

3 BED | 2 BATH BRICK HOME ON 2.5 ACRES +/-

PUBLIC AUCTION

CANTON, OK - HOME OF CANTON LAKE

SATURDAY SEPT 12, 2026 • 10AM

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

AUCTION LOCATION: On-site at the home site.

LEGAL DESCRIPTION: (2.5 acres) SW/4 SW/4 SW/4 of NW/4 Sec. 12-T18N-R13WIM, Blaine County, Oklahoma.

HOME FEATURES: This beautiful 1,812 sq. ft. brick home offers 3 bedrooms, 2 bathrooms, and a private, heavily wooded 2.5-acre setting. Designed for comfortable living and entertaining, the home features a spacious bonus entertainment room with a wood-burning stove, a welcoming living room, and a dining area located just off the kitchen. Sliding glass doors in the dining room overlook the backyard, while the kitchen window provides a scenic view of wildlife that frequents the property.

• Total electric home with central heat and air conditioning installed in 2020.

- New 2026 hot water heater.
- Includes refrigerator, dishwasher, stove, water softener, washer & dryer

- Private water well and septic system.

- Front-yard waterfall with koi pond creates a peaceful place to relax. The property will be offered for sale on Saturday, September 12 at 10:00 a.m., with bidding available both live on-site and online.

OPEN HOUSE: Sunday, August 30 from 1:00–3:00 p.m., or by appointment.

POSSESSION: Possession of real estate is granted at closing.

TAXES: Estimated 2026 taxes are \$528.09 and 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: Don't miss this well-maintained brick home on a peaceful, heavily wooded 2.5-acre tract. With privacy, mature hardwood trees, and immediate occupancy, this property is well suited for a full-time residence, lake-area getaway, or investment opportunity. Conveniently located just 2.5 miles from Canton, OK, and only 5 miles from Canton Lake, this is a property worth seeing in person.

**LIVE IN PERSON AND
ONLINE BIDDING**

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**SELLER
JIMMY
RODRIGUEZ**



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