

AUCTION

Saturday, April 24, 2010 – 10:00 a.m.

Selling 3 Homes in Waynoka, Oklahoma



1514 Flynn - Waynoka

A large 4 bedroom, 2 bath home with 4 trailer hook ups on the north side and 1 on the south.

The home has a great location in downtown Waynoka. The floor plan includes a large living room and kitchen, 3 bedrooms on the ground level and two bathrooms (one located on the main part of the home and the other between the two car garage and kitchen) Additionally, there is a large upstairs bedroom that has lots of storage and atrium style doors on the north and south sides. Down stairs there is a mud room/utility room with large double sinks just off the back door, that allow access to the garage or kitchen living areas. The home has a floor plan that would accommodate a large family or be a great extended stay property as well.

Legal Description: Nickerson & Olms, Blk. 3 lots 15-17

1375 Main Street - Waynoka

Right on Main, close to downtown, this 1 bedroom home has a small studio home in the back yard as well. The majority of the plumbing has been replaced. There is an older home on the south that is not liveable without repairs, however it adds potential for additional parking or a fixer upper. Both properties will sell together.

Legal Description: O T, Blk. 12, lots 3 & 4

2274 Santa Fe - Waynoka

A nice two bedroom home on a large lot with central heat and air, storm cellar and storage shed. The home would be a great rental or family starter home.

Legal Description: Lahr & Rall, Blk. 1, lot 2

Real Estate Terms: 5% of purchase price escrowed sale day with balance due upon proof of clear title. Announcements made sale day supersede all advertisements. Buyers should arrange financing and satisfy themselves with size, location and boundaries etc., prior to sale day. All information given comes from resources we believe to be reliable but in no way is guaranteed. Seller will provide current abstract and guarantee marketable title. Taxes will be prorated to the day of closing. Possession upon closing.

Seller: Brian & Marisa Thomas



Mooreland, OK 580-994-6004 • 580-254-3975

Auctioneer – Ira Y. Smith – R.E. Broker

Member of OSAA and NAA

David Bay • Kenny Rounds • Andy Ferguson • H.Y. Smith • Buck Hutchens

See our website at smithcoauctions.com