



Auction

Saturday

December 12, 2020 10:00 A.M.

Lindley Hospital/Lindley Clinic

**1005 W. Peach Ave-Hospital • 1205 N. 10th St.-Clinic
Duncan, Oklahoma**

Gary Criswell Auction Service & Real Estate, Inc. has been commissioned to offer at Public Auction the Lindley Hospital and the Lindley Clinic by Callaway Company, LLC the Real Property located at 10th Street and Peach Avenue in Duncan, Oklahoma.

Lindley Hospital: The Real Property Consists of a Brick-Veneer Building (Approximately 14,394 Square Feet) with an Atrium, Reception Area, Office, Lounge, 20 Hospital Rooms, and Bathrooms with a Breezeway to the Lindley Clinic. Also Included with the Lindley Hospital is a Basement (Approximately 900 Square Feet) with a Kitchen and Cafeteria.

Lindley Clinic: Real Property Consists of a Brick-Veneer Building (Approximately 5,096 Square Feet) with 18 Exam Rooms, X-Ray Room, Lobby and Bathrooms. Also included with the Hospital and Clinic are a number of Concrete Parking Spaces. Real Property is currently Zoned R-3 General Residential District with a number of Principle Uses. All Situated on a Nice Corner Lot on 1.20 Acres in a Good Location with Street Frontage on 3 Sides of Real Property.



Full Disclosure: The Lindley Hospital has the Presence of Asbestos and the Roof(s) will need to be Replaced. The Lindley Hospital and the Lindley Clinic are in need of Major Repair. The Brick Structure (Brick and Mortar) appears to be in Good Condition.

Preview of Real Property: Will be held Saturday morning, December 12, 2020 from 9:00 a.m. - 10:00 a.m. Announcements made day of Sale supersede all other Advertisements. To view the Lindley Hospital and the Lindley Clinic prior to the Auction, Please Contact Gary Criswell Auction Service & Real Estate, Inc. to schedule an on site Appointment.

Auctioneer's Note: Hospital Trivia: The Original Lindley Hospital was Built in circa 1937 and Destroyed by Fire in 1957. The Current Hospital was Finished in 1959. The Lindley Clinic was built between 1937-1957. 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.

"Specializing in Real Estate & Estate Auctions"

580-255-8162

"The Criswell Building"

580-467-2248

(Auctioneer/Broker)

806 West Main • Duncan, Oklahoma

(Cell Phone)

Website: garycriswellauctioneers.com

Email: garycriswell@cableone.net