

Estate of Jack W. Ingraham Auction

Saturday, December 12, 2020 at 10:00 AM

Location: 11520 E. Draper, Choctaw, OK 73020

ON-SITE AUCTION LOCATION: From US-62/NE 23rd St, Nicoma Park, turn south on Nichols Drive .3 mi, go west onto E. Draper Ave., property on south side of street. Look for signs.

AUCTIONEER'S NOTE: Jack "Duke" Ingraham was an actor, show gunfighter, model and pharmacist. He loved his Harley and at the age of 91, he completed the Run of 2019 as the oldest member of his club.

REAL ESTATE SELLS AT 10:00 AM

This property features 1,940 sq ft Ranch Style Home with 4 bedrooms and 1 3/4 bath on 2.94-acre lot. As is condition. This property is conveniently located 1/2 mile from Hwy 62. Nearby schools include Oklahoma Virtual Charter Academy Elementary School, Nicoma Park Middle School and Choctaw High School. MLS# 935537

Open House – Sunday, December 6, 2020 2 – 4pm

For viewing this property, or for more details, **contact Jeff Parker** at Cell: (405) 630-9184 or office: (405) 454-2628

Email: info@jpkparkerauction.com or jeff@kinectrealty.com

www.jpkparkerauction.com.

Real Estate Terms: 10% Escrow day of auction with balance due upon closing. Any announcement made at auction shall supersede any previous advertisement or statements and prevail as the final terms and conditions.

All bidders and participants in this auction sale hereby agree that they have read and fully understand the following terms. By participating in this auction sale, bidders and participants further agree to be bound by the terms and conditions of auction contained herein.

REALTORS MUST ACCOMPANY BUYER AND REGISTER AS BUYERS AGENT PRIOR TO AUCTION IN ORDER TO BE COMPENSATED.

BUYERS PREMIUM: There is NOT a Buyer's Premium. This does not exclude qualified licensed real estate agent from a buyer's broker relationship to be by paid by the buyer.

DOWN PAYMENT: A (10%) non-refundable down payment based on the total purchase price, shall be due immediately following the auction. The down payment may be made in the form of cashier's check, personal check, or corporate check payable to (to be determined) Closing Company.

NOT SUBJECT TO FINANCING: *There are no contingencies for financing, so financial arrangements must be made prior to the auction.*

ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into the Real Estate Purchase Contract at the auction site immediately following the close of the auction. Final bid prices are subject to the Sellers acceptance or rejection of any or all bids. Seller would consider pre-auction offers of the real property or the real & personal property in its entirety.

EVIDENCE OF TITLE: A current/updated Abstract will be provided by the seller at Seller's cost.

DEED: Title shall transfer by Warranty Deed. Surface Rights Only

CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before January 12, 2021. Closing will be held at (TBD) Closing Company in Shawnee, Oklahoma. Closing Company transaction fees will be split equally between buyer and seller.

Standard Buyer & Seller costs will apply to each party. Such as,

- Seller will bring abstract to date and provide a marketable title
- Seller will pay for documentary stamps, recording of deed, half of closing company transaction fee, broker's selling commission, and other fees which a seller would normally be responsible for to pay.

- Buyer will be responsible for purchase price of property, title opinion, title insurance (if requested), half closing company transaction fee, recording fees, Survey (if required), all costs associated with mortgage and loan, or any other fees which normally are the responsibility of buyer to pay. If a 1031 Tax Exchange is implemented by the buyer then those costs will be buyer's responsibility.

POSSESSION: Possession will be upon closing of the property.

REAL ESTATE TAXES: 2020 real estate taxes will be prorated to day of closing.

PROPERTY INSPECTION: Auctioneer strongly recommends that any prospective Bidder personally inspect the Property prior to the Auction.

- Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates can be scheduled prior to the auction with realtor and auction company. Further, Seller disclaims any and all responsibility for Bidders safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

ACREAGE: All tract acreages, dimensions, and boundaries are based on current legal descriptions, aerial photos and existing fences.

SURVEY: Any Survey would be at requirement of buyer and a cost to buyer

AGENCY: **RE/MAX** Kinect Realty | JK Parker Auction Service and its representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in the advertisements, websites, brochure, easements and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an AS IS, WHERE IS basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the advertising, website and brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the persons credentials, fitness, etc. All decisions of the Auctioneer are final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE SHALL TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.