

AUCTION

Saturday ~ July 23rd ~ 10:00 AM

Located in Western Hills Addition, Weatherford, Oklahoma!



Tract 1:

Legal: The West 20 feet of Lot 4, all of Lots 5 and 6, Block 1, Western Hills Addition to the City of Weatherford, Custer County, Oklahoma.

Located approximately 1 mile from the campus of Southwestern Oklahoma State University, this property is a great investment opportunity. Just a few blocks west of Highway 54 on McKormic Drive, this property is located in the Western Hills addition of Weatherford. This location is zoned for multi-family building plots and includes two full lots and 20' of an adjoining lot. This Tract is located at the west end of McKormic Drive on a quiet cul-de-sac.

**Tremendous
Investment
Opportunities!**

Tract 2:

Legal: All of Block A, Western Hills Addition to the City of Weatherford, Custer County, Oklahoma.

Tract 2 is a triangle shape property containing approximately 2.7 acres just west of the cul-de-sac on west McKormic Drive. This property is designated as residential building plot and is currently in grass with some trees.

Seller: Armoudian Rentals Inc.

Tracts 1 & 2 Offered Separately then Offered as a Complete Unit!

Auction & Property Location: On-Site! 101 West McKormic Drive in the Western Hills Addition of Weatherford, OK.

Driving Directions: At the curve on the west end of Main Street, continue straight west ¼ mile, west on McKormic ¼ mile. From the intersection of Davis & Highway 54, south ¾ mile, west on McKormic ¼ mile.

Watch for signs!

GPS Coordinates: 35.526536, -98.722026



ENTZ Auction & Realty

www.entzauction.com ~ 405-663-2200

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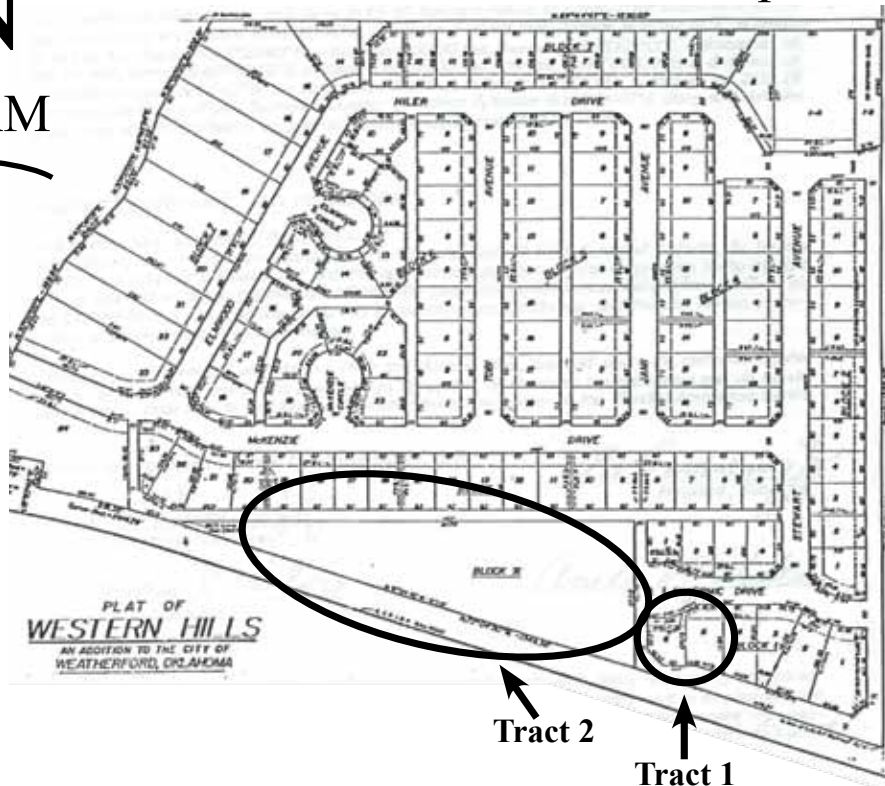


Converting Assets to Cash!

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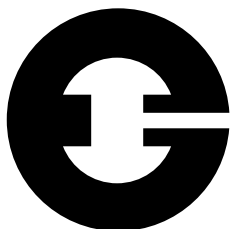
Western Hills Plat Map



Auctioneer's statement:

It is our pleasure to offer two properties at public auction in the rapidly growing city of Weatherford, OK. With the constant increase in demand for housing, these two tracts would allow you to invest in either a residential building plot or multi-family building plots. Make plans to join us Saturday, July 23, 2011 at 10:00 A.M. The auction will be held in the cul-de-sac on west McKormic Drive. Visit www.entzauction.com for more information!

Terms & Conditions: 10% of the purchase price of the real estate will be deposited in escrow the day of sale with the balance due upon closing. The Seller will have a reasonable period of time to furnish the abstract. The Buyer will have 15 days to examine the abstract and closing will be within 5 days of acceptance of title. Selling surface only. Maps/pictures are for reference only. Any announcements sale day take precedence. Contact the Auction Company for co-broke requirements. This property sells subject to confirmation by the Seller.



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Entz Auction & Realty ~ It's the Right Call!