



PUBLIC AUCTION

10:00 a.m. • Saturday, April 28, 2012

3 BEDROOM, 2 BATH DOUBLE WIDE MOBILE HOME ON 2 ACRES WITH LOTS OF IMPROVEMENTS IN NORTHERN ROGER MILLS COUNTY • VEHICLES FURNITURE & APPLIANCES • SHOP & GARDEN • TRAVEL TRAILER

SALE & PROPERTY LOCATION: Sale Site & Property Location: From the intersection of Hwy. 30 and Hwy. 47 in Reydon, Oklahoma go 12 miles North on Hwy. 30 to Hwy. 33 Junction then 2 miles North to Durham, Oklahoma, go 2 1/2 miles East on RM E810 County Road to sale site. Or from the intersection of Hwy. 47 & Hwy. 283 in Cheyenne, Oklahoma go 13 1/2 miles North on Hwy. 283 to Hwy. 33 & Hwy. 283 Junction then 7 1/2 miles West on Hwy. 33 to RM N1760 County Road then 2 miles North to RM E810 County Road and 1 1/2 miles West to sale site.

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



OPEN HOUSE:
SUNDAY, APRIL 22- 2:00 TO 4:00 PM

LEGAL DESCRIPTION: A 2 acre tract of land beginning in the Southeast Corner of the Southwest Quarter, West 417 feet, North 209 feet, East 417 feet then South 209 feet to point of beginning in Section 20, Township 16 North, Range 25 West, I.M., Roger Mills County, Oklahoma. Containing 2 acres (mol).

PROPERTY DESCRIPTION: This two acre tract has a nice country home with a 1985 Friendship double wide mobile home with approximately 1,456 sq. ft. living area. This home has 3 bedrooms, 2 full bathrooms, living room, dining room, den, utility with access to the garages and kitchen with dishwasher, range top, built-in oven and eating bar. In the dining area there is a fireplace, this home also has central heat & air, ceiling fans, wood laminate flooring and carpet. Also on this property is a 30' x 48' metal shop building, a 26' x 30' double car garage and a 24' x 30' double car garage. Both garages have automatic door openers and there is a cellar in the south garage. Looking for a nice country home – Don't Miss This Sale!!!

REAL ESTATE TERMS: 15% 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 2011 and prior taxes will be paid by seller. 2012 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

- 1-2002 Trail-lite Travel Trailer, 28', 1 slide-out, awning, Sleeps 6-8, BP
- 1-2002 Ford Ranger Pickup, 1 owner
- 1-1981 Ford Crown Victoria, 1 owner

- 1-Lot Cinder Blocks & Used Corrugated Barn Tin
- 1-Trailer Tongue
- 1-Set Car Ramps
- 1-Fertilizer Spreader
- 1-Calf Pullers
- Large Lot Hub Caps
- 1-7' Step Ladder

- 1-Stereo Cabinet w/Turntable, AM/MF, 8 Track Player
- 1-Mitsubishi Console TV
- 1-Hoover Upright Vacuum
- 1-Kenmore Cleaning System
- 1-TV Cabinet/Stand
- 1-Microwave Stand
- Several Small Kitchen Appliances-Grill, Food Processor, Coffeemaker, Crockpot, Hand Mixer, Toaster
- 1-2 Drawer File Cabinet
- 1-Dell Computer System-Tower, Printer, Monitor, Keyboard
- 1-Lot Record Albums, Board Games, Puzzles, 8-Track Tapes
- 430+VCR Tape Movies
- Large Lot Blankets, Bedspreads, Afghans, Towels
- Several Table Lamps
- 1-Lot Dinnerware & Drinkware, Flatware & Kitchen Utensils
- 1-Lot Tiara Glassware-Platter, Relish Trays, Bowls, Goblets

SHOP & GARDEN

- 1-Craftsman Riding Mower, 17 hp, 42" cut
- 1-MTD LT Riding Mower, 12 1/2 hp, 38" cut
- 1-B/D Electric Hedge Trimmer
- 2-Electric Weedeaters
- 1-Air Compressor
- 3-Bench Vises
- 1-Bench Grinder
- 1-Coats Air Lift
- 1-Hoist
- 2-Shop Creepers
- 1-Lot Posthole Diggers, Shovels, Sledge Hammer, Scoop, Hi-Lift Jack
- Large Lot Screwdrivers, Pliers, End Wrenches, Sockets, Hammers, Pipe Wrenches
- 6-Metal Shelf Units
- Large Lot Nails, Nuts, Bolts, Screws
- 1-Overhead Fuel Tank
- 3-Gates

FURNITURE, APPLIANCES & HOUSEHOLD

- 1-GE Refrigerator/Freezer, 17.2 cu. ft.
- 1-Galaxy Chest Freezer
- 1-Kenmore Chest Freezer
- 1-Kenmore Washer & Electric Dryer
- 1-Dining Table w/5 Chairs
- 1-Small Desk
- 1-Sectional Sofa
- 2-La-z-Boy Rocker/Recliners, Burgundy & Blue
- 3-End Tables
- 1-3 Drawer Chest
- 1-6 Drawer Dresser
- 1-Nightstand
- 3-Side Tables
- 1-Computer Desk
- 1-10 Gun Gun Cabinet
- 1-Upright Piano
- 1-Record Cabinet
- 1-Entertainment Center

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: BOB J. & JANE HINDMAN ESTATE

Grant's Auction & Realty

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