

Public Auction

Saturday

March 14, 2020 10A.M.

Home & 76.85 Acres

273147 Gatlin Road

Marlow, Oklahoma-73055

Gary Criswell Auction Service & Real Estate Inc., has been commissioned by Mr. and Mrs. Nelson (John and Jeanna) to offer at Public Auction

a) Home with Improvements situated on 76.85 Acres and b) .93 Acres of Real Property with Street Frontage on 9 Mile Road. (*Surface Rights and Surface Rights Only*)

Tract 1 - Real Property Consists of: A Nice 3 Bedroom Cobble Stone Home (Approximately 1,803 Square Feet) with a Large Family Room with Wood Burning Fireplace/Dining Area/Kitchen Combination (Open Floor Plan), Large Utility Room with Food Pantry and Nice Cabinets. Home has a Full Bath and a 3/4 Bath (Note: Bathrooms and Kitchen were updated Approximately 1 year ago).

Improvements also include: A Screened in Back Patio, Sheet Metal Building (40.5'x51') with a Large Sliding Door, Concrete Floor and 110 Volt and 220 Volt Electricity. The Shop has an attached Covered Livestock Loafing Shed (24'x51'), Loafing Shed (14'x30') with Concrete Floor, Farm Implement Shed (15'x30') and 2 Well Houses.

Additional Improvements include: 1 Large Pond and 2 Small Ponds, and an above ground Swimming Pool (30' in Diameter). The Real Property is Fenced (Five Wire-Barb Wire) Perimeter and Cross Fenced (Net/Sheep Fence). All Situated on 76.85 Acres with nearly Half a Mile Frontage on Gatlin Road.

Directions: From New Highway 7 West and 9 Mile Road, Go 1 Mile South and 1/4 Mile East on Gatlin Road to Farm Home with Improvements. Please follow Lane to Home Site (Central High Area).

Tract 2 - Real Property Consists of: .93 Acre Parcel Located on 9 Mile Road with 105'.50" Street Frontage (North and South) and 108'.50" (East and West).

Directions: From New Highway 7 West, Go 1 1/4 Miles South on 9 Mile Road. Real Property Situated on East Side of Road (Central High Area).

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

Preview: Will be held Friday afternoon, March 13, 2020 from 1:00 p.m. - 6:00 p.m. Announcements made day of Sale supersede all other Advertisements. Please Call Auction Company to Make an Appointment to Preview Real Property or to Make an Offer prior to March 14, 2020. The Home is Currently Owner Occupied and

Auctioneer's Note: Tract 1: A Nice Home Place with a Large Shop/Implement Shed, a Number of Out Buildings, 3 Ponds, Situated on a 76.85 Acres. Tract 2: Situated on .93 Acres and will Serve as an Excellent Home Site. Please see to Appreciate! The Real Property will be offered "As-Is-Where-Is". 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.

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(Auctioneer/Broker) website: garycriswellauctioneers.com