



PUBLIC AUCTION

10:00 a.m. • Saturday, November 17, 2007

**Large 3 Bedroom Home on 20 Acres Northwest of Allison, TX • 140 Acres Grassland
Vehicles • Boat • Farm Equip. • Shop & Garden • Camping Equip.
Antiques & Collectibles • Furniture • Appliances • Household**

Sale & Property Location: From Allison Texas at FR1046 go 1 mile North to County Road EE, 2 miles West, 1/2 mile North to sale site. Watch for signs!



Real Estate Sells at 12:00 Noon!

OPEN HOUSE: Sunday, Nov. 11, 2-4 p.m.

LEGAL DESCRIPTION: All of the Southeast Quarter (SE/4) of Section Three (3), Block Z-1, ACH&B Survey, Hemphill County, Texas. Containing 160 acres (mol). Selling surface rights only. Selling in Two Tracts.

TRACT #1 DESCRIPTION: This 20 acre tract has a brick home with approximately 3424 sq. ft. living area. The kitchen has plenty of cabinet and counter space, a built-in oven, built-in range top & vent hood on the center island, built-in dishwasher, eating bar and dining space. There are 3 very nice size bedrooms with walk-in closets. The large master bedroom has a private bathroom with a whirlpool tub, separate shower, 2 sinks, lots of cabinets and a large walk-in closet. One of the bedrooms has a private 3/4 bath and there is another full bath adjacent to the other bedroom. From the front door entrance there is a small office, then you go into a large living room and dining room. Just off the dining room there is a spacious den with a wood burning stove, entrance to the basement, storage room and access to the back patio. The nice size utility has a sink, pantry and lots of storage and also entrance to the double car garage. This home has central heat & air, 2 gas water heaters, water well and septic system. All the rooms in this home are spacious and comfortable and there is lots of storage throughout. Also on this tract there is a nice set of pipe cattle lots and a 20' x 25' shop with a overhead door and a 15' x 20' carport. This home was built in 1995 and this property is in the Fort Elliott School District.



TRACT #2 DESCRIPTION - This 140 acres is improved grass and 136.2 acres is currently in the CRP Program until 2010.

REAL ESTATE TERMS: 10% of purchase price to be placed in escrow day of sale. Purchaser will have 10 days to examine title. Balance of purchase price to be due and payable upon acceptance of title. All 2006 and prior taxes will be paid by seller, 2007 taxes will be prorated. Possession will be at closing. All property sold "as is where is." Auction is not contingent upon buyer securing or obtaining financing. Grant's Auction & Realty is a transaction broker.

VEHICLES - TRAILERS

BOAT - FARM EQUIPMENT

- 1-1999 GMC Suburban SLE 1500, 4x4, 107,000 miles
- 1-1991 Chev. Silverado 1500, extended cab
- 1-Toyota Winnebago Motorhome, "Warrior", 13', V-6
- 1-Kawasaki Mule, tilt bed
- 1-7' x 12' Load Trail Utility Trailer, TA
- 1-6' x 10' Utility Trailer w/ramp & sideboards, Bumper Pull, SA
- 1-Shop built 5' x 14' Stock Trailer, Full Top, Bumper Pull, TA
- 1-Shop built Gooseneck Trailer, 6' x 18 1/2', Open Top, TA
- 1-Stidham 2 Horse Trailer
- 1-Shop built 2 Horse Trailer, 5x7x6'6" Tall
- 1-Grumman 11' Aluminum Boat w/Trailer
- 1-Minnkota Trolling Motor, Turbo 35
- 1-Ferguson 2 Row Planter
- 1-7 Shank Chisel
- 1-6' Blade 1-Squeeze Chute
- 1-5' Bush Hog Shredder, 3 pt.

SHOP, GARDEN &

CAMPING EQUIPMENT

- 1-2006 Toro LX500 Riding Mower, 52" Cut, Kohler Engine
- 1-Yard Machine Rear Tine Tiller, 5 hp
- 1-25 Gallon Sprayer 1-15 Gallon Sprayer
- 1-Shop Table 6'x8' 9-Metal Shelf Units
- 1-Lot Sockets, Ratchets, Crescents, Screwdrivers, Putty Knives, Pipe Wrenches, Tin Snips, Hammers, Saws
- 1-Lot Brooms, Shovels, Hoes, Rakes
- 1-18' Aluminum Extension Ladder
- Large Lot Electric Hand Tools
- 1-Corona Portable Kerosene Heater

