

PUBLIC AUCTION

Saturday
May 4, 2019, 10:00AM
4002 East Medcalf Road
Marlow, Oklahoma

Gary Criswell Auction Service & Real Estate, Inc. has been commissioned by Mr. and Mrs. Bryant (Dean and Kim) to offer at Public Auction JK's Corner Store, LLC. (formally Lakeside Grocery) and a Brick Home located adjacent to the Store and can serve as a Home for the Purchaser of the Convenient Store. Situated at 4002 East Medcalf Road, in Marlow, Oklahoma.

1) Convenient Store - 4002 East Medcalf Road: Store is currently open for Business. The Store is Approximately 1,741 Square Feet; Fixtures Include 8 Sets of Shelving, 2 Candy Racks, 2 Coolers, Freezer, Drink Machine and Counter, Large Kettle Pots (2), Commercial Ice Machine, Stainless Steel Tables (2), Refrigerator (Stainless), Pizza Oven, Ice Cream Case, Cash Register, Security System with Battery Backup and a Variety of Items, too numerous to mention. Improvements on the Exterior of the Store include 2 Gasoline Pumps (Pure Gasoline), Live Wells (2) a Bait House and Enclosed Concrete Slab for Barbecue.

2) Brick Veneer Home/Restaurant- 4002 East Medcalf Road Real Property consists of a 3 Bedroom Brick Home (Approximately 2,836 Square Feet) with a Large Living Room with Fireplace, Salad Bar, Kitchen, Storage Room, Utility Room and 2 Bathrooms. Home and Convenient Store both have Central Heat and Central Air. New Roof was Installed on the Store and Home in July of 2017. All Situated on a great Corner Lot (Approximately 1.01 Acres) near Lake Humphrey and Clear Creek Lake with ample Parking. The Store is located on a highly traveled road near the Lakes. Store and Home combination present a great Business Opportunity. Please See to Appreciate!

Note: Store and Home will be Offered as a Unit. In the Event Real Property does not Sale, All Fixtures and Supplies as Stocked, will be Sold to the Highest and Best Bidder. This Auction does not include the Sale of any Alcohol and/or Tobacco Products. The Convenient Store and Home are currently listed with our Company for \$85,000.

Directions: From North Highway 81, go East on Gatlin Road 5.0 Miles, Then go North on Cason Road 1 Mile; Convenient Store and Home located at the Northeast Corner of Cason and Medcalf Road.

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

Preview of Real Property will be held Friday afternoon, May 3, 2019 from 1:00 pm to 6:00 pm. Announcements made day of sale supersede all other advertisements. Please attend this Public Auction.

Auctioneer's Note: The Owners are very willing to give information on Stocking Supplies and on the Daily Operation of the Store. 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 will serve as the Closing Agent on the Real Property.

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