

PUBLIC AUCTION

Saturday

October 20, 2018 - 10:00 a.m.

165455 Heffington Road
Home/Shop & 14.69 Acres
Marlow, Oklahoma

Gary Criswell Auction Service & Real Estate Inc., has been commissioned by The Estate of Kern Lee Heffington, to offer at Public Auction his Real Property and Personal Property on Heffington Road.

Improvements Include: A Nice 3 Bedroom Rock Home (Approximately 3,920 Square Feet) with a Great Room with Cathedral Ceiling and a nice Rock Fireplace, Balcony and Sunken Floor, Extra Large Dining Room with Beam Ceiling and Patio Doors, Formal Dining Room, may be used as a Game Room. Note: Master Bedroom has a Large Bath with a Jetted Tub, Walk-in Shower, Vanity Sink and a Closet with Rotating Clothes Rack for Summer and Winter Clothes. Large Office with Vaulted Ceiling, Large Kitchen with Island and Granite Counter Tops with Tile Floor and Manitowoc Koolaire Fridge and Freezer, Kitchenette with Electric Range, Large Pantry with a Number of Shelves and a Large Bath/Utility Room with Walk-in Shower and Vanity.

Additional Improvements Include: an Attached Shop (Approximately 4,830 Square Feet). Mr. Heffington was a Commercial Contractor and this was his Shop. This is a Spacious Shop with ample Lighting and Electrical Supply. The Shop has a Concrete Floor and a 1/2 Bath. The Home and Shop with Improvements are Situated on 14.69 Acres with a Pond and Street Frontage on Heffington Road.

Personal Property also Include: This Auction will include high Quality Antiques and Primitives. 4'6" x 10'6" Dining Room Table with 8 chairs, Sofa Covered with Cow Hide and Fabric, Dining Room Buffet with Armoire, Large Leather Chairs with Ottomans(2), Copper Pots and Pans from France, European and Elk Mounts, Wooden Armoire, Wooden Carved Chairs(4), Antique Musical Instruments, Bear and Leopard Skin Rugs, Vendo Coca-Cola Spintop Machine, Cavalier Double Lid Master - Coke Cooler, 4' Carved Wooden Indian Statue, 7'w x 4'h Elk Horn Chandelier, Jeep Peddle Car(original), 13' Decorated Christmas Tree.

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.

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 1/2 Miles. Auction Site West Side of Road.

Preview: Will be held Friday afternoon, October 19, 2018 from 1:00 p.m. - 6:00 p.m. Announcements made day of sale supersede all other advertisements.

Auctioneer's Note: This is a large Home with a Large Shop situated on 14.69 Acres. The Auction will include some very nice Antiques and Primitives. 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. Note: No Buyers Premium!

Gary Criswell Auction Service & Real Estate, Inc.

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