage has a nice Tree Line in the Middle of the Real Property.

Additional Improvements: New Water Well (150' Deep)-Tested for Safe Drinking, New Planting of B'Dall Grass. Located on the Property is a Beautiful Hilltop Building Site. Please see to Appreciate!

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

Directions: From the Intersection of North Highway 81 and Highway 7 West between Marlow, Oklahoma and Duncan, Oklahoma (Lawton Duncan / Y), Go West on Highway 7 to Heffington Road. Follow Heffington Road 1 3/4 Miles. Auction Site East Side of Road.

Preview of Real Property will be held Saturday Morning, July 6, 2019 from 8:00 am to 10:00 am. Please call Auction Company for an Appointment to view Real Property prior to the Sale. Announcements made day of Public Auction supersede all other advertisements.

Auctioneer's Note: Mr. and Mrs. Ledbetter have relocated to town. The 9.86 Acres will be offered at 10:00 a.m. Sharp! 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.

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

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