ANTIQUES & COLLECTIBLES

- 16-Jeanne Lemon Original Paintings
- 1-Herb Wolfe Original Painting
- 2-J. Ming Original Paintings
- 8-Sand Paintings
- 1-Mohawk Kerosene Cookstove, 3 burner
- 1-Cast Iron Pet Oak Wood Burning Stove
- 15-Iron Wheels 1-Wagon
- 1-Horse Drawn Plow & Buggy
- 125+Pop Bottle Collection
- 100+Record Albums
- 1-Victor 25 cent Toy n' Joy Machine
- 1-Toy n' Joy 10 cent Gumball Machine
- 1-Singer Treadle Sewing Machine
- 250+ Pieces Collectible Glassware - Hand Painted Fenton, Carnival, Milk Glass
- 1-Occupied Japan Swan Trinket Box
- 200+Hand Bells-Glass, Porcelain
- 1-Rogers Silverware-8 Place Setting
- 1-Prestige Silverware-6 Place Setting

FURNITURE, APPLIANCES

& HOUSEHOLD

- 1-Whirlpool 20.9 cu. ft. Refrig./Freezer
- 1-Whirlpool 18.2 cu. ft. Refrig./Freezer
- 1-King Size Bedroom Suite
- 1-Rock City Queen Size Bedroom Suite
- 1-Full Size Bed 2-Chest
- 1-Matching Sofa & Loveseat
- 1-Wood Frame Sofa 3-Rocker Recliners
- 1-Glass Top Dining Table w/4 Chairs
- 2-Solid Wood Dining Tables
- 2-China Cabinets
- 1-Entertainment Center w/VHS/DVD Side Storage
- 1-8 Gun Gun Cabinet
- 2-Bookcases 3-Rocking Chairs

- 1-Wood Corner Shelf
- 1-Wood Rocking Horse
- 2-Quilt Racks, Wood & Iron
- 1-Lawyer's Bookcase
- 1-Duncan Phyfe Side Table
- Several Coffee Tables & End Tables
- 1-Barnwood Framed Wall Mirror
- 1-Lot Comforters, Blankets, Bedspreads, Pillows
- 1-Lot Sheets, Pillowcases, Towels, Tablecloths
- Large Lot CD's, Albums, Cassettes
- 500+VHS Movies
- 1-Singer Portable Sewing Machine
- 1-3' Carved Wooden Statue
- Several Wall Shelves, Assorted Styles, Sizes
- Several Glass Serving Platters, Bowls, Relish Dishes
- 1-Lot Stemware, Goblets, Tea Glasses, Coffee Cups
- 1-Set China-Dinner Plates, Cups, Saucers, Meat Platter, Veg. Bowls, C/S, S/P, Tea Pitcher
- 1-Lot Skillets, Saucepans, Cake Pans, Cookie Sheets
- 1-Lot Small Kitchen Appliances
- 1-Lot Kitchen Utensils, Flatware
- Large Lot Holiday Decorations
- Large Lot Craft & Sewing Supplies
- Large Lot Children's Books, Games, Puzzles, Cards
- Large Lot Cookbooks, Hardback Books
- 100+Louis L'Amour Paperback Books

Two auction rings may be utilized to sell this very large selection of personal property so bring a friend.

MANY MORE MISCELLANEOUS ITEMS TOO NUMEROUS TO MENTION!

PERSONAL PROPERTY TERMS: Cash, Visa, MasterCard or Personal Check.

All Accounts must be settled on sale day. Permits must be shown or sales tax will be charged.

OWNERS: ALTON & JUDY BRYANT ESTATE

Grant's Auction & Realty

580-225-0269

"The Complete Liquidation Professionals"

Mike Grant
Auctioneer/Sales Associate
TX Lic. #13353
Cell: 580-821-1186

Cindy Grant
Cashier/Real Estate Broker
Elk City, OK
Cell: 580-821-1738

Find Us On The Web At www.grantsauction.com

CORNETT REALTY

License #236244

500 S. Second • Canadian, TX 79014

Phone: 806-323-8206 • Fax: 806-323-8289

Caroline Cornett, Broker

806-217-0027

caroline@cebridge.net • www.cornettrealty.com

ANY ANNOUNCEMENTS MADE DAY OF SALE SUPERSEDE ALL PREVIOUS WRITTEN OR ORAL STATEMENTS.