

PUBLIC AUCTION

Saturday, June 18, 2022
10:00AM

177217 North 3030 Road
(Pinto Road)
Velma, Oklahoma

Gary Criswell Auction Service & Real Estate, Inc. has been commissioned by Michelle Wellington to offer at Public Auction a Former Mini Mart Convenient Store Located on the Corner of New Highway 7 and Pinto Road.

Real Property Consists of: A Sheet Metal Building (Approximately 2,295 Square Feet) with Large Open Area for Seating, a Number of Coolers (7), Formally Used as a Mini Mart Convenient Store. All situated on a Nice Corner Lot (3.02 Acres) with 555.21' Highway Frontage on New Highway 7 and 287.62' Frontage on Pinto Road. This Mini Mart Store would be Ideal for a Convenient Store, Welding Shop, Pipe Yard and Many Other Commercial Uses.

Terms of Sale: 10% Earnest Money on the Day of Sale. Balance due at Closing upon delivery of Title and Deed.

Preview of Auction: Will be held Friday afternoon, June 10, 2022 from 1:00 pm to 6:00 pm. Announcements made day of Sale supersede all other Advertisements. Please plan to attend this Public Auction.

Auctioneer's Note: This Mini Mart Store is in a Good Location and could be used for a number of Commercial Uses. The Real Property will be offered at Auction at 10:00 A.M. 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.

Office Exclusive

Gary Criswell Auction Service & Real Estate, Inc.

580-255-8162 • 806 West Main • Duncan, OK • 580-467-2248

(Auctioneer/Broker) email: garycriswell@cableone.net (Cell Phone)