

Corn, OK
Washita County

CBA

CORN BIBLE
ACADEMY

School • Dorms • Shop
3 Homes • Personal Property
MULTI PARCEL

Auction

Thursday, April 13th • 10:00 A.M.

Seller: Corn Bible Academy, Inc



Auction Location: 208 North Reimer St. Corn, OK

Open House: Monday, April 3rd • 4 - 6 P.M.



2023

Roger Entz
Auctioneer/Broker 75020

ENTZ Auction & Realty, Inc

www.entzauction.com • 405.663.2200

Sales Associates: Allen Entz • Doug Eichelberger • Matt Oakes

Auction

Auction: April 13th • 10 A.M. • Held Onsite
Open House: Monday, April 3rd • 4 - 6 P.M.

School • Dorms • Shop
3 Homes • Personal Property
MULTI PARCEL
Available In 8 Tracts

Tract 1 • School, Gymnasium, Large Lot



20,000 Sq. Ft. School
Kitchen/Dining Area
Multiple Classrooms/Offices
2 Large Rooms
10,000 Sq. Ft. Gymnasium
Multi-Purpose Floor
Basketball Goals



Tract 2 • Shop/Large Lot



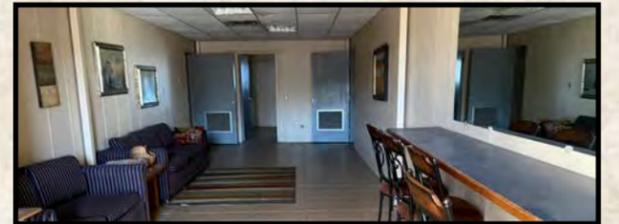
40'x 60'x14' Metal Shop • Insulated
Electric Service • Full Concrete
Natural Gas Infrared Heaters • 14'x12' Overhead Door
Finished Office/Bathroom/Toolroom



Tract 3 • East Dorm



4,840 Sq. Ft.
3 Quads (8 Person/Quad)
Common Area
Additional Living Quarters



Tract 4 • 205 E. Michigan



2,052 Sq.Ft.
3 Bed/2 Bath
Finished 3 Room Basement
Central Heat & Air
Garage



Tract 5 • West Dorm



4,840 Sq. Ft.
3 Quads (8 Person/Quad)
Common Area
Additional Living Quarters

Tract 6 • 206 N. Reimer St.



1,578 Sq. Ft.
3 Bed/1½ Bath
Window Unit AC/Baseboard Heat
Garage

Tract 7 • 201 East Union Ave



1,128 Sq. Ft.
2 Bed/1 Bath
Finished Upstairs
Central Heat/Window AC

Tract 8 • Vacant Lot



95' x 150'
Homes are zoned Residential
Remaining tracts are zoned School
All Measurements Are Estimates



THE MULTI PARCEL PROCESS:

The Multi Par approach allows for competitive bidding on individual tracts, or any combination a bidder chooses to create. Once an opening bid is determined on each Tract, bidders can create their combinations by notifying a member of the auction staff. Bids on individual tracts, combinations or the entire property may compete against one another. This process allows the individual tract Buyers to compete against the Buyer that is interested in the entire property. If you have questions please join us for the open house or call our office anytime. Thank you!

Personal Property (Online Only Auction)



12 Sets of metal lockers
Various office furniture
Chairs
Refrigerators
Kitchen Stoves
2x Baldwin Pianos
Various music instruments
Xylophone, French Horn,
Trumpet, Violin, Trombone,
Flute, Drums
7 Restaurant Booths
48" Porta Cool, 2 speed
Lincoln 225 Welder
Metal workbenches
Popcorn machine

Gulbransen Organ
45"x84" Pool Table
2 sets of stage lights
CBA Cushion chairs
*Partial List



**Mon. April 10th
Starts Closing At
10:00 A.M.**

**Pickup Time
Thur. April 13th
1-6 P.M.**

Terms: 10% Buyers
Premium on Personal
Property. No shipping,
Buyers need to bring
necessary tools,
packing materials and
loading assistance.
Questions about online
bidding? Give Us A Call.



Real Estate Terms & Conditions: 10% of the purchase price of the real estate will be deposited in escrow the day of sale with the balance due upon closing. The Seller will have a reasonable period of time to furnish the abstract. The Buyer will have 15 days to examine the abstract and closing will be within 5 days of acceptance of title. Selling surface only. This property sells subject to the Seller's confirmation. Maps/pictures are for reference only, exact legals to be determined by survey if applicable. Buyers are responsible for doing due diligence prior to auction. Any announcements sale day take precedence.



Visit entzauction.com for more details, photos and videos

2018 Old 66 Rd. Hydro, OK 73048
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SCAN ME
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**Reminder of the
Annual
CBA German Feast
April 1st, 2023**