

# Maxwell Park & Maxwell Library

# AUCTION

KELLER WILLIAMS REALTY

Live, Open to Public,  
 Conducted at property.

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

**Thurs, Feb. 2nd 5 pm**  
 1324 N. Canton Ave,  
 Tulsa

**\$5,000 Opening Bid**

Open Houses: Sundays January 22nd & 29th from 2 to 4 pm, 1,062 Sqft Brick home, Across the street from Maxwell Park and Maxwell Library, 3 Bedrooms, 1 Bathroom, Living room with hardwood floors, Country Kitchen with ceramic floors, New carpet, 1 Car garage, Homestead Subdivision, Built: 1958 Taxes: \$ 923 (2010), RE Terms: 10% Down day of Auction, Close in 30 days. Directions: From Yale and Pine, East to Canton Ave., South to property.



**1324 N. Canton Ave.**

**Contact Suzy Moore, KW Auctions**  
**918/948-2891**



**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 Suzy @ 918-948-2891 or complete form on home page of 20bid30.com.

