

PUBLIC AUCTION

**Saturday, November 4, 2023
10:00 A.M.**

**Multi-Property Auction
Simmons Convention Center
Wild Horse Suite
1330 Chisholm Trail Parkway
Duncan, Oklahoma**

Gary Criswell Auction Service & Real Estate, Inc. has been Commissioned to Offer at Public Auction 10 Residential Properties. The Real Properties are Located in 3 Different Areas: 6 Residential Properties are Located in the Duncan Area; 1 Property is Located in Meridian Heights and 3 Properties are Located in Waurika, Oklahoma. The Public Auction also Includes a 2017 JEEP-WRANGLER with 12,725 Miles - One Owner (Like New).

2017 JEEP WRANGLER: The JEEP WRANGLER is 2 Door, with a V-6 Engine, 4 Wheel Drive, Leather Seats (Black), Constitution Interior Design (We The People), Removable Top, Running Boards, Extreme Terrain Tires - 33x12.50 - R20 LT, Exterior Patriotic Colors, Excellent Condition - 12,725 Miles (One Owner).

Property 1: 609 Westside Drive-Duncan: A 3 Bedroom Brick Home (Approximately 1,240 Square Feet) with 2 Baths and a One Car Garage with a Composition Roof situated on a Lot (70' x 128').

Property 2: 1616 Larch Avenue-Duncan: A 3 Bedroom Frame Home (Approximately 1,290 Square Feet) with 2 Baths and a One Car Garage. The Home is Frame/Veneer with some Metal Siding and a Sheet Metal Roof. All situated on a Lot (75' x 105').

Property 3: 402 North E Street-Duncan: A 2 Bedroom Frame Home (Approximately 871 Square Feet) with 1 Bath and a One Car Garage. The Home has Vinyl Siding and a Composition Roof with a Fenced in Back Yard. All situated on a Lot (63' x 121').

Property 4: 310 North A Street-Duncan: A 2 Bedroom Frame Home (Approximately 741 Square Feet) with 1 Bath and One Car Garage. The Home has Vinyl Siding and a Composition Roof situated on a Lot (50' x 120').

Property 5: 1314 North 12 Street-Duncan: A 4 Bedroom Frame Home (Approximately 2,065 Square Feet) with 2 Baths and a One Car Garage. The Home has Vinyl Siding and a Composition Roof and a Fenced in Back Yard. All situated on a Lot (74' x 147').

Property 6: 110 North Eastland Drive-Duncan: A 3 Bedroom Brick Home (Approximately 1,581 Square Feet) with 1 Bath and a Two Car Detached Carport. The Home has a Composition Roof situated on a Lot (75' x 175').

Property 7: 179786 Kennedy Road (Meridian Heights) A 3 Bedroom Brick Home (Approximately 1,099 Square Feet) 1.5 Baths and a One Car Garage (Nice). The Home has a Composition Roof situated on a Lot (94' x 203').

Property 8: 517 Monroe Street-Waurika: A 3 Bedroom Brick Home (Approximately 2,174 Square Feet) with 3 Baths and New Central Heat and Central Air. The Home has an Attached One Car Carport and a Nice Sheet Metal Shop (20' x 50'). The Home has a Composition Roof situated on an Irregular Lot (112' x 173').

Property 9: 913 North Elm Street-Waurika: A 2 Bedroom Frame Home (Approximately 1,260 Square Feet) with 2 Baths and an Attached One Car Carport. The Home has Asbestos Siding with a Composition Roof and a Fenced in Back Yard. All situated on a Lot (88' x 140').

Property 10: 915 North Elm Street-Waurika: A 2 Bedroom Frame Home (Approximately 1,009 Square Feet) with 1 Bath. The Home has a Composition Roof and an Enclosed Garage situated on a Corner Lot (50' x 140').

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

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. Please Call the Auction Company to View the Real Property. **Note:** All of the Real Properties are Currently Rented and have a Tenant. **No Buyers Premium!**

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