

PUBLIC AUCTION

Saturday

Nov. 17, 2018 - 10:00 AM

175846 North 2780 Road

Duncan, Oklahoma

Gary Criswell Auction Service & Real Estate, Inc. has been commissioned by the Estate of George (Butch) W. Lane to offer at Public Auction, Real Property and Personal Property at 175846 North 2780 Road (74th St.).

Real Property Consists of: a 3 Bedroom Frame Home (Approximately 2,784 Square Feet) with a Large Family Room with Beam Ceilings, Great Room with Double Fireplace (South Bedroom has Fireplace as well), Dining Room with Oak Floors, Kitchen and Full Bath, 3/4 Bath and 2-1/2 Baths (Total of 4 Baths).

Additional Improvements: Includes a Detached 2 Car Garage with a 2 Car Carport and a Workshop on North end of Garage; Screened in Back porch (Needs Repair), Bunk House with Full Bath and Window A/C, Detached Utility Room, a Metal Storage Building and a Storm Shelter. Also Included with the Farm are 2 Barns, Lean-to, Variety of Corrals and a Horse Walker. All Situated on a Nice 37.23 Acres with 2 Ponds. Real Property is Fenced and Cross fenced with Hard Surface Road on West Side and South Side. The Home is surrounded with large trees.

Household Furnishings: Includes a Large Variety of Duncan Phyfe Furniture - Including a Bedroom Suite (6 Pieces), Drop Leaf Table with Chairs (2), Buffet, Corner Shelf, Coffee Table and End Tables. SEIKOSHA Wall Clock, Area Rugs, Arm Chairs, Lamp Tables, Harp Back Chairs, Lingerie Chest, Rocking Chair, Book Shelves, China Cabinet, French Provincial Settee, Queen Anne Arm Chair, Wood Dresser with Mirror Ornate (Nice) and Chest of Drawer.

Collectibles and Primitives: Crocks, Cross Cut Saw, Scales and Pea, Jugs, Iron Wheels, Variety of Cream Cans, Table with Porcelain Top, old Well Pulley and a Variety of Coca-Cola Memorabilia.

Shop Tools and Lawn Equipment: Bench Grinder, Craftsman Toolbox, Variety of Hand Tools, Bench Vice; TORO-Limb Trimmer, Craftsman Push Mower, John Deere LA 115 Riding Lawn Mower (Needs Repair) and a WIZARD-Lawn Edger.

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.

Preview of Real and Personal Property will be held Friday afternoon, November 16, 2018 from 1:00 pm to 6:00 pm. Announcements made the day of Auction supersede all other advertisements.

Auctioneer's Note: This is a Charming Farm Home Built Circa 1930. The Home will require updating and Painting. Please See to Appreciate! Please Plan to Attend this Sale. The Home with the Improvements will be offered at 10:00 a.m. Sharp! The Real Property will be offered "As-Is-Where-Is". Mrs. Lane (Jana) 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