

PUBLIC AUCTION

Saturday, October 18, 2025

10:00 A.M.

Estate of Wilma L. Strickland

175590 Tebow Road

Velma, Oklahoma

Gary Criswell Auction Service & Real Estate, Inc.

has been commissioned by the Estate of Wilma Lorene Strickland to offer at Public Auction her Real Property situated at 175590 Tebow Road in Velma, Oklahoma (MLS 39591).

Real Property: The Real Property consists of 7.25 Acres of Real Property with a Number of Improvements. The Improvements include a Sheet Metal Barn (29'x39') with 13 Stalls, a Sheet Metal Barn (14'x16'), a Number of other Sheet Metal Buildings and a Storm Shelter (Needs Door). Also on the Real Property, as well as a Number of Improvements, are 4 Small Fenced Pastures. All Situated on 7.25 Acres (Just North of the TARGA Gas/Pipeline Plant).

Note: A Certified Survey (9-8-2025) is available to Interested Buyers. The Real Property will make a great Home Site. Rural Water is Available and Cotton Electric Serves the Home Site. A 1978 Manatee Mobile Home is located on the Real Property that should be removed. (Not Habitable - Adds no value to the Real Property).

Directions: In Velma Oklahoma - From New Highway 7, Go North on 2974 Road (Texaco Road), Nine Tenths of a Mile to Old Highway 7, Go East on Old Highway 7, Eight Tenths of a Mile to 2980 Road (Bailey Road). Go West on Bailey Road, Two Tenths of a Mile to Tebow Road. Follow Tebow Road North to the Home Site.

Terms of Sale: 10% Earnest Money on Real Property on the Day of Sale. The Balance is due at Closing upon delivery of Title and Deed. **(No Buyers Premium)**

Preview of Auction: Will be held Saturday Morning, October 18, 2025 from 9:00 am to 10:00 am. Announcements made day of Sale supersede all other Advertisements. Please Plan to Attend this Auction. If you wish to view and/or Purchase the Real Property prior to Auction date, please Contact the Auction Company (Listing Price \$55,000. MLS 39591)

Auctioneer's Note: 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. Note: The Real Property will be offered from the Home Site at 10:00 AM Sharp at 175590 Tebow Road, Velma, Oklahoma.

Gary Criswell Auction Service & Real Estate, Inc.

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(Auctioneer/Broker) email: garymcriswell@gmail.com (Cell Phone)