

A U C T I O N

Online Only Timed Internet Auction - Home & Contents

The Lake House

12 Northfork Road, Kaw City Oklahoma 74641



The "Lake House", that's what the family calls it. Just a stones throw away from Kaw Lake and all set up for that perfect family get-a-way property, as a Vacation Rental By Owner or Permanent Residence. 3 Bed, 2 Bath Home with large open floor plan, HUGE Sunroom, nice outdoor living areas with front and back wood patio decks, lot's of trees, fire pit and more. Other amenities include oversized 2 car garage with little workshop area, LARGE overhead double RV sized carports with full utility hookups for 2 camper/RV's. Property is part of a Living Estate where we will be selling both the home and contents via our Online Only Timed Auction Platform. Property can be previewed during the two scheduled Open House Dates. See additional info. Below. Online Only Timed Real Estate Auction. Property being offered (2) TWO WAYS. #1, Cash High Bid with an opening bid of \$50,000. #2, Owner Carry with \$5,000 starting bid as the down payment. Property will Sell subject to Seller Confirmation and of one or the other. See additional terms and conditions directly in the bidding platform. Variable Buyers Premium Applies to Real Estate. 10% Buyers Premium on all Personal Property. No Sales Tax.



Online Only Timed Auction to Sell Home and Contents.

All Bidding to occur on our auction platform at www.littlebull.online

Auctioneers Note: The Lake House... The Family Get-A-Way and all that comes with it. GREAT Auction to be held on our Online Only Timed Platform to liquidate the Home and Contents. Nice auction LOADED with a boat, tools, furniture, antiques, collectibles, this, that and everything else. Perfect property for a vacation home, VRBO investment or live there year round. Affordable living with dirt cheap Oklahoma taxes. Lot's of home and amenities for the money. Buy it Cash or Owner Financing available. BID OR BROWSE THE AUCTION NOW: WWW.LITTLEBULL.ONLINE

AUCTION PREVIEW OPEN HOUSE

Sunday, July 21st from 1:00 to 5:00

Sunday, August 11th from 1:00 to 5:00

AUCTION CLOSE

Wednesday, August 14th at 6:30p.m. (cst)

PERSONAL PROPERTY LOAD-OUT

Saturday, August 17th from 1:00 to 5:00

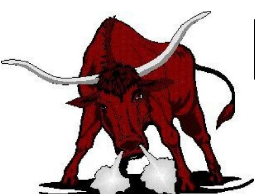
Sunday, August 18th from 1:00 to 5:00

BIDDING PLATFORM

www.littlebull.online

**** OWNER CARRY ****

Who's got the most \$\$\$ Down?



Little Bull Auction & Sales Co.

www.littlebullauction.com

1-800-508-2855