

**Owner:
Mathew
Goddard**

REAL ESTATE AUCTION

**Really Nice Home
on 20 Acres
Surface Only**

Saturday July 14th at 12: Noon

Auction Location: 159 Coyote Rd Stuart, OK 74570. From Stuart, go 1.3 miles East on Hwy 270 then turn South on Coyote Rd. and go .2 miles. From McAlester go 18 miles West on Hwy 270 then turn South on Coyote Rd and go .2 miles. Sign will be posted.

Legal Description: W/2 SW/4 SE/4 Section 7-5N-12E
20 acres m/l (surface only)

Preview Tues. 10th & Fri. 13th 5-7 pm

Home: 2,337 sq. ft. Brick, 4 bedroom 3 bath built in 1983. Central H/A. Attached Garage, 10x12 in-ground storm shelter and 16x8 shed.

Land: Clean open pastures with good fences, cattle pens.

Note: Don't miss your chance to bid on a nice piece of property .



Terms and conditions: The successful bidder will be required to deposit 10% of the total purchase price into escrow the day of the auction. With the balance to be paid upon the date of closing. The owners will furnish an up to date abstract and guarantee clear marketable title to the property.

**See You at
the Auction!**

KEVIN HANEY

Broker/Auctioneer

580-927-5029

JOEL COFFEE

Broker/Auction Manager

580-927-5563

Auction Conducted by:

Coffee-Haney

AUCTION & REAL ESTATE

231 N. MISSISSIPPI - ATOKA, OK 74525

www.coffee-haney.com

GARY CRAWLEY

Auctioneer/Sales Associate

Announcements day of sale supersede all previous advertisement. Property owner or Auction Service will not be responsible for theft or accidents

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