165455 HEFFINGTON ROAD • MARLOW, OKLAHOMA • SATURDAY, OCTOBER 20, 10:00 A.M.

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 and Household Furnishings. The 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 Buyer's Premium!**

Gary Criswell Auction Service
& Real Estate, Inc.
806 West Main Street
Duncan, Oklahoma 73533

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 with Improvements and the Personal Property situated at 165455 Heffington Road, Marlow, Oklahoma. **Improvements Include:** Nice 3 Bedroom Rock Home (Approximately 3,920 Square Feet) with a Great Room with Cathedral Ceiling and a large Rock Fireplace, Balcony and Sunken Floor, Extra Large Dining Room with Beam Ceiling and Patio Doors and Game Room that will accommodate pool table. Note: Master Bedroom has a Large Bath with a Jetted Tub, Walk-in Shower, Vanity Sink and Antique Closet with Rotating Clothes Rack for Summer and Winter Clothes. Large Office, Large Kitchen with Island and Granite Counter Tops with Tile Floor, GE Gas Stove-Top with 4 Burners, Griddle/Grill and Manitowoc Koolaire Refrigerator 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) with 3 Roll-Up Doors. 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.

Gary Criswell Auction Service & Real Estate, Inc

"Specializing in Real Estate & Estate Auctions"

580-255-8162 (Auctioneer/Broker)

"The Criswell Building"
806 West Main Street • Duncan, Oklahoma

580-467-2248 (Cell Phone)

Website: garycriswellauctioneers.com

Email: garycriswell@cableone.net

FURNITURE AND ANTIQUES FROM KERN'S INTERIORS

Personal Property: This Auction will include high Quality Antiques and Primitives. Many Antique Pieces, Furnishings and Decorations came from Kern's Interior Design Store. Due to the size of this Sale, a Second Auction to Sell the Shop Tools and Equipment will be Conducted on November 3, 2018 at the same location. **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.

CUSTOM DESIGNED HOME FOR ENTERTAINING

Directions: From the Intersection of North Highway 81 and State Highway 7 West between Marlow, Oklahoma and Duncan, Oklahoma (Lawton-Duncan Y), Go West on State Highway 7 to Heffington Road. Follow Heffington Road 1 1/2 Miles. The Auction Site is on the West Side of Heffington Road. **Preview of the Public Auction:** Will be held Friday afternoon, October 19, 2018 from 1:00 p.m. - 6:00 p.m. Announcements made day of Auction supersede all other advertisements. To Preview Home prior to October 20, 2018, please call the Auction Company for an Appointment.