

ONLINE ONLY AUCTION!

BIDDING STARTS MONDAY, DECEMBER 2, 2024 – 8:00 AM

WILL START CLOSING ON SATURDAY, DECEMBER 21, 2024 – 10:00 AM CST
SOFT CLOSE FORMAT.

MORE INFORMATION, PICTURES, AND TO BID, GO TO: [GRANTSAUCTION.HIBID.COM](https://grantsauction.hibid.com)

Owner: Shirley Cooper Estate
Property Location: 621 N. Bailey • Hobart, OK



OPEN HOUSE: Sunday, DECEMBER 8, 2024 – 2:00-5:00
& Sunday, DECEMBER 15, 2024 -2:00-5:00 or by appointment.

LEGAL DESCRIPTION: Lot 13 in Block 4 of the Parkview Terrace Addition to the City of Hobart, Kiowa County, Oklahoma

PROPERTY DESCRIPTION: This beautiful brick home has 3 bedrooms, 2 1/2 bathrooms with approximately 1,967 square feet living area. The spacious living room has a fireplace, and access to the back patio. There is a dining room, kitchen with dishwasher, oven and range top and dining area, also this home has a utility with utility sink, washer/dryer hookup, plenty of storage shelves and access to the backyard. The attached double car garage has storage area and a 4' x 8' steel Ground Zero storm shelter, the backyard is fenced and has a patio area and 8' x 12' storage building. This home has central heat & air and carpet and tile flooring – Don't miss this opportunity to own this charming home with its prime location and solid bones, the possibilities are limitless to make it your own personal haven.

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 2024 and prior taxes will be paid by the seller. 2025 taxes will be pro-rated to day of closing. All property is sold "as is where is". Auction is not contingent upon buyer securing or obtaining financing. There will be a 5% Buyer's Premium.



Mike Grant
Auctioneer/Sales Associate
Texas License #13353
Mobile: 821-1186

Cindy Grant
Cashier/Real Estate Broker
Elk City, OK
Mobile: 821-1738

FIND US ON THE WEB AT
www.grantsauction.com

Johnny Grant 1926-2010

Brandon Cloud
Auctioneer
Jeremy Justus
Auctioneer

Monte Tucker
Auctioneer & Sales Associate
Sunny Point, America
(580) 515-4477

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

Grant's Auction & Realty

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