

REAL ESTATE AUCTION

SATURDAY OCTOBER 10th, 10:00 A.M.

21312 NS 4170 RD, CLAREMORE, OK

Directions: From HWY 66 and HWY 20 Go 2.5 Miles East on HWY 20 To 4170 Rd. Then South 1/2 Mile.

MINIMUM OPENING BID : \$ 55,000.00

DESCRIPTION: Three Bedroom One Bath Home w/Detached Double Garage on 6 Acres. Built 1962, 1300 Sq. Ft. Natural Gas, Electric, Rural Water, Septic, Plus Water Well. Out Buildings, Lots of Pecan Trees, Fenced For Goats and Animals. Easy Access To Turnpike.

TAXES: 2008 Taxes Approximately \$982.05 **LEGAL:** ALL IN SEC 15 TOWNSHIP 21N, 16E

TERMS & CONDITIONS: You must register to bid. Seller will provide an abstract showing marketable title. The successful bidder must sign all documents and contracts immediately upon the conclusion of bidding. Cash, Cashier's Check or Approved Personal Check day of auction. \$5,000.00 Down Day of Sale, balance due at closing within 30 days. Buyer will pay Document Stamps and any and all closing costs including filing fees. Any announcements day of sale supersede any and all printed materials. Property sells as is where is.

Property sales subject to Estate's Confirmation.

FINANCIAL INFORMATION: Please make all financial arrangements in advance of sale. The property does not sell based on the buyer qualifying for financing but rather assumes the high and successful bidder has already made arrangements and/or has funds readily available.

DRIVE BY AND TAKE A WALK AROUND!

www.dulaneyandco.com

COL. SUE
DULANEY & COMPANY
Auctioneer / Broker
23707 S. Hwy 66, Claremore, OK 74019
918-342-5176



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