



# PUBLIC AUCTION



**Thursday, June 9, 2016 – 10:00 a.m.**

**Location:** 601 W 4<sup>th</sup> St, Cordell, OK (WATCH FOR SIGNS)

## REAL ESTATE IN CORDELL, OK



### Legal

#### Description:

Surface and surface rights only: Lots 10, 11 and 12, Block 11, Boyd's Addition to the city of New Cordell, Washita Co, OK

#### Terms Of Sale:

10% of sale price of real estate is due on the day of the sale with remainder due at closing. Taxes will be prorated at closing. Possession will be at closing.

**About The Home:** This is a 2 bedroom, one bath frame home that contains 1,051 sq ft of living area. The home has hardwood floors and built in shelves. It is heated and cooled by a floor furnace and window unit A/C. The home sits on a large corner lot and also has a 2 car detached garage. This home is in need of repair and is being sold "as-is". The home will be sold to the highest bidder with no reserve. Anyone looking for an investment property will want to be with us on sale day!!

## OWNER: NITA PHIPPS ESTATE

**ROBERT PUTMAN**  
Auctioneer/Broker

*"Service is  
our Strength"*



**PUTMAN AUCTION CO.**

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**WENDY PUTMAN**  
Cashier



Any announcements made day of sale supercedes all written announcements. Not responsible for accidents.