

REAL ESTATE AUCTION

SATURDAY OCTOBER 24th, 10:00 A.M.

10442 E 470 RD, CLAREMORE, OK

Directions: From Blue Star Rd. and HWY 88 Go One Mile North To Lowery Rd. (470 Rd) Then West 5/8 Mile.

MINIMUM OPENING BID : \$ 45,000.00

DESCRIPTION: This Charming Three Bedroom Two Bath Home With Fireplace On 2.5 Beautiful Acres Offers A Two Stall Horse Barn With Tack Room & Garage, Two Water Wells, Storm Shelter and Carport With Storage Room. Please Note That The Original Rock Home Was Built In The Early 1900's and In 1950 Two Additional Bedrooms and A Full Bath Were Added Bringing The Total Square Footage To 1,770 Sq. Ft. The Property Also Sells With a 42" Black Double Oven Stove, Refrigerator and a 1,000 Gallon Propane Tank.

TAXES: 2008 Taxes Approximately \$317.00

LEGAL: 250' OF LOWERY ROAD FRONTAGE & 432' DEEP, ALL IN SEC 6-T21N-R16E

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. \$5,000.00 Down Day of Sale, Cash, Cashier's Check or Approved Personal Check, balance due at closing within 45 days. Buyer will pay Document Stamps and any and all closing costs including filing fees. 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 the funds readily available.

Take Advantage of the \$8,000 Tax Credit for New Home Buyers!

www.dulaneyandco.com

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