



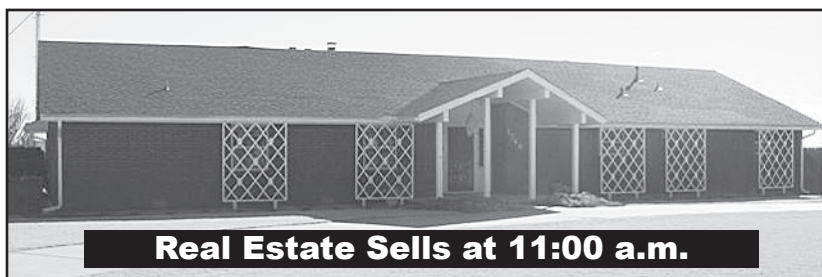
# PUBLIC AUCTION

**10:00 a.m. • Saturday, February 23, 2008**

**Beautiful 4 Bedroom, 2 3/4 Bath, Brick Home in Clinton, OK**

**Motor Home • Shop & Garden • Furniture & Appliances • Glassware • Kitchenware • Household**

**Sale & Property Location:** 1749 Walton Road, Clinton, OK • Watch for Signs.



**Real Estate Sells at 11:00 a.m.**

**OPEN HOUSE:**

**SUNDAY, FEBRUARY 10, 200-4:00 P.M. & SUNDAY, FEBRUARY 17, 2:00-4:00 P.M.**

**LEGAL DESCRIPTION:** All of Block 5, Neptune Park, a subdivision of the Southeast Quarter of Section 27, T12N, R17W, I.M., Custer County, OK, less and except the North 319 feet of Block 5 (measured on the West Side of said Block 5 according to the recorded Plat thereof). Containing 5 acres (mol). Selling Surface Rights Only.



**PROPERTY DESCRIPTION:** This is a beautiful brick home with approximately 2,874 sq. ft. living area. There are 4 nice size bedrooms with walk-in closets, 2 full bathrooms and a 3/4 bathroom just off the utility. This home has a large living room with a fireplace and access to the backyard. There is a dining room with built-in hutch, kitchen with pantry, dishwasher, new gas cookstove built-in desk and hutch and plenty of cabinet and counter space. This home also has a finished basement, nice size utility with sink and a 24' x 27' attached garage. Also included is a privacy fence, intercom system, sprinkler system and plantation shutters. There is a RediBuilt 40' x 60' metal shop with a

concrete floor, two 10' x 10' & one 12' x 12 overhead doors and one walk-in door. This shop was built in 1998. Don't miss this opportunity to buy a beautiful brick home and shop all on a 5 acre tract. Country living with city amenities.

**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 2007 and prior taxes will be paid by seller, 2008 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.



**MOTOR HOME**

1-2000 - 32' All American Crossroads 5th Wheel Travel Trailer, 2 slide outs, Microwave, Gas Cook Stove, 3 Burner Range Top, Refrigerator, Queen Size Bed, Separate Shower, Awning, Outside Storage, All Aluminum Structure, Pulled less than 2000 miles.

**SHOP & GARDEN SUPPLIES & MISC.**

1-8' x 14' Cotton Trailer Chasse Flatbed  
1-Agri-Fab 38" Lawnsweeper  
1-Miter Box w/Saw 1-Crossbed Toolbox  
1-5' x 9' Shop Table 1-4' x 8' Shop Table  
1-Black & Decker Hedge Hog, Electric  
1-Lot RainBird Pop-up Sprinklers  
1-Antique Garden Hand Plow  
1-Box Truck Chains 1-Turtle Sandbox  
1-Case 8950 Pedal Tractor  
2-Girls Bicycles  
1-Whirlpool Water Heater, Gas, 40 Gallon, NIB

**FURNITURE & APPLIANCES**

1-Wurlitzer Studio Piano  
1-Wood & Metal Bakers Rack  
1-Lighted China Cabinet  
1-Estate Side-by-Side Refrigerator/Freezer, 21.9 cu. ft.  
1-Frigidaire Refrigerator/Freezer, 15.5 cu. ft.  
1-Gibson Chest Freezer  
1-RCA Console TV  
1-Full Size Bed w/Bookcase Headboard  
1-Entertainment Center  
1-Dining Table w/4 Chairs  
1-Mauve Rocker 1-Storage Trunk  
2-Necchi Sewing Machines in Cabinets  
1-Makeup Chair 1-Baby Bed  
1-5 Drawer Chest 1-Floral Sleeper Sofa  
1-Singer 3810 Portable Sewing Machine  
5-Table Lamps w/Shades  
1-Soundesign Stereo Player  
1-Large Gold Framed Mirror  
1-Hoover Upright Vacuum

**Glassware, Kitchenware, Household & Miscellaneous**

1-Lifestyler Electric Treadmill  
1-Stained Glass Window  
1-Antique Melotte Separator, Complete  
1-Lot Children's Toys 3-Clothes Irons  
1-Lot Full & Queen Size Bedspreads, Comforters, Blankets, Afghans, Throw Pillows  
1-Lot Full Size Sheets  
1-Lot Doilies 5-Cosco Bed Rails  
1-Lot Double Knit Material  
1-Lot Clothes Patterns 1-Colander  
1-Lot Decorative Wall Shelves  
1-Set Harkerware, Plates, Bowls, Cups/ Saucers, S/P, C/S, Meat Platter, Serving Bowls, Cereal Bowls

1-Set Apple Design Dinnerware  
1-Century China - Dinner Plates, Cups/ Saucers, C/S, Meat Platter, Gravy Bowl, Berry Bowls  
1-Lot Antique Ladies Hats  
2-Depression Cookie Jars, Cobalt Blue, Pink, Open Rose  
1-Lot Goblets, Tea & Juice Glasses, Coffee Cups, Soup Mugs  
1-PermaHues Aluminum Tea Cups w/carrier & Pitcher  
7-Hall Teapots 1-Hall Pitcher  
1-Hall Coffee Mug 2-Nippon Vases  
1-Hall Red Poppy Mixing Bowl  
1-Hull Handled Basket  
1-Hull Duck Candy Dish  
1-Hull Lamb Planter 1-Nippon Fruit Bowl  
2-Hull Leaf Relish Plates  
7-Hull Green Planters  
2-Nippon Covered Dresser Bowls  
25-Chicken Figurines  
Several Pyrex & Corningware Baking Dishes, Casserole, Pie Plates  
1-Pedestal Cake Plate w/Dome  
1-Corningware Blue Cornflower Coffeepot, 6 cup  
1-Lot Small Kitchen Appliances-Electric Skillet, Toaster, Coffeemakers, Hand Mixer, Crockpot  
Several Porcelain Figurines  
1-Lot Costume Jewelry  
1-Ceramic Pitcher w/Mugs  
1-Punch Bowl w/cups, hooks & ladle  
1-Ginger Jar Several Serving Bowls  
1-Lot Record Albums  
1-Roaster & Stock Pot  
2-Nativity Scene Sets 1-5' x 7' Area Rug

**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: LEROY & BILLIE FAYE ALLEN**

*Grant's Auction & Realty*

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