

REAL ESTATE AUCTION

Selling Native Stone House to Settle the Schuler Estate

Tuesday, April 26th, 2016 at 7:00PM

AUCTION SITE: 3820 NW 9TH ST. OKLAHOMA CITY, OK

Directions: At N. Portland and N.W. 9th go West 2 blocks.

THIS BROWN NATIVE STONE HOUSE sits on a big lot. This house is divided to rent to two separate tenants. Upstairs has 2 bedrooms, living room with fireplace, formal dining room. Kitchen has built in oven, microwave, electric stove top, as well as a dishwasher. 2 bathrooms. Windows have shutters operated by wooden handles on the inside. Central heat and air, nice carpet. New copper plumbing in upstairs and basement. Finished basement has 2 bedrooms, full kitchen with dining area. The bathroom is all new. The utility room upstairs can be used by the tenant upstairs and downstairs to do laundry. Basement has window unit air conditioning and wall furnace heat. Basement stays cool nearly all summer. Separate entry doors for upstairs and downstairs tenants.

All appliances, refrigerators, and remaining furniture remain with the real estate. 2 car carport, large fenced backyard, access to back yard for cars or boats. 24ft. x 30ft. workshop in back yard to repair autos or for storage.

AUCTION CONDUCTED BY:

Starling Miller Real Estate & Auction
Perry, OK 580-336-2030

Robert Hawks Auction & Real Estate
OKC 405-947-0702

Call Robert at 947-0702 to view this property

LEGAL DESCRIPTION: Lot 1 except 5ft. along East boundary.

TAXES: 2015 taxes were \$498.55.

Call Robert Hawks at 405-947-0702 for questions or to view this house.

TERMS ON REAL ESTATE: \$8,500.00 down Auction Day, balance due in 30 days at closing, title insurance and closing costs split evenly between buyer and seller, real estate is not sold subject to buyer getting a loan or qualifying for a loan, buyer is making a cash offer to buy this real estate, if the buyer gets a loan, they will pay all costs associated with that loan, the sale of the real estate will need to be confirmed by the seller on auction day, 5% Buyer's Premium Applies to Sale of Real Estate. If buyer refuses to close they will forfeit their deposit. Real estate does require court approval.

Call us to sell your Real Estate. We have cash buyers ready to buy.

Visit our website at: www.hawksauction.com to view photos.

Office 405-947-0702 • Mobile 405-826-0325

ROBERT HAWKS AUCTION & REAL ESTATE CO.