

# AUCTION

**Thursday, July 23rd • 10 a.m.**

**400 W. Driskell Ave., Gage, OK**



Sellers: Robert Scott, Anita K. Brawley, Carolyn M. Gonser, and Lloyd E. Scott

Legal Description: Lots 21,22,23,24 BLK A Turner Addition to the Town of Gage

*This cute 2 bedroom, 1 full bath home is approx. 1,192 sq.ft. of living space. The spacious kitchen includes lots of hardwood cabinets and the bedrooms are large in size. The big back yard has a storage shed and a nice big covered patio area. The shingles on the roof are not very old and appear to be in good condition. This home has a very good curb presence including a covered front porch. Don't miss out! Call Ira Smith at 580- 334-6001 to schedule a showing.*

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Auctioneer - Ira Y. Smith, ATS, R.E. Broker

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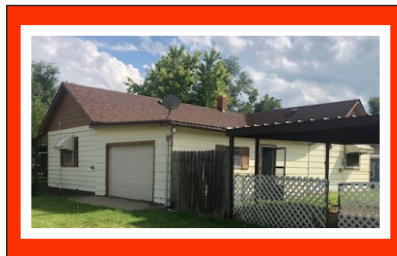
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**REAL ESTATE Terms:** 10% of purchase price escrowed sale day with the balance due upon proof of marketable title. Seller will provide a current abstract and a warranty deed. Taxes prorated to the day of closing. Possession upon closing. Property selling in its present condition with no warranties expressed or implied. All information given comes from resources we believe to be reliable but in no way is guaranteed. Announcements made sale day supercede all prior advertising. Buyers should arrange financing and satisfy themselves with size, location, boundaries, etc. prior to sale day. Sellers are reserving all oil, gas, and other mineral rights.

**ONLINE BIDDING Terms:** **REGISTRATION MUST BE COMPLETE AT LEAST 24 HOURS PRIOR TO SALE DAY.** Smith & Company Auction & Realty, Inc. is not responsible for any errors in bids, omissions of bids, or failure to execute bids and shall have no liability to any bidder for any technical or other failure associated with the internet. Announcements made sale day supersede all prior advertising. Final responsibility rests with the buyer to assess the condition of the property. It is not possible to adequately describe in text or photos all aspects of a property. We recommend you personally inspect the property, or enlist a trusted professional to do so on your behalf. Escrow must be made sale day and may be wired.

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