



PUBLIC AUCTION

10:00 a.m. • Saturday, July 16, 2011

**3 BEDROOM, 1 3/4 BATH, BRICK HOME ON 3.15 ACRES SOUTH OF BURNS FLAT, OK
PICKUP • TRAILER • HAY • FARM EQUIPMENT • SHOP EQUIPMENT**

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



SALE & PROPERTY LOCATION:

From the Intersection of Hwy. 152 & Hwy. 44 South of Burns Flat go 3/4 of a mile South.

OPEN HOUSE:

**Sunday, July 3, 2011, 2:00-4:00
and Sunday, July 10, 2011 – 2:00-4:00**

LEGAL DESCRIPTION: A tract of land in Section 2, Township 9 North, Range 19 West, IM, Washita Co., Oklahoma. Beginning at the Northeast Corner, West 253 feet, South 543 feet, East 253 feet then North 543 feet to point of beginning. Containing 3.15 acres (mol).

PROPERTY DESCRIPTION: This 3.15 acre tract has a nice brick home with 3 bedrooms, 1 3/4 bathrooms and approximately 1,857 sq. ft. living area. There is a nice size living room, dining room, kitchen with gas cookstove, dishwasher, built-in microwave, stainless steel sink and plenty of cabinet and counter space. There is also a room for office or den, a nice size utility and foyer. This home has central heat and air, 18' x 20' garage, cellar, fenced yard, 24' x 30' metal shop building, 19' loafing shed and a 16' x 17' shed. There is a back patio, water well with a new pump, septic system, new roof and the plumbing and electrical were all new in 2003. This property is in the Burns Flat School District – looking for a nice home with a small acreage – 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 2010 and prior taxes will be paid by seller, 2011 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.



PICKUP & TRAILER

- 1-2003 Ford F-350 Super Duty, Power Stroke Diesel, 4x4, Extended Cab, Pro-Fab Bale Bed, 115,000 Miles
- 1-2007 WW Stock Trailer, 6' x 16' (like new)

HAY

- 11-Bales Lovegrass & Bermuda Hay

FARM EQUIPMENT

- 1-Powder River Squeeze Chute (like new)
- 1-John Deere 390, 8' Flail Mower (like new)
- 1-John Deere 1508 Shredder, 1000 rpm, Double Fold
- 1-12' Eversman Land Leveler
- 1-Howse 3 pt. Post Hole Digger, 8" Auger
- 1-12" Auger
- 1-3 pt. Wire Roller, Hydraulic
- 1-Single Bale Spike Trailer
- 1-3 pt. Bale Spike
- 1-3 pt. Boom
- 2-10' Poly Feeders

- 1-12' Barrel Feeder
- 2- Horse Bunk/Hay Feeders
- 2-12' Feeders
- 10-16' Orange Cattle Panels
- 2-10' Orange Cattle Panels
- 1-4' Walk Through Gate
- 1-5' Walk Through Gate
- 3-Mineral Feeders
- 2-Round Bale Feeders
- 1-Fuel Tank w/12 Volt Pump
- 1-Small Water Tank

SHOP EQUIPMENT & MISC.

- 1-Lincoln Ranger 250 Welder, 8000 Watt Generator on a 5 1/2' x 9' SA Trailer
- 1-Troy Bilt Bronco Roto-Tiller, Rear Tine, 5 1/2 hp
- 1-20 Gallon Sprayer w/12 Volt Pump
- 3-24x9.5 Gator Tires
- 1-Wheelbarrow
- 1-Lot Welding Rods, Welding Helmet
- 2-Barrel Pumps
- 2-Barrel Stands
- 5-Fence Chargers
- 1-Lot Electric Fence Insulators, Electric Fence Post, T-Post, Wire Ties, Chain link Post
- 1-Lot Electrical Supplies-wall boxes, switch plugs
- 1-Crossbed Tool Box



- 1-Pro-Com Propane Heater, 15,000 BTU
- 1-Dog House
- 1-Schauer Battery Charger
- 1-12 Volt Starter Box
- 2-Metal Door Frames
- 1-Lot Misc. Lumber, Square Tubing, Tin
- 1-Set Clothes Line Poles
- 1-Lot Limb Loppers
- 1-Bosch Side Grinder
- 1-Bench Grinder, 1/2 hp
- 1-Lot Hoes, Rakes, Shovels, Axe, Pick, Sledge Hammers
- 2-Metal Shelf Units
- 1-Lot C-Clamps, End Wrenches, Pipe Wrenches, Screwdrivers, Sockets, Socket & Driver Sets
- 1-Lot Nuts, Bolts, Washers, Nails, Screws
- 1-Lot Transmission Fluid, Hydraulic Fluid, Starting Fluid, Oil, Grease Guns, Grease, Spray Paint

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.

OWNER: ROBIN JOHNSON

Grant's Auction & Realty

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