



LIVE & ON-LINE

Public Auction

**Beautiful 4 Bedroom, 3 1/2 Bath, Brick Home in Sayre, OK
15,000 Sq. Ft. Commercial Building on Main Street, Sayre, OK
Personal Property: Furniture • Household • Pool Table • Miscellaneous**

Saturday, September 10, 2022 • 10:00 a.m.

SALE LOCATION & TRACT #1 LOCATION: 1 North Covey, Sayre, OK.



**BIDS FOR THIS HOME WILL BE
TAKEN LIVE AND ONLINE!
On-line Pre-Bidding will begin
on September 5th at 8:00 a.m.**

OPEN HOUSE:

Sunday, August 28, 2:00-4:00 &
Sunday, September 4, 2:00-4:00



TRACT #1- LEGAL DESCRIPTION: Lot 1 in Block 1 of the Quail Ridge Addition to the Town of Sayre, Beckham County, Oklahoma.

TRACT #1- PROPERTY DESCRIPTION: This beautiful brick home has approximately 2,670 sq. ft. of living area. The home was built in 1997 and has a formal living room, family room, 4 bedrooms, 3 full & one 1/2 bathrooms, office, utility, kitchen with gas range, double ovens, dishwasher, garbage disposal, eating bar and dining area. This home also has a gas fireplace, ceiling fans, carpet and tile flooring, water softener system, two central heat & air, 780 sq. ft 3 car attached garage and a 25' x 30' 2 car detached garage, 633 sq. ft. covered back porch and vinyl fencing. Looking for that perfect home.....Don't Miss this Sale!!

**BIDS FOR THIS COMMERCIAL PROPERTY WILL BE TAKEN LIVE AND ONLINE!
On-line Pre-Bidding will begin on September 5th at 8:00 a.m.**

**This building will be shown by appointment only
by calling 580-225-0269.**



TRACT #2 PROPERTY LOCATION: 122 West Main Street, Sayre, OK. Sale Location will be at Tract #1 location.

TRACT #2- LEGAL DESCRIPTION: Lots 9 and 10 in Block 48 of the Original Town of Sayre, Beckham County, Oklahoma.

TRACT #2- PROPERTY DESCRIPTION: This is a 15,000 sq. ft. commercial building having 7,500 on the main level and 7,500 upstairs. This building is located on the rapidly growing Main Street of Sayre and would make a great location for any type of business. Currently this building is set-up with reception area, offices, one-bedroom apartments and break room and kitchen area. This building has numerous possibilities for any type of business from retail store, office space rental, apartment rentals, wedding/party venues and many more.

TRACT #1 & #2 - TERMS: 10% of purchase price to be placed in escrow day of sale. Purchaser will have 10 days to examine title. Balance of purchase price to be due and payable upon acceptance of title. All 2021 and prior taxes will be paid by seller. 2022 taxes will be prorated. All property sold "as is where is." Auction is not contingent upon buyer securing or obtaining financing. There will be a 5% Buyer's Premium on this tract if sold on-line. No buyer's premium if sold on-site.

PERSONAL PROPERTY ON-LINE ONLY AUCTION

Beginning MONDAY, AUGUST 22, 8:00 AM CST – SATURDAY, SEPTEMBER 10, 2022

Closing starting at 3:00 PM CST – (SOFT CLOSE)

PREVIEW DAYS WILL BE: SUNDAY, August 28 – 2:00-4:00 & Sunday, September 4, 2022–2:00-4:00

15% BUYER'S PREMIUM – 8.85% SALES TAX – 4% CREDIT CARD FEE

PERSONAL PROPERTY

Pulaski Armoire, Dresser w/Mirror, 2 Nightstands, Audio Tower, Jewelry Armoire, Ethan Allen Swivel Rocker, 7 Bookcases-w/Books, VHS, DVDs, CDs, Cassettes, Dining Table w/8 Chairs, Several Side Tables, Table Lamps, Sofa, Primo Water Cooler, Joe Rector Unframed Prints, 11 Coach Purses & Totes, Michael Kors Purse, Pub Style Table w/4 Stools, Towels, Sheets, Blankets, Puppets, Large Lot Children's and Adults Clothes, Camping Supplies, Valley Slate Pool Table, Boys & Girls Bicycles, Patio Table & Chairs, Patio Benches, Igloo Dog House, Bird Cage, Queen Size HB/FB, Wheelbarrow and much more.

**PICKUP LOCATION: 1 North Covey, Sayre, OK – PICKUP DATES: SUNDAY, SEPTEMBER 11, 1:00-5:00,
MONDAY, SEPTEMBER 12, 10:00-5:00, TUESDAY, SEPTEMBER 13, 10:00-5:00 – INVOICE MUST BE PAID!**



OWNER: MARIE CROOK ESTATE



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ANY ANNOUNCEMENTS MADE DAY OF SALE SUPERSEDE ALL PREVIOUS WRITTEN OR ORAL STATEMENTS.