

PUBLIC AUCTION

Saturday, November 29, 2025

10:00 A.M.

512 South 1st Street
620 East Park Avenue
Waurika, Oklahoma

Gary Criswell Auction Service & Real Estate, Inc. has been commissioned by Mr. Gerald Collier to offer at Public Auction his Real Property situated at 512 South 1st Street (MLS 39686 - \$65,000) and 620 East Park Avenue (MLS 39687 - \$75,000) in Waurika, Oklahoma.

512 South 1st Street

Parcel 1 - Real Property: Consists of 6 Lots with a 2 Story Block Home with Exterior Steel Siding (Completely Remodeled). The Ground Floor Includes a Very Nice Living Area/Kitchen Combination (No Bath) - 2nd Floor (Upstairs) - Includes One Bedroom with an Utility Room and a 3/4 Bath. Interior of the Home is Very Nice. The Home has a New Breaker Box, New Laminate Flooring and Fresh Paint. The Tenant Currently has a 12 Month Lease, which shall be Honored with the Transfer of the Real Property.

Parcel 2 - Real Property: Includes 6 Lots with an Irregular Shape with Approximately One Half Owned by The State of Oklahoma for State Highway 70, Right of Way. Improvements Include A Nice Wooden Structure with a Covered Front Porch (Freshly Painted) currently being used as an Office. The Real Property is scheduled for Public Auction on November 29, 2025, At 10:00 AM. Note: Parcel One and Parcel Two will be Offered Separately and Then As A Whole.

Directions: In Waurika, Oklahoma: From State Highway 70, Go North on 1st Street to the Real Property and Public Auction Site.

620 East Park Avenue

Parcel 1 - Real Property: Consists of the East 6.0 Acre Parcel of a 12 Acre Parcel with a Sheet Metal Building/Barn - Like New (30' X 50'). The Barn has a 12' Center Entrance/Opening and a 10' Opening on the West and East Ends. The Real Property has an Access off of East Park Avenue (Great Building Site with Street Frontage). Public Utilities are also Available on said Real Property.

Parcel 2 - Real Property: Consists of the West 6.0 Acres of the 12 Acre Parcel with a Small Pond and a Large Pecan Tree. This 6.0 Acre Parcel has 5' Field Fence Perimeter Fencing and Access on the Northwest Corner off of a Residential Area with a Metal Gate (14'). Note: Parcel One and Parcel Two will be offered Separately and Then As A Whole.

Directions: In Waurika, OK: Go East on Florida Street to 8th Street and then follow 8th Street to Park Avenue. The Auction to be held on 1st Street.

Terms of Public Auction: 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 Friday afternoon, November 28, 2025 from 1:00 pm to 5:00 pm. Announcements made day of Sale supersede all other Advertisements. To view and/or Purchase the Real Property prior to Auction date; Please Contact the Auction Company.

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 512 South 1st Street location.

Gary Criswell Auction Service & Real Estate, Inc.
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