

REAL ESTATE AUCTION & ESTATE AUCTION

Saturday, May 20th, 2017 at 10:15 am

Auction Site: 2325 SW 45th, Oklahoma City, OK

Directions: At SW 44th St. and S. Agnew, go South 1 block to SW 45th then East 0.5 block to auction site

This is the estate of the late Wanda and Larry Monkress—long time residents of OKC.

Real Estate shown by appointment.

WOOD WORK EQUIP AND TOOLS SELL FIRST: Band saw; Pro tech table saw; Rockwell Miter Saw; Drill Press; Dremel tool; circular saw; Bolt organizer; Vise; elec hand sander; bar clamps; hand tools; like new self Propell Push mower; gas weed eater; camping tent.

FURNITURE SELLS NEXT: Round wood dining table and 4 chairs; Mauve rocking recliner; Mauve side chair; 2 cushion brown sofa; glass top coffee table; black TV stand; Black stereo cabinet; Sony stereo with remote; queen size bed with pine dresser and 2 night stands; 2 book cases; 2 futon bed sofas; 2 floor lamps.

APPLIANCES: Maytag washer; Estate-brand elec dryer; Whirlpool 2 door white refrigerator; Wards gas cookstove and oven; microwave; upright freezer; 30 inch Sanyo TV; treadmill; upright vac; Pyrex cook ware; toaster; metal cook pots.

TERMS ON FURNITURE-TOOLS-APPLIANCES: Cash or Oklahoma check with Oklahoma Driver's License. Bring Dealer tax exempt permit or pay sales tax. There is a 10% buyer premium added to each each item sold.

REAL ESTATE SELLS AT 12 NOON: This house is 3 bedroom 1 bath; living room has hardwood floors under carpet; dining area in kitchen-lots of cabinets; separate utility room off kitchen; gate to drive car, boat or camper to back yard; back yard has a 12x18 ft metal storage shed on raised wood floor used for wood work shop with lots of cabinets; and a 12x12 ft metal storage shed with wood floor for mower and tools (both sheds remain with real estate); metal clothes line; wood fence; big back yard; new roof installed in 2013; nice white no paint siding on house; storm windows; this house does need a fresh coat of paint on interior and then would be ready to be lived in. Great rental property or stater house.

LEGALS: Lots 35 and 36 Block 3 Moore Heights addition to OKC, OK, Oklahoma County. 2016 taxes were \$207.74

AUCTIONEERS NOTE: The 2 Daughters live in Texas and want to sell this house auction day. Plan to be there!

TERMS ON REAL ESTATE: \$8,000 down on 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 getting that loan, the sale of the real estate will need to be confirmed by the seller on auction day. If buyer refuses to close, they will forfeit their deposit. 10% buyer premium on real estate. Call us to sell your real estate. We have cash buyers ready to buy.

See Photos on Our Website at: www.hawksauction.com

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ROBERT HAWKS AUCTION & REAL ESTATE CO.