

Home & Building Sites on 20-120 Acres ± PLUS Personal Property!

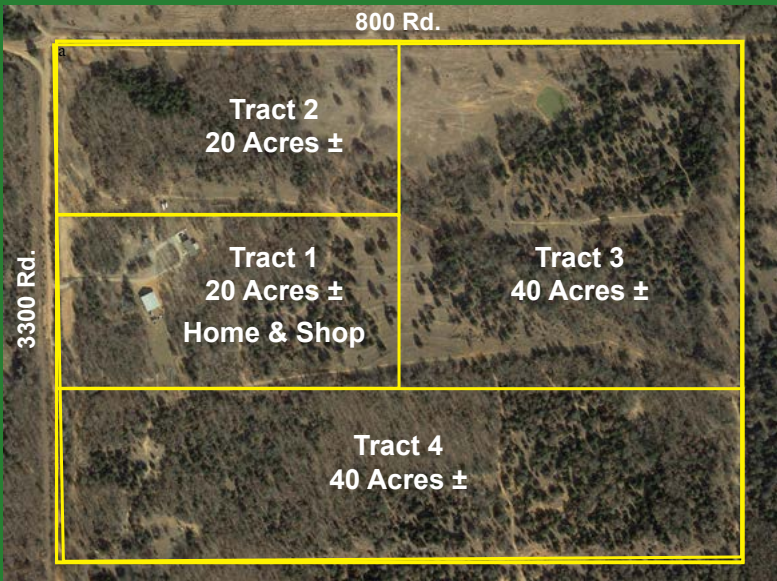
AUCTION

Sunday, December 16 at 1 p.m. • 800174 S. 3300 Rd. Wellston, OK

THIS QUIET GETAWAY IS JUST 15 MILES EAST OF I-35 & GUTHRIE. EASY ACCESS TO OKC, TULSA & STILLWATER!



Hunter's Paradise in Perkins School District!



Tract 1, 20 Acres ± 1,680 SF, 3 Bedroom, 2 Bath, Great Family Home! 2010 Solitare Home w/large kitchen w/island, open living & dining room, morning room, utility room, spacious master bedroom & bathroom, fireplace, patio, porch and lots of storage! Plus, storm shelter, 2-car+ parking slab, decorative fencing, landscaping and circle driveway. Improvements include 52'x60 barn/shop, front half enclosed on cement pad, w/spray foam insulation, wired for 220, back side open on one end for easy farm storage. 60" lean-to shelters on two sides. Plus! 8'x24' storage shed, small pond & gated entry. Acreage includes hardwoods, native grass, bermuda and food plots.

Tract 2 • 20 Acres ± Mature hardwoods, native grasses, building sites with beautiful views make up this corner acreage with frontage on both 800 Rd. & 3300 Rd.

Tract 3 • 40 Acres ± Building sites, pond, beautiful views, mature hardwoods, cleared native grass & wooded