

**3 BED | 2 BATH SOLITAIRE HOME ON FIVE ACRES +/-**

# **PUBLIC AUCTION**

**PERSONAL PROPERTY - CANTON, OK - HOME OF CANTON LAKE**

**REAL ESTATE - SAT. APRIL 18, 2026, 10AM**

**PERSONAL PROPERTY - ENDS THUR. APRIL 16, 5PM**

**LOCATION:** From Canton, OK, proceed 2 miles east on Hwy 51, then 1.4 miles south on 2500 Rd, followed by 1/8 mile east on E674 Rd. Directional signs will be posted for convenience.

**AUCTION LOCATION:** On-site at the home site. Personal property auction will be conducted online only. (249858 E 674 Rd, Longdale, OK)

**LEGAL DESCRIPTION:** Part of S/2, NE/4 Sec. 14-T18N-R13W1M, Blaine County, Oklahoma.

**HOME FEATURES:** This property includes a 1,456 Sq. Ft. well-maintained Solitaire home with 3 bedrooms and 2 bathrooms sitting on 5 +/- acres. Additional amenities include a mud/laundry room, spacious living area, kitchen equipped with refrigerator, stove, and dishwasher, hard floors except the bedrooms (all approximately five years old), walk-in closets, and a wrap-around porch with durable decking. The home is supplied by a 24KW standalone generator, features a new shingle roof installed in 2024, and new central heating and air system installed in 2026. Exterior features include a two-car carport on a cement drive, a 30x50 insulated metal shop with wood stove, an attached 30x14 man cave with bar and restroom, and a 9x14 storage room. The man cave is climate-controlled with window AC and propane wall furnace. Outdoor improvements encompass a chicken coop, storage shed and fenced four-plus acres of Bermuda with lean-to and corral.

**REAL ESTATE DETAILS:** The home will be offered for sale on Saturday, April 18th at 10:00 am, with bidding available both live on-site and online.

**PERSONAL PROPERTY:** Over 240 lots are available, including:

• **HOME ITEMS:** Solid wood table with six chairs, China cabinet, like-new Maytag washer/dryer, bar stools, electric fireplace, humidifier, end tables.

• **OUTDOOR EQUIPMENT:** Four lawn mowers (John Deere & Husqvarna), 16ft WW stock trailer, feeders, T-posts, water tanks, mower sprayers, mower trailers, yard sweep.

• **SHOP TOOLS:** Primarily Dewalt & Craftsman tools, miter saws, radial arm saw, table saws, routers, planer, drill press, shop vacuums, scroll saw, assorted hand tools, and a large collection of battery-powered tools.

**PERSONAL PROPERTY AUCTION:** The personal property auction is exclusively online, ending Thurs, April 16th 5:00pm.

**OPEN HOUSE:** Sunday, April 5th from 1:00-3:00 pm or by appointment. Preview opportunities are available for both real estate and personal property.

**POSSESSION:** Possession of real estate is granted at closing. Personal property will be available for removal following the real estate auction on April 16th from 12:30 to 5:00 pm.

**TAXES:** Estimated 2026 taxes are \$627.00 they will be prorated as of closing.

**TERMS:** Ten percent (10%) down payment required on auction day; balance due at closing. Warranty title and current abstract will be provided. LaRena J. Casey, Attorney at Law, Watonga, OK, will act as escrow and closing agent. Warranties: Property is sold "as is, where is." Prospective buyers are encouraged to conduct their own inspections regarding acreage, boundaries, easements, and condition of all improvements prior to sale.

**AUCTIONEER'S NOTE:** This is an exceptionally maintained home, ready for immediate occupancy. Whether you are seeking relocation, investment, or a lake home, do not miss this unique opportunity. Personal property sells separately via online auction concluding Thursday, April 16th at 5:00 pm. Real estate will be sold on site with live and online bidding Saturday, April 18th at 10:00 am.

**LIVE IN PERSON AND ONLINE BIDDING**

For more info and online bidding go to [EVANSLANDAUCTIONS.COM](https://EVANSLANDAUCTIONS.COM)

**SELLER  
GLENN BAGG**



**Evans**  
AUCTIONS LLC.  
TOM EVANS JR.  
580.886.4040  
[EVANSLANDAUCTIONS.COM](https://EVANSLANDAUCTIONS.COM)