

# PUBLIC AUCTION

Beautiful, Spacious Three Bedroom Home  
Real Estate and Personal Property  
1021 Church Street - Alva, Okla.

## Saturday, July 10th , 2010 - 10 A.M.

*Personal property will sell at 10 and the house will follow  
Sale Location: 1021 Church Street, Alva, OK*

*There will be an open house on Sunday, June 27 from 2 p.m. - 4 p.m.*



### LEGAL DESCRIPTION:

Lots 5 & 6, Block 3 Hess Addition to the City of Alva, Woods County, Oklahoma.

### DESCRIPTION OF IMPROVEMENTS:

This beautiful brick home sits on 2 large lots in an excellent part of town. The house consists of 3 large bedrooms with closets, 2 bathrooms, a large spacious living and dining or den area with fireplace. It has a nice utility room with storage, a 720 sq. ft. 2 car garage with storm shelter built in the floor in the front of the garage. The house is completely carpeted through out and draperies and light fixtures will sell with the home. Lots of storage and closets through out. The home has central heat and air and sits on a beautifully landscaped lot with a circle drive. The house has approximately 1800 sq. ft. of living area. There is also a 2 car detached garage (672 sq. ft.) with alley access on the property.

### TAXES:

Prorated to day of closing. 2009 Taxes were \$556.00.

### POSSESSION:

Possession will be given upon closing of contract and payment in full.

### TERMS:

10% down day of sale to be held in escrow with Woods County Abstract, Alva, Okla., with the balance due upon approval of abstract showing merchantable title and payment in full.



### PERSONAL PROPERTY:

FURNITURE: 3 piece full size bedroom suite; China cabinet w/glass doors (lighted,) nice; 2 white clad night stands; small China cabinet, glass mirror back; floral pattern love seat; tan suede recliner; 3 nice living room chairs; bronze suede divan, nice; large coffee table; suede oval rocker; oval wicker chair; quilt rack; assorted end tables; small coffee table; wooden dining table w/4 chairs.

APPLIANCES: Frigidaire washer & dryer; Montgomery Ward microwave oven; Frigidaire 18 cu. ft. refrigerator-freezer; Magnavox 23" console color TV w/remote.

MISCELLANEOUS ITEMS: Metal file cabinet; wooden hall tree; wall mirror w/floor stand; 2 card tables w/4 chairs; assorted lamps; fire place tools; assorted pictures; knowledge books; wooden book case; folding walker.

TERMS: Cash plus tax.

**AUCTIONEERS NOTE:** This will be an offering of some of the most well kept high quality house hold furniture and appliances that we have had the pleasure to offer at public auction. Don't miss this opportunity to own a beautiful 3 bedroom home. Beautifully landscaped on 2 large lots in an excellent part of town. This home also has an underground cement storm cellar in the garage and a nice big detached garage in the backyard with alley access. Don't miss this Auction. **Thanks for attending our auctions.**

NOTE: All statements, representations and information herein are from sources deemed to be reliable and are believed to be correct; however, the Auction Firm makes no warranties, either expressed or implied. All acreages are considered to be approximate and according to the U.S. Government survey thereof. Surveys, if any, are not verified by Dean Goll Real Estate & Auction LLC; however, from sources deemed reliable. Purchaser(s) should verify and view property with due diligence prior to auction. Dean Goll Real Estate & Auction L.L.C represents sellers only and will not be considered as an agent for any purchaser(s). Property will be sold on an "As is - Where is" basis. Title shall be subject to roads, rights of way, easements, restrictions, reservations and/or leases as may be of record.

**Seller: Floyd Hampsten Estate**

Sale conducted by: Dean Goll Real Estate & Auction L.L.C. 23329 County Road 490, Alva, OK 73717 LICENSED IN OKLAHOMA & KANSAS

# DEAN GOLL

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Ann Goll: Clerk  
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