

REAL ESTATE AUCTION

WEDNESDAY, MARCH 8, 2023 12:00 NOON

ADDRESS: 9793 S. 432 RD, CHOUTEAU, OK 74337

SELLING 2,488 SF HOME ON 2 +/- ACRES



SELLING AT AUCTION!

This 4 bedroom 3 bath house, with basement, is conveniently located just a mile off Hwy 412 east of Chouteau. The property includes an 8x20 greenhouse with gas heat as well as a 14x20 shop with heat and A/C. The back porch includes a deck and a rock patio with built-in grill. Also a part of the property are backyard fruit trees and wooded deer habitat located just south of the house.

For more pictures and information
see our website at
www.jayokrealestate.com

For complete auction terms and conditions contact
Auctioneer, Broker, Stephen Nation at 918-944-0710
or office at 918-253-4133.

OPEN HOUSE

MONDAY, FEBRUARY 27, 4-6 P.M.

SUNDAY, MARCH 5, 2-4 P.M.

Call for private showing

Rick Reimer, 918-967-3011

Stephen Nation, 918-944-0710

TERMS AND CONDITIONS: Successful bidder will be required to put up 5% earnest deposit in the form of cash or cashier's check made payable to Mayes County Abstract at the close of bidding on the real estate with the balance due at closing. A 10% BUYER'S PREMIUM WILL BE ADDED TO THE FINAL HIGH BID. ID required to register. Buyer and seller will each pay their normal closing fees. Property will be transferred by general warranty deed. Taxes will be pro-rated up to day of closing. All information is from sources deemed reliable, but is not warranted or guaranteed. All announcements day of auction take precedence over printed material. Square footage is per county records.

Auctioneer's Statement: Property sells
"As Is, Where Is" with no warranty
or guarantee.



**Nation's Premier
Realty and Auction
918-253-4133**

**AUCTIONEER/
BROKER**

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AUCTIONEER/AGENT

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NOT RESPONSIBLE FOR
ACCIDENTS OR LOST ARTICLES