

PUBLIC AUCTION

Saturday

February 10, 2018 - 10:00 AM
1927 Ridgeway Circle
Duncan, Oklahoma

Gary Criswell Auction Service & Real Estate, Inc.

has been commissioned by The Estate of Mr. and Mrs. Ball (Charles "Bud" and Jane Marie) to offer at Public Auction their Real Property and Personal Property located at 1927 Ridgeway Circle with a Concrete Circle Drive in Duncan, Oklahoma.

Real Property Consists of: a 3 Bedroom Brick Home (Approximately 1,928 Square Feet) with a Large Living Room with Fireplace, Kitchen with Dinette, Utility Room and 1 3/4 Bath.

Additional Improvements: Includes an Attached 2 Car Garage, Swimming Pool (New Plaster 2 years ago), Pump and Sand Filter System (Less than 1 year old), nice Pool Cover (10/28/15), Pool House, a 5 Hole Putt-Putt Course, Storage Building (10'x12') and a Covered Back Patio (10'x12'). All Situated on a Nice Lot on a Cul de Sac with a Fenced in Backyard in a Good Neighborhood.

Household Furnishings: Including Lenior House-China Cabinet, Lenior House Bedroom Suite, Pride Lift Chair, Curio Cabinet, Living Room Sofa (2), Dining Table with 4 Chairs, La-Z-Boy Sleeper, Variety of Bookshelves, MAYTAG Washer and MAYTAG Dryer, Sessions Mantle Clock and Wooden Benches.

Miscellaneous: Huskylock Model 430-3 Thread Surger, a SINGER 7276-Fashion Mate, a Singer Sewing Machine, Jewelry Cabinet (nice), Variety Metal Shelves and a Lane Cedar Chest.

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 Property and Personal Property will be held Friday afternoon, February 9, 2018 from 1:00 pm to 6:00 pm. Announcements made day of sale supersede all other advertisements.

Auctioneer's Note: Mr. and Mrs. Ball opened and operated Bud's E-Z Shop in Duncan, Oklahoma from 1985-1995. The Home with Improvements 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.

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

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