

REAL ESTATE AUCTION

SAT., SEPTEMBER 16, 2023 - 12 NOON

CLARITA, OK — OWNER: DAVID BROOKE

PROPERTY ADDRESS: 17248 ST. HIGHWAY 48 COALGATE, OK 74538

AUCTION LOCATION: From the intersection of Hwy. 48 & Hwy. 31 (12 mi. West of Coalgate) go ½ mile North on Hwy. 48 – Property will be on the East side of the highway.

AUCTIONEER'S NOTE: Mr. Brooke has commissioned Coffee-Haney Auction and Real Estate to sell the following real property at public auction. Property sells subject to owners confirmation and will be sold surface only.

➔ **30 ACRE TRACT OF LAND** ⬅
(95% Open and bale-able) Located right on Hwy. 48 just North of Clarita, Oklahoma

Improvements: A 3840 sq. ft. frame home with full length front porch & balcony. 7 bedrooms, 3 baths, detached garage/shop & detached dog kennel with electric & water and outside runs. Don't miss your chance to bid on an extremely neat piece of property that will make a nice home or possibly an Airbnb located right in Amish Country.

TERMS & 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. The property will sale subject to owners final approval. *See you at the Auction!*

OPEN HOUSE: MONDAY, SEPT., 11 – 5:00-7:00 PM & FRIDAY, SEPT., 15 – 5:00-7:00 PM



Auctioneer/Broker:
KEVIN HANEY
580-927-5029

Auction Manager/Broker:
JOEL COFFEE
580-927-5563

Auctioneer/Sales Associate:
GARY CRAWLEY

Auction Conducted By:

Coffee-Haney
AUCTION & REAL ESTATE

15822 CR 3804 - Coalgate, Oklahoma 74538

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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