



# LIVE & ON-LINE Auction

**Saturday, October 21, 2023 • 10:00 a.m.**

2 Bedroom, 2 Bath, Barndominium on Six Lots in Canute, OK ~ Vehicles ~ Trailers  
Mower ~ Golf Cart ~ Video Games ~ Furniture ~ Appliances ~ Tools ~ Misc.



**SALE LOCATION & PROPERTY LOCATION:**

317 S. 4TH Street, Canute, OK  
**BIDS FOR THIS REAL ESTATE WILL BE TAKEN LIVE AND ONLINE!**

Pre-Bidding Begins Friday, Sept. 29 - 5:00 pm

**OPEN HOUSE:** Wednesday, October 11, 2023 – 5:00-7:00 pm & Sunday, October 15, 2023 – 2:00-4:00 pm

**LEGAL DESCRIPTION:** Lots 7, 8, 9, 10, 11 and 12 in Block 22 of the Original Town Canute, Washita County, Oklahoma.

**PROPERTY DESCRIPTION:** This 30' x 56' Barndominium which sits on six 25' x 120' lots has a 34' x 30' living area and a 22' x 30' garage. There is approximately 1,020 sq. ft. living area which includes 2 bedrooms, 2 bathrooms, a living room and kitchen. The kitchen has a dishwasher, electric cook stove, pantry and kitchen island utilized as the dining area. The master bath is handicap accessible with the taller toilet, walk-in shower and grab bars. The guest bathroom also has the washer/dryer hookup. This home has wood laminate flooring, central heat & air, total electric, Rainsoft water treatment system and 6' x 34' covered front porch. **DON'T MISS THIS SALE!!!!**

**REAL ESTATE TERMS:** 10% of purchase price to be placed in escrow day of sale. Purchaser's attorney will have 10 days to examine title. Balance of purchase price to be due and payable upon acceptance of title. All 2022 and prior taxes will be paid by the seller. 2023 taxes will be pro-rated. 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 only if property is the winning bid on-line. No Buyer's Premium if sold on-site.

**PERSONAL PROPERTY WILL SELL IN ON-LINE ONLY AUCTION**

**BEGINNING WEDNESDAY, SEPTEMBER 27, 8 AM CST THROUGH**

**SATURDAY, OCTOBER 21, Closing will start at 4:00 p.m. CST – (SOFT CLOSE)**

15% BUYER'S PREMIUM – 10.5% SALES TAX – 4% CREDIT CARD FEE

PREVIEW DAYS WILL BE WEDNESDAY, October 11 – 5:00-7:00 & Sunday, October 15, 2023–2:00-4:00

**PERSONAL PROPERTY ON-LINE AUCTION**



**PERSONAL PROPERTY:** 2012 Ford F250, 1987 Jeep, 1939 Plymouth Sedan, 1952 Chevrolet Coupe, PJ Car Hauler, Pickup Bed Trailer, Spartan Zero Turn Riding Mower, Yamaha Gas Golf Cart-Turf Liner Needs Work, Ms. Pac-Man & Megatouch Video Games, Furniture-bed, tables, chairs, TV's, Appliances, Hand & Power Tools, Weedeaters, Tiller, Charcoal Grill, Winch, Lawn Mower Lift – Check it out!!!!

**PICKUP DATES:** SUNDAY, OCTOBER 22, 1:00-5:00, MONDAY, OCTOBER 23, 9:00-5:00, TUESDAY, OCTOBER 24, 9:00-5:00.

**PICKUP LOCATION:** 317 S. 4th Street, Canute, OK

**FOR MORE INFORMATION, PICTURES, AND TO BID, GO TO: GRANTSAUCTION.HIBID.COM**



**OWNERS: HEIRS OF LEON JORDAN**



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