

**Grove, OK
Waterfront Home
with Dock**

REAL ESTATE

**2 Parcels,
1 Waterfront! 2nd
One Across Street**

AUCTION

Friday, June 24, 2022 - 3 PM

Location 60860 E254 Rd., Grove, OK

Directions: From US59 and E250 Road North of Grove, OK (at Cherokee Casino) go East on E250 Road 2.5 miles to S610 Road, then South on S610 Road ¼ mile to S606 Lane, then left on S606 Lane ¼ mile to E254 Lane, turn left on E254 Lane and go 3/10 mile to Sale Site.

OPEN HOUSE

Saturday, June 11, 2 to 3 PM

Or call LeRoy at 918-695-0808
or Virginia at 918-637-9143
Seller: McDonald Family Trust

Auctioneer's Statement: To settle the estate, both parcels will be offered at auction. Lakefront home w/dock will sell first with off-lake lots selling next. Auction will start promptly at 3 PM at Lake Home. Come prepared to buy!

PARCEL #1: Lot 7, Holiday Shores, Delaware County, Oklahoma. Selling 3 bedroom, 1.5 bath mobile with rear screened porch, deck, 10' X 10' storage building, and covered dock. This home also has a 26' X 22' carport. The home is in a nice neighborhood with gradual slope waterfront. The mobile has a living room/dining area, kitchen, 2 bedrooms and an office that can be used for a 3rd bedroom as well as a utility room. The kitchen has a dishwasher, garbage disposal, and electric stove.

PARCEL #2: Lots 27 & 28, Holiday Shores, Delaware County, Oklahoma. Selling 2 lots with a 1,020 sf (according to county assessor) mobile home located on Lot 28. Lot 27 has a 22' X 24' carport. Both Lots 27 & 28 will sell as 1 parcel.

Terms and Conditions: 5% down payment at close of auction with balance paid at closing. Title commitment will be ready auction day so quick closing is available. Cash or good check permitted for 5% down. Closing will be at the Grand River Abstract closing office in Grove, OK. Statements made by auction personnel or for your information only is from sources deemed reliable, but not guaranteed. We urge you to inspect property before bidding.

**Also selling a 2018 Husqvarna YTH, 22 HP,
46" cut riding mower and a 5' X 8' 2 wheel trailer**



**BROKER ASSOCIATE/
AUCTIONEER**

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