



PUBLIC AUCTION

10:00 a.m. • Saturday, June 16, 2012

BEAUTIFUL 3 BEDROOM, 1 3/4 BATH HOME IN CLINTON, OK • MINERALS VEHICLE • COINS • WWII MILITARY OUTFIT • FURNITURE & APPLIANCES KITCHENWARE • HOUSEHOLD • MISCELLANEOUS • SHOP & GARDEN



Real Estate Sells at 12 NOON!

OPEN HOUSE: Sunday, June 3 – 2:00-4:00 & Sunday, June 10 – 2:00-4:00

SALE & PROPERTY LOCATION: 712 South 18th Street, Clinton, Oklahoma

TRACT #1 LEGAL DESCRIPTION: The South Forty feet (40') of Lot Two (2) and the North Twenty-eight feet (28') of Lot Three (3) in Block Two (2) of the Gauger Addition to the City of Clinton, Custer County, Oklahoma. Selling with all of the oil, gas and other mineral rights.

TRACT #1 PROPERTY DESCRIPTION: This is a beautiful brick home with 3 good size bedrooms and 1 3/4 bathrooms and has approximately 2,000 sq. ft. living area. There is a spacious living room, a den w/solid white pine paneling and a dining area, nice size kitchen with built-in oven, radarange, fold down electric range, dishwasher, garbage disposal, pantry and plenty of cabinet and counter space. Just off the kitchen is the utility with access to the 24' x 28' attached double car garage and in the front of the home is a 21' x 22' attached carport. This home has central heat & air, composition roof and a small basement/cellar and mainly carpet flooring. Looking for a well kept home in Clinton – Don't Miss This Sale!!!

TRACT #2 LEGAL DESCRIPTION: All of the currently producing oil, gas and other minerals in and under and that may be produced from the South Half of the South 20 feet and the North 15 feet of the South Half of Lots 13 and 14 in Block 48, Original Townsite of Clinton, Oklahoma, which is located in Section 14, Township 12 North, Range 17 W.I.M., Custer County, Oklahoma.

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 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.



VEHICLE

1-1996 Lincoln Town Car, Signature Series, One Owner, 94,200 miles

COINS

5-Partial Books Franklin Half Dollars, Cents, Nickels, Dimes, Quarters
60-Silver Quarters, 1958-1963
6-Silver Dollars, 1881-1922
8-Walking Liberty Half Dollars, 1941-1944
9-Franklin Half Dollars, 1952-1963
50-Wheat Pennies

WWII MILITARY OUTFIT

Pants, Jacket, Coat, Caps, Belt

FURNITURE & APPLIANCES

1-GE S/S Refrigerator/Freezer, 21.6 cu. ft.
1-Coldspot Upright Freezer
1-MW Refrigerator, 1950's
1-Maytag Dryer 1-Maytag Washer
1-Dining Table w/4 Chairs
1-Chrome Dining Table w/2 Chairs, Gray Top
1-Brandt Sleeper Sofa
1-Ballengers 3 Cushion Sofa & Matching Loveseat, Blue & Cream
1-Beige Swivel Rocker
2-Gold Arm Chairs 1-Beige Arm Chair
1-Beige Recliner 1-Gold Side Chair
1-King Size Bed
1-California Full Size Bed w/Pecan Bookcase Headboard

2-9 Drawer Dressers w/Mirrors
1-Singer Sewing Machine in Cabinet
1-Stereophonic Phonola Record Player
1-Zenith 18" Color TV
1-Zenith Console TV w/Swivel Base
1-GE TV w/VHS Player
1-Round Coffee Table
2-End Tables 1-Lane Side Table
1-Nightstand 4-Table Lamps
1-Writing Desk 1-Kitchen Stool
1-Folding Serving Cart

KITCHENWARE, HOUSEHOLD & MISCELLANEOUS

1-Lot Royal Albert Bone China "Dress Circle"-Dinner Plates, Salad Plates, Cups/Saucers, Dessert Plates, Veg. Bowls, Teapot, Cream/Sugar w/Tray, Relish Tray
1-Set Community Flatware "Southseas"
Several Glass Serving Pieces-Jam Jars, Trays, Relish Dishes, Snack Sets
Several Community & Wm Rogers Silver Serving Pieces – Trays, Coffee Pot, Bowls, Cream/Sugar, Pitcher, Casserole Holder
4-Western Prints by Frederic Remington (1861-1909) (2) "Stamped by Lightning" & (2) "The Coming & Going of the Pony Express"
2-American Optical Company Framed Prints "Mail-Order Specs" & "Watch Repairs & Spectacles"
2-Navajo Robert Chee Originals, "Roadrunner"
3-Pieces Abstract Art, Boulder CO.
Several Oriental Wall Hangings & Paintings
Large Lot Reader's Digest Condensed Books, Christian Books, National Geographic Magazines & Encyclopedias
2-Smith Corona Typewriters, Manual & Electric

1-Brownie 8mm Movie Projector, 8mm Movie Camera, 8mm Editing Machine, Light Bar
1-Lot Board Games, Playing Cards
10-Antique Ladies Hats
1-Lot Afghans, Blankets, Bedspreads, Sheets
1-Lot Bath & Hand Towels, Washcloths
1-HP Deskjet 722C Printer
1-Canon PC325 Printer
2-Adult Walkers 1-World Globe
1-Kirby Vacuum, Heritage II
2-Stadium Seats
1-Lot Record Albums
Several Small Kitchen Appliances-Ice Tea Maker, Toaster, Ice Crusher/Blender, Can Opener, Crock Pot, Sunbeam Stand Mixer, Saladmaster Grinder/Shredder
1-Lot Misc. Dinnerware & Drinkware
1-Lot Figurines (Lefton & Precious Moments), Vases, Candleholders, Baskets
1-Lot Holiday Decorations, 4' Aluminum Christmas Tree
1-Lot Kitchen Towels, Hotpads, Tablecloths
1-Frankoma Shell Vase
1-Large Fiesta Green Mixing Bowl
1-Cookie Jug Cookie Jar
1-Lot Bakeware-Muffin Pans, Cake Pans, Stock Pots, Casserole Dishes, Roaster
1-Lot Flatware & Kitchen Utensils
1-Set Thermo Serv Coffeepot, Cups & Ice Bucket
1-Set TV Trays & Card Table

SHOP & GARDEN

1-Snapper Riding Mower, 28" Cut, Bagger
1-Yard Cart
1-Echo Gas Weedeater
1-Hose Reel

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: DR. & MRS. FRANK NIKKEL ESTATE



Grant's Auction & Realty

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