

# Shadow Mountain Home **AUCTION**

Live, Open to Public,  
Conducted at property.

**Open Houses Sundays Jan 22nd & 29th, 2 to 4 pm**

**Thurs, Feb. 2nd 6 pm**

6330 S. 72nd E. Place

Open Houses: Sundays, Jan. 22nd & 29th from 2 to 4 pm, 2,811 Sqft Traditional home on corner lot, Formal Living room combo with dining room, Den with fireplace, Country Kitchen with breakfast room, 4 Bedrooms, 2 1/2 Baths, Master bedroom & 2nd Bedroom downstairs, Pullman bath, wet bar, 2 Bedrooms and Full bath Upstairs, Mudroom/Utility with 1/2 bath, Covered patio, 2 Car garage, Built: 1973 Taxes: \$ 2,264 (2010), RE Terms: 10% Down day of Auction, Close in 30 days. Directions: From 61st & Memorial, West on 61st to S. 72nd E. Ave, South to 64th St, East to S. 72nd E. Pl., Property on corner.

**Contact Jennifer Stepson 918/946-5043**

**\$10,000 Opening Bid**



**6330 S. 72nd E. Pl.**



**Real Estate Terms:** Properties are sold at public Auction "As Is" to the highest bidder, with no Buyer contingencies. Sold on site, Open one hour before auction begins. High Bidders are required to put down earnest money of 10% of the sales price on auction day (minimum of \$2,500). Balance and closing costs are due within 30 days. Earnest money can be paid by cash, personal check with proper id or cashiers check. Sellers have the right to accept or reject the high bid. Suggested that all Buyer inspections are completed before bidding. Approximate closing costs to Buyers include; \$200 to closing company, \$300 Title Opinion, Title insurance to be determined, Final Abstract \$250, \$15 to file deed, Name Check \$25, and other fees required. Property Taxes will be prorated through the day of closing. Any costs incurred by Buyer to obtain financing, are the sole responsibility of the Buyer. Full terms are available at web site or by sample contract on auction day. Square Footage measurements are from the County Records and should be considered an estimate. RE Associates can participate by calling Jennifer @ 918-946-5043 or complete form on home page of 20bid30.com.

