

Real Estate **AUCTION**

Thursday, May 21st • 1 p.m.

708 N. Market Street, Watonga OK

Legal Description: Block 118 Lot 6, Watonga, Blaine County, Oklahoma



An excellent opportunity to purchase a home that the seller just remodeled. The remodel is approx. 80% complete with new windows, Heat and Air, Cabinets, Paint, and more. The assessor report shows the home has approx. 988 sq. ft. and was originally built in 1968. There are 2 Bed-

rooms, 1 Bathroom, Kitchen with Dining area, Living Room, and a Utility Room. This is a rare opportunity to purchase a home that is almost complete from a very expensive update.

To View the Property, Contact Ira Smith
580-334-6001 or email Ira@smithcoauctions.com

Seller: The Estate of Jennifer L. Small

SMITH & CO

Auction & Realty, Inc.

580-334-6001

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



"Serving NW Oklahoma with Integrity and Pride since 1982"

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Auction & Realty, Inc.
1102 Oklahoma Ave.
Woodward, OK 73801
580-334-6001

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Scan the QR Code OR Bid at www.smithcoauctions.com

TERMS AND CONDITIONS:

REAL ESTATE Terms: 5% 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 BIDDERS: Buyers may bid via our website at smithcoauctions.com. 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.

ON-LINE REGISTRATION MUST BE COMPLETE AT LEAST 24 HOURS PRIOR TO SALE DAY.

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