

Real Estate Auction

SEALED BID INVITATION ONLY AUCTION

GOOD RESTAURANT BUSINESS IN BURNS FLAT, OKLA.

SATURDAY, APRIL 4, 2015 10:00 A.M.

SALE & PROPERTY LOCATION: 220 Highway 44, Burns Flat, Oklahoma. (Watch for auction signs).

AUCTIONEER'S STATEMENT: It is a privilege to conduct the special Sealed Bid Invitation Only Auction of the Restaurant, restaurant equipment & land located in Burns Flat, Oklahoma population of approx. 2000. This prime real estate property is located on a high traffic street with great visibility close to the vo-tech, and the Burns Flat School System.

The property will be offered for auction by seal bids submitted by 3:00 P.M. on Monday, March 30, 2015 with the top 5 highest seal bids being invited to a private auction on Saturday, April 4, 2015 at 10:00 A.M.

PROPERTY DESCRIPTION: The 1,824 sq. ft. restaurant includes a nice dining area & well designed restaurant that includes oven with vent hood, drive up window, 2 deep fryers, table and chairs - setting for approx. 60, pizza oven, ice cream maker, commercial ice maker, malt and shaker machine, 2 cash registers, walk in cooler, 2 deep freezers, gas cook stove, assort. stainless steel tables, 2 warmers, and stainless steel sink. The property, equipment, & building and the listed equipment will be offered as one unit. This business offers unlimited potential.

BIDDING INSTRUCTIONS: All sealed bids on the property must be mailed to: Gene Cobb Auction and Realty, Richard E. Cobb, Real Estate Broker, Box 982, Elk City, Oklahoma 73648 or faxed to 580-225-8576. All Sealed Bids must be received no later than 3:00 P.M. on Monday, March 30, 2015 and the top five bids will be notified by phone on Tuesday, March 31, 2015 by 3:00 P.M., with the top 5 highest bids being invited to a private auction to be held on Saturday, April 4, 2015 at the property location.

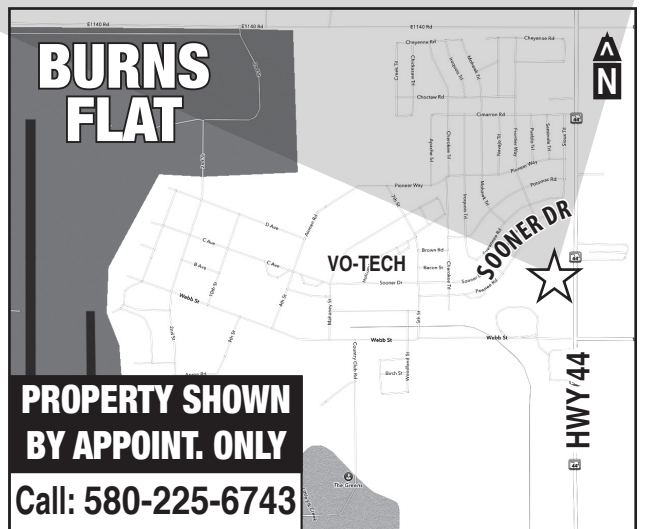
REAL ESTATE TERMS: 15% of the purchase price will be placed in escrow day of sale. Property will be conveyed by Warranty Deed. Possession will be at closing. All measurements are approximate.

BROKER PARTICIPATION INVITED: Broker must pre-register client 48 hours in advance auction.

220 HIGHWAY 44, BURNS FLAT



BURNS FLAT



PROPERTY SHOWN BY APPOINT. ONLY

Call: 580-225-6743

MLS

OWNER: ALEX MENDEZ & DEBRA MENDEZ

MLS

Sale Conducted by Gene Cobb Auction & Realty

Richard E. Cobb, CAI, AARE • Auctioneer/Real Estate Broker • Certified Appraiser

580-225-6743 • P.O. Box 982 • Elk City, Oklahoma 73648

Rhett D. Cobb • Licensed Auctioneer • Real Estate Broker - Texas & Oklahoma

P.O. Box 763 • Canyon, Texas 79015 • Texas Broker # 0549348 • TDLR # 16204 • Oklahoma Broker # 142951

We Act As Agents & Agents Only • Not Responsible For Accidents • Any Announcements Made Sale Day Supersede All Other Announcements.

Every effort has been made to assure the accuracy of the information with no guarantee of authenticity

VISIT US ON THE WORLD WIDE WEB FOR A SCHEDULE OF UPCOMING AUCTIONS

AND TO VIEW MORE PICTURES OF THIS SALE: <http://www.genecobbauction.com>

