

Public Auction

Imagene Cope Estate - Home & Personal Property

Saturday, April 20th, 2013 @ 10:00 AM



AUCTIONEER'S STATEMENT:

It is a privilege to get to auction off this property in beautiful Taloga, OK. If you are looking for a starter home or an income property, do not miss out on this great opportunity. The chance to purchase a home in Taloga does not come around very often, and this one could be for you. Please join us on April 20th and let us help you make home ownership a reality.

Tract #1 - Lots 1,2,3 in blk 98 in the Town of Taloga, OK Less the North 80 FT of Lot 3
Description - This property has an appx. 1100 sq ft brick home. This home is a 2 bedroom 1 bath home with other features to include a half basement, living, dining, and utility rooms. The house is heated by a furnace and cooled by two window AC units. The tract also has a detached single car garage, as well as, a metal building that would make a nice little shop. This property would make a perfect starter home or income property.
Tracts will be sold separately, not combined.

Tract #2 - South 90 feet of lots 10,11,12 in blk 98 in the Town of Taloga, OK, and the North 50 ft of lots 10,11,12 in block 98 in the Town of Oklahoma
Description - This property has an older home located on it, as well as a small brick shed. This tract would be a perfect fit with Tract #1, or could be used for a shed or a new building site. This tract is located directly south of Tract #1.
Tracts will be sold separately, not combined.

**Too many items to list everything - Visit our website for more pictures:
www.sloanoakes.com**

PERSONAL PROPERTY

Tools, Old Stoves, Nearly New Electric Wheelchair, Lawn Mowers, Hurricane Lamps, Furniture, 1994 Ford Minivan, Early Model Willy Jeep, 2008 GR 6x14 Bumper Pull Horse Trailer, Older Model Travel Trailer, Propane Tank, 2 Antique Singer Sewing Machines, Toy Riding Tractors, Butterchurn, Old Fashioned Creamer, Small Flat Screen, Regulator Clock, Blue Canning Jars with Lids, Regular Canning Jars, Several Older Glass Containers, Many More Items!

AUCTION LOCATION:

Hwy 183 and Rigg Ave, Taloga, OK
Directly West of City Hall in Taloga

Open House April 13
Western Oklahoma Realty/Broker
Real Estate Terms:

10% of purchase price to be placed in escrow day of sale. Balance to be paid upon closing of the property. Taxes will be prorated to day of closing, with prior being paid by the estate. This is a cash sale upon approval of the estate and is not contingent upon buyer obtaining financing.



"FOR ALL YOUR AUCTION NEEDS"

Matt Oakes
Auctioneer/Provisional Sales Assoc.
580-216-1442

ALL STATEMENTS MADE BY AUCTIONEER ON DAY OF SALE SUPERSEDE ALL PREVIOUSLY WRITTEN OR ORAL STATEMENTS.
TERMS: CASH, PERSONAL CHECK w/ ID, VISA/MASTERCARD/DISCOVER - ALL ACCOUNTS MUST BE SETTLED ON SALE DAY.
PERMITS MUST BE SHOWN OR SALES TAX WILL BE CHARGED.