

Live Onsite Real Estate Auction

1301 S 8th Street, Alva, OK 73717

(Offered together with 1421 Young Street, Alva, OK)

Tuesday, June 3, 2026 | 10:00 AM

PHONE BIDDING

AVAILABLE:

580-327-7246

580-445-5145

580-327-7915



Main Home:

4-5 Bedrooms + Office | 2.5 Baths | 3,017 Sq Ft
Ranch-style | One Story | Metal Roof
Central Gas Heat | Central Electric Cooling
Woodburning Fireplace
Formal Dining | Family Room
2-Car Attached Garage + 2-Car Carport
Unfinished Basement

Appliances/Mechanicals

- Oven/Range
- Microwave
- Dishwasher
- Garbage Disposal
- Water Softener
- Reverse Osmosis
- Sump Pump
- Central Heat & Air
- Tankless Water Heater

Seller: Mike Bryant Investments, LLC.

3 parcels

3.13 Acres MOL

Woods County

2025 Annual Taxes (3 parcels): \$3,824



40x90 Metal Frame Shop (Built 2023)

40x50 Metal Frame Shop

40x20 Unfinished Living Quarters

(3 Bed/1 Bath)

40x20 covered porch

Insulated | Plumbed | Wired | HVAC

Finishing materials included: drywall & doors

Automatic Overhead Doors



40x30 Wood Frame Shop (Built 2012)

Concrete Floors

Manual Overhead Doors

Terms: 10% down payment due day of sale.

Buyers must complete all inspections and obtain lending approval prior to auction.

No contingencies!

Property preview available - call for a private showing

Any announcements made the day of the auction supersede all advertising

No online bidding; phone bidding available

CO-BROKE LISTING & AUCTION BY:

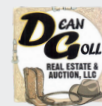
Jessica Smith, Sales Associate

Real Broker, LLC

580-327-7915 | nwokrealestate.com

real

Real Broker, LLC



Dean Goll, Broker & Auctioneer

Dean Goll Real Estate & Auction LLC

580-327-8217 | deangollauction.com