

REAL ESTATE AUCTION



**NO
MINIMUMS**

**CRAIG
COUNTY, OK**

**NO
RESERVES**

Friday, October 23 - 3 PM

Auction to be held at 280 E. Main, Bluejacket, OK 74333

Legal Description: Lots 10 through 16, Bluejacket Old Town, Craig County, OK

SELLING: Restaurant/Convenience Store formerly the Big Chief Restaurant located at 280 E. Main, Bluejacket, OK 74333

The property is 6/10 acres more or less, with a 4,000 sq. ft. (per county records) building, with a concrete slab. Building has a kitchen, large dining room, wait station, office, and an indoor storm cellar. Also included with the building are built-in walk-in coolers with glass fronts and walk-in freezers. There is plenty of open area for shelves for storage.

Property will be sold "As Is, Where Is" with no warranties or guarantees. The building and property will sell as one unit, complete with all fixtures, tables, booths, chairs, slicers, mixers, refrigeration units, utensils, etc.

For a list of personal property or for more information, please call LeRoy Hendren at 918-695-0808.

**Open House:
October 11, 2 - 3 pm**

Auctioneer's Statement: Now is your opportunity to own the only restaurant/convenience store in this small, thriving community with a nice school just 20 minutes from Vinita, OK, 25 minutes from Miami, OK, and 15 minutes from Welch, OK, and 30 minutes from Chetopa, Kansas.

TERMS AND CONDITIONS: The successful bidder on the real estate will be required, upon conclusion of the Real Estate Auction, to provide good funds (Earnest Money) in the amount of 5% of the final bid amount. Closing will be within 45 days from date of auction, with buyer and seller each paying normal closing fees. Property will be transferred by special warranty deed. Taxes will be pro-rated up to day of closing. ID required to register. All information is from sources deemed reliable, but is not warranted or guaranteed. All announcements day of auction take precedence over printed material or oral statements. For complete auction terms and conditions contact Auctioneer LeRoy Hendren at 918-695-0808 or office at 918-253-4133.

AUCTIONEER/BROKER

LeRoy Hendren
OREC #068291
Ark. R.E. #P600048510
Ark. Auction #726
918-695-0808 Cell



Hendren & Associates, Inc.
918-253-4133

SALES ASSOCIATE
Virginia Hendren
918-637-9143

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