

PUBLIC AUCTION

Saturday

Sept. 22, 2018 - 10:00 AM

801 West Chestnut Ave

Duncan, Oklahoma

Gary Criswell Auction Service & Real Estate, Inc. has been commissioned by Mr. and Mrs. McAllister (Kim and Randall) to offer at Public Auction their Real Property and Personal Property at 801 West Chestnut Avenue.

Real Property Consists of: Nice 3 Bedroom Brick Home (Approximately 1,280 Square Feet) with a Living Room with Gas Log Fireplace, Kitchen/Dining Room Combination with Patio Doors leading to a nice Screened in Patio, Pantry, Utility Room and 1 1/2 Bath.

Additional Improvements: Includes an Attached 1 Car Garage, Screened in Patio and 4 Storage Buildings. The Home has been updated with Plumbing, New Sewer Line, Central Heat and Air, Electrical Panel, Thermal Pane Windows, and a New Roof in 2016. All Situated on a Nice Corner Lot with a lovely Fenced in Landscaped Backyard in a Great Neighborhood.

Household Furnishings: Including a Loveseat - Charcoal Grey (2), Sleeper- Loveseat like New, Curio Cabinet, Curio Cabinet - Round Glass Front (very nice), Chairs High Back (Set of 2), Airline - Stereo Record Player, Heco Wall Clock, Dressing Table with Bench, Queen Size Bed, Whirlpool Refrigerator (nice), MAYTAG - BRAVOS Washer and Dryer (1 1/2 Old), America Fosternia Glassware, Just the Right Shoe (Collection), Wine Rack, Table with 4 Chairs, SANYO - TV, Craftsman Table Saw, RYOBI Miter Saw, Craftsman Scroll Saw and Propane Fire Pit.

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, September 21, 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 1955 Mid-Century Brick Home. The Home is freshly Painted inside and out. Move in Ready! The Home with the 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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