

REAL ESTATE AUCTION

Saturday - April 6, 2019 - 10:30 a.m.

**313 S. NOBLE
HINTON, OK**

Seller: BancFirst



REAL ESTATE

Lots 18 through 21 in Block 41, Original Townsite, Hinton Caddo County, Oklahoma, Aka 313 S. Noble, Hinton OK. Along with a 2008 Woodland Park 4603W Double Wide Trailer.

This Property sets on (4) Lots measuring 100' By 140' with 14000 sf of Lot space. A Double wide Mobil Home sets on the property having approximately 1620 sf of living space with 7 Rooms, 3 Bedrooms, 2 Baths, Kitchen, Utility Room, Living Room, Dining Room all well kept. The Mobil Home has Central Heat and Air and has either Carpet or Linoleum throughout. The Floor Plan is Open and has been well kept. In the Kitchen area there is a Built in Cook Stove, Dishwasher, and Microwave. A Small Shop in the Back Yard rounds out this property. Taxes in 2017 were \$357.00. For Showing appointment call Reding's Auction Service (405) 262-2412 or come to OPEN HOUSE on March 31 from 2:00 P.M. to 4:00 P.M

TERMS OF SALE: 10% Down on the Day of Auction, Balance at Closing.
Close within 30 days.

WARRANTY AND CONDITION OF PROPERTY: The offered real estate is being sold in "as is" condition without warranties either expressed or implied, as to the nature, condition, or description of said property. This property is being offered to the highest and best bidder and is selling subject to acceptance by the Owner. Seller shall furnish buyer an updated Abstract certified to a current date reflecting marketable title subject to all easements, right of ways, plat restriction, and restrictive covenants of record. All information printed in this brochure was derived from sources deemed reliable, but is not guaranteed. All property dimensions are only approximations. Buyers shall rely on their information, judgment and inspection of the property and records of fact. Reding's Auction is a Single Party Broker for BancFirst

TERMS OF SALE: CASH OR CHECK WITH PROPER I.D./MAJOR CREDIT/DEBIT CARDS ACCEPTED

Announcements day of sale supersede all advertising Not responsible in case of accidents.

- **ESTATES**
- **FARMS**
- **LIQUIDATIONS**
- **REAL ESTATE**
- **CONSIGNMENTS**
- **MACHINERY**
- **APPRAISALS**



Ken Reding
Auctioneer/Broker

SALE CONDUCTED BY
REDING'S
AUCTION SERVICE

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redingsauction.com



Photos at
redingsauction.com