

# PUBLIC AUCTION

Saturday

May 5, 2018 10:00am

1701 West Birch Avenue  
Duncan, Oklahoma

**Gary Criswell Auction Service & Real Estate, Inc.** has been commissioned by Oak Avenue Nazarene Church to offer at Public Auction the Real Property situated at 1701 West Birch Avenue in Duncan, Oklahoma.

**Real Property consists of** a Nice 2 Story 4 Bedroom Brick Home (Approximately 3,101 Square Feet). Downstairs: Bedroom, Large Den with Bay Window, Great Room with Fireplace and Built-in Book Cases, Kitchen with Laminate Counters and Raised Panel Cabinetry with Dining Area, Large Utility Room and 1 1/2 Baths. Upstairs: 3 Bedrooms (Bedrooms have Walk-in Closets), Maintenance Room and 2 Full Baths.

**Additional Improvements include** an Attached 2 Car Garage, Vinyl Siding on Gables, Facia and Soffit. The Home has Wood Fencing around the Backyard, Storage Building (10'x12'). All Situated on a Nice Corner Lot (100'x112') in a Good Location.

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

**Preview of Real Property** will be held Friday afternoon, May 4, 2018 from 1:00 pm to 6:00 pm. Announcements made day of sale supersede all other advertisements. Please attend this Auction.

**Auctioneer's Note:** This is a Nice Home in a good neighborhood. Please see to Appreciate! The Real Property will be offered at 10:00 A.M Sharp! 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.

**Gary Criswell Auction Service & Real Estate, Inc.**

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

(Auctioneer/Broker) [garycriswellauctioneers.com](http://garycriswellauctioneers.com) (Cell Phone)