

REAL ESTATE AUCTION

ALSO SELLING REMAINING HOUSEHOLD ITEMS

Saturday, April 21, 2018 at 10:30am

AUCTION SITE: 1209 N.E. 6th Moore, Oklahoma

DIRECTIONS TO AUCTION: Interstate 35 to N.W. 12th in Moore OK, then East 1.2 miles to Old Mill Road, then South 0.3 miles to N.E. 6th then turn right (the Old Mill Road is curvy, follow Auction signs)

After the passing of his wife, Mr. Robert Holcomb has decided to sell his home and move to Shawnee to reside with his daughter.

Nice Brick house 3 bedroom, 2 baths, 2 car garage, close to moore schools: The Kitchen has a breakfast bar and dining area, built in dishwasher and built in microwave, the elec cookstove and side by side refrigerator stay with Real Estate, The entry way hall walks into large living room that has new carpet and wooden wall treatments with arch ceiling and beams on ceiling with a beautiful gas log fireplace with built in book cases on each side of fireplace, the master bedroom has a mini vaulted ceiling and his and hers closets and a bath, there is a linen closet in the hallway and two other bedrooms, ceiling fans in each room in house.

Walking distance to Moore Grade School and High School, the interior of house was painted recently, the roof was replaced in 2008, access gate to put boat, travel trailers or auto in back yard, and tornado storm shelter, bushes and shade trees, 2 metal tool sheds stay with Real Estate, the elec line is buried so no need to worry about ice storm taking out elec. **View our photos and brief video of interior of this home on our web site: www.hawksauction.com**

Legal description: Lot 2 Block 20 in, re-plate of silver leaf manor Section 5 an addition to Moore, Cleveland County Oklahoma, 2017 taxes were \$1422.00. Call Robert Hawks at 405-947-0702 for questions or to view this house.

TERMS ON REAL ESTATE: \$10,000.00 down Auction Day, balance due in 30 days at closing, title insurance and closing cost split evenly between buyer and seller, real estate is not sold subject to buyer getting loan or qualifying for a loan, buyer is making 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, 10% Buyer's Premium Applies to Sale of Real Estate. If buyer refuses to close they will forfeit their deposit. Call us to sell your Real Estate. We have cash buyers ready to buy. **REAL ESTATE SELLS AT 12:00 NOON.**

Furniture and Household Items to sell at 10:30, Real Estate sells at noon: Blue Rocking Recliner, Blue Grey Sofa that reclines, 30 in Color TV, Round glass kitchen table with 4 chairs, Wood writing Desk & chair, 6 ft tall cabinet that opens into sewing cabinet, 2 sets of dishes, Kenmore gas dryer, Brinkman stainless steel, Propane Bar B Que, Brass figures, Hammer, Hatchet, Hand saws, Creeper, Axe, more hand tools.

Collector Items: HO Scale Model train set on a 4 ft. x 8 ft. Board with train, small town set up and toy cars & trucks a nice working set (see pics on website), modern train clock, framed puzzle of a train, 2 small wood sail boats, old magazine stand, Singer treadle sewing machine, NOTE: There is not a lot of household items we will sell it till noon then we will Auction off Real Estate.

TERMS ON PERSONAL PROPERTY: Cash or Oklahoma Check, full settlement Auction Day; drivers license to check in – drivers license only, no state IDs; no items leave the building until settled for; out-of-state buyers bring cash Dealers bring tax-exempt permits or pay sales tax. 10% Buyers Premium will be charged on each purchase. **Announcements made Auction Day supersede previous announcements. Call us to do your auction. We do personal property appraisals.**

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

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ROBERT HAWKS AUCTION & REAL ESTATE CO.