

# PUBLIC AUCTION



**Saturday,  
Nov. 7, 2015  
10:00 a.m.**

**Nice 3 Bedroom, 2 1/2 Bath, Brick Home West of Elk City, OK  
Tractor - Equipment - Pickup - Shop Equipment - Tools  
Furniture - Appliances - Household - Misc. - Sewing/Quilting**

**SALE LOCATION:** From Intersection of Merritt Rd. & Rt. 66 (Hutch's West Side) West of Elk City, OK go 5 miles West on Hwy. 6 to BC N1920 Rd (Price Farms Rd.) go 2 miles North to sale



**Real Estate Sells at 10:00 a.m.**

**OPEN HOUSE:**

Sunday, October 25 – 2:00-4:00 and  
Sunday, November 1 – 2:00-4:00

**LEGAL DESCRIPTION:**

The surface and surface rights only in and to a tract of land situated in the Southeast Quarter (SE 1/4) of Section 7, Township 11 North, Range 22 W.I.M., Beckham County, Oklahoma, described as follows: Beginning

at the Southeast corner of said Section 7; thence North a distance of 168 feet to the point of beginning; thence North a distance of 192 feet; thence West a distance of 242 feet, thence South a distance of 192 feet, then East a distance of 242 feet to the point of beginning. Containing 1 acre (mol).

**PROPERTY DESCRIPTION:** This one acre tract has a beautiful brick home with approximately 2,144 sq. ft. living area. There are 3 nice size bedrooms, 2 1/2 bathrooms, and spacious living room with a fireplace which has a built-in bookcase, dining room and a kitchen with an eating bar, dishwasher, trash compactor, built-in microwave, electric cookstove, appliance cabinet and plenty of cabinet and counter space. The master bedroom has a large walk-in closet, bathroom with separate tub and shower and double lavatories. There is a utility with built-in ironing board, clothes folding table and cabinets, a built-in desk in the hall, storage closet, linen closet and coat closet. This home has central heat & air, ceiling fans, window shades, carpet and tile flooring, a 20' x 22' double car attached garage which has lots of storage and a 9' x 27' covered patio and a 6' x 20' covered front porch. Included on this property is an 18' x 30' Morton Detached Garage/Shop, there is an asphalt driveway, is on rural water and has a septic system. This home has a very open floor plan and would make a great home for anyone wanting a nice home on a small acreage and is in the Merritt School District. – Don't Miss This Sale!!!

**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 2014 and prior taxes will be paid by seller. 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.

**Tractor – Equipment – Pickup**

- 1-John Deere 5045E Tractor w/H240 John Deere Front-end Loader, PTO, Front-wheel Assist, Single Hydraulics, 28.5 hrs.
- 1-Wylie Sprayer, 3 pt., 120 gallon poly tank
- 1-8' Box Blade w/Rippers, 3 pt.
- 1-John Deere MX7 Shredder
- 1-2008 Chev. Silverado Pickup, Extended Cab, 4x4, 5.3 Vortec, Bar Six Cake Feeder, Pro-Spear Flatbed w/Bale Spike, 32,065 miles

**SHOP EQUIPMENT - TOOLS**

- 1-John Deere Riding Mower LA125, 42" cut
- 1-John Deere Push Mower w/rear bagger, Self-Propelled
- 1-Stihl Gas Weedeater
- 1-Yard Cart
- 1-Pull Behind Broadcast Fertilizer Spreader
- 1-Lot Shop Hammers, Limb Loppers, Saws
- 2-Step Ladders
- 1-16' Extension Ladder
- 1-8x8 Dome Tent
- 2-Rods & Reels
- 1-Colman Lantern
- 2-Cream Cans

**FURNITURE – APPLIANCE  
HOUSEHOLD - MISC.**

- 1-Maytag Refrigerator/Freezer, 25.5 cu. ft.
- 1-Frigidaire Refrigerator/Freezer
- 1-Montgomery Ward Upright Freezer, 16 cu. ft.
- 1-Estate HD Washer
- 1-Estate Electric Dryer
- 2-Queen Size Beds
- 3-Chest, 4 & 5 Drawer
- 1-9 Drawer Dresser w/Tri-Fold Mirror
- 3-Night Stands      1-Arm Chair
- 1-La-z-Boy Rocker Recliner
- 1-Sleeper Sofa
- 7-Dresser, Table & Floor Lamps
- 1-5 Drawer Storage Cabinet
- 1-Card Table & Chairs
- 6-Bar Stools      1-Coffee Table
- 2-End Tables      1-TV Stand
- 1-Sylvania VHS/DVD Player
- 1-Computer Desk
- 1-Quilt Rack      1-Office Chair
- 1-4' Adjustable Table
- 1-Health-o-Meter Platform Scales
- 1-Patio Table w/2 Chairs
- 2-Folding Lawn Chairs      1-Charcoaler
- 2-Sets Golf Clubs      1-Granite Canner

- 1-Lot Christmas Decorations, Craft Patterns, Clothes Patterns
- 1-Lot Children's Books & Toys, VHS Movies
- 1-Lot Flashlights, Iron, Blow Dryers, Clock Radios
- Several Framed Prints, Wall Hangings, Knick Knacks, Candles
- Large Lot – Bath & Hand Towels, Sheets, Afghans, Rugs, Bedspreads
- Large Lot – Drinkware, Tupperware, Glass Baking Dishes, Cake Pans, Muffin Pans, Loaf Pans, Cookie Sheets
- 1-Toaster Oven      1-Food Processor

**SEWING/QUILTING  
MACHINE & FRAME**

- 1-Pfaff Hobby 1200 Grand Quilter Sewing Machine
- 1-Inspira Quilting Frame Assembly
- 1-Janome Memory Craft 9000 Sewing Machine
- 1-Quilting & Embroidery Hoop w/Stand

**MANY MORE  
MISCELLANEOUS ITEMS!**



**Scan QR  
Code for  
more  
information!**

**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.

**Owner: Dean Kent Trust**



**Grant's Auction & Realty**

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