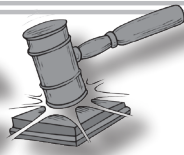


PUBLIC AUCTION



**Saturday,
March 27, 2021
10:00 a.m.**

**3 Bedroom, 1 3/4 Bath Home on 5 Acres near Elk City, OK
Tractor • Farm Equipment • JD Gator • Mower • Shop Tools
Shop Equipment • Household • Furniture • Appliances**



Real Estate Sells at 11:00 am

OPEN HOUSE: Sunday, March 14, 2:00-4:00
& Sunday, March 21, 2:00-4:00

SALE & PROPERTY LOCATION:

From Merritt Road & Rt. 66 West of Elk City (Hutch's West Side) go 3 miles South on Merritt Road (N1970 County Road) to E1140 County Road (Simon's Catch Road) 1 mile West. Or from Exit 34 off I-40 at Elk City, OK go 1 1/2 miles South to 1140 E. County Road (Simon's Catch Road) 1 mile West to sale and property location. Address: 19606 E. 1140 Road, Elk City, OK

LEGAL DESCRIPTION: A 5 acre tract in the Northwest Quarter of Section 12, Township 10 North, Range 22 West, I.M., Beckham County Oklahoma. Selling Surface Rights Only.

PROPERTY DESCRIPTION: This home sits on a 5 acre tract and has approximately 1,862 sq. ft. living area. There are 3 nice size bedrooms, 3/4 bath just off the master bedroom, an additional full bathroom with double lavatories, living room with woodburning fireplace flanked by two built-in bookcases, kitchen with dining area, eating bar, built-in oven, range top, microwave and has plenty of cabinet and counter space. The entry has a coat closet and down the hallway there is a large storage closet and linen cabinet, storage drawers and a pull-out clothes hamper. The utility has overhead cabinets, built-in bookcase, storage closet, pantry and has access to the cellar and attached double car garage. This home has central heat & air, vinyl, tile, carpet and laminate wood flooring, is on rural water, has a septic system and is total electric. There are a number of apple, pear and peach fruit trees and improved grass.

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 2020 and prior taxes will be paid by seller. 2021 taxes will be prorated. All property sold "as is where is." Auction is not contingent upon buyer securing or obtaining financing.



**TRACTOR-FARM EQUIPMENT
JD GATOR-MOWER**

- 1-John Deere 4320, w/John Deere 158 Loader, 3 pt., PTO, Dual Hydraulics
- 1-John Deere Gator, 625, 4x4, 194 hrs.
- 1-John Deere Drill, 16-8's w/drag chains
- 1-John Deere 4 Row Planter
- 1-24'Double Fold Springtooth
- 1-John Deere 11 Shank Chisel w/pickers
- 1-9 Shank Chisel, 8', 3 pt.
- 1-3 Bottom Moldboard, 3 pt.
- 1-4 Bottom Moldboard, drag type
- 1-14'Cultivator, 3 pt.
- 1-10'Offset
- 1-Krause 12' Offset
- 1-12'Tandem Disc
- 1-4'Tandem Disc, 3 pt.

- 1-3 pt. Disc
- 1-16'Cotton Trailer
- 2-16' Self Feeders, Needs Floors
- 1-3 pt. Boom
- 1-8'Barrel Feeder
- 1-Hay Spike
- 1-250 Gallon OH Fuel Tank
- 2-Pickup Bed Trailers

**SHOP TOOLS
SHOP EQUIPMENT**

- 1-214 John Deere Mower w/Rototiller
- 1-B/D 16" Hedge Trimmers
- 1-Cub Cadet Gas Weedeater, Straight Shaft
- Several Gas & Electric Weedeaters
- 3-Metal Shelf Units
- 3-Fertilizer Spreaders
- 1-Lot Power Tools & Hand Tools
- 1-Lot Garden Tools-Shovels, Rakes, Hoes, Trimmers
- 1-Wheelchair Lift (for van)

**HOUSEHOLD-FURNITURE
APPLIANCES-COLLECTIBLES**

- 1-Maytag Refrigerator/Freezer, 14.9 cu.ft.
- 1-Sleeper Sofa
- 1-Blue Lift Chair
- 1-Dining Table, 2 leaves, 6 chairs
- 1-Drop Side Dining Table, 3 chairs
- 3-Bar Stools

- 2-Small Desk
- 1-Computer Desk
- 6-Bookcases
- 1-TV Stand w/bottom storage
- 3-File Cabinets-two letter size 2 drawer (metal & wooden), 1 legal size 4 drawer (metal)
- 2-VCR'S 1-DVD Player
- 1-Lot Handicap Equipment-Walkers, Shower Chair, Bed Rail, Adult Potty Chair
- 2-HP Printers
- 1-Smoker/Charcoaler
- 1-8 Bottle Wine Cooler
- 1-Lot Candle Making Supplies
- 1-Lot 1950's & 1960's Record Albums
- 1-Set Tien Shan Stoneware, "Teddy Bear Design"
- 1-Lot Glassware, Vases, Candy Dishes, Relish Dishes
- 1-Lot Corelle Dinnerware
- 1-Lot Drinkware
- 1-School Bell
- 4-Kelly Dairy, Elk City, OK Milk Crates
- 1-Kenmore Portable Sewing Machine
- 1-Lot Pots & Pans
- 1-Lot Wall Hangings, Prints, Silk Flower Arrangements
- 1-Lot Books
- 1-Santa Rosa Folk Guitar Company Mandolin
- 1-Violin w/case
- 3-Brownie Cameras

MANY MORE MISCELLANEOUS ITEMS!

PERSONAL PROPERTY TERMS: Cash or Personal Check. Credit cards will have a 4% convenience fee. All Accounts must be settled on sale day. Permits must be shown or sales tax will be charged.

Owner: Lynn Wingfield Estate

SCAN QR CODE FOR MORE INFORMATION



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