

Public Auction

Saturday, November 6, 2021 10:00am Estate of Randy L. Byford 218 Oak Main Avenue Comanche, Oklahoma Real Property

GARY CRISWELL AUCTION SERVICE & REAL ESTATE, INC.

has been commissioned by the Estate of Randy Lynn Byford to offer at Public Auction, 3 Parcels of Real Property in 3 Locations in Comanche, OK.

PARCEL Number One:

Real Property Consist of: 216 Oak Main Ave and 218 Oak Main Ave in Comanche, Oklahoma (2 Concrete Block Buildings). (1) 216 Oak Main Ave is Vacant (Approximately 3,125 Square Feet) and (2) 218 Oak Main Ave (Approximately 3,825 Square Feet).

The Ground Floor is Designed as a Sports Grill with a Nice Stainless Steel Kitchen with a Larkin Vent Hood, Cooking Performance Group Stove (CPG), Avant Co. Deep Fryer, Noble Warewashing Dishwasher and a Turbo Aire Refrigerator/Freezer (SS). The Building has a Food Pantry, Storage Area and 1/2 Bath and a 3/4 Bath on the Ground Floor.

Second Floor Living Quarters and Observation Deck (Very Nice). The 218 Oak Main Ave Building has been Completely Renovated with Updated Electrical, Large Fan, LED Lighting, Plumbing, etc.

PARCEL Number Two:

183350 North 2830 Road, Comanche, Oklahoma Real Property Consist of: A Sheet Metal Shop Building (40'x60') with Improvements including a Concrete Floor and Electrical Throughout the Shop. The Shop Building has 16' Walls and Two-14'x 15' Overhead Doors and a 1/2 Bath. All Situated on a Nice 10 Acre Parcel with a Concrete Drive (18-1/2' Wide) with a 4' Metal/Pipe Fencing.

PARCEL Number Three:

North 2830 Road (No Address) Comanche, OK. The Real Property is Adjacent and Contiguous to Parcel Number Two. The 14.46 Acres has a Nice Metal/Pipe Perimeter Fence.

Directions: From the Intersection of Highway 81 and Highway 53, Go 1 Mile East on Highway 53; Thence go 1.2 Miles South on North 2830 Road.

Terms of Sale: 10% Earnest Money on the Day of Public Auction. Balance due at Closing upon delivery of Title and Deed. The Sale of Real Property will require Stephens County Court Confirmation.

Preview of Auction: Will be held Friday afternoon, November 5, 2021 from 1:00 pm to 6:00 pm. Announcements made day of Sale supersede all other Advertisements. Please plan to attend this Public Auction.

Broker's Note: This is an Excellent Auction! All of the Real Property and the Personal Property will be Auctioned at 218 Oak Main Ave, Comanche, OK. The 3 Parcels of the Real Property is being offered "As-Is-Where-Is" and will Require 10% Down on the Day of the Auction. Stephens County Abstract Co. will Serve as Closing Agent on the Real Property.

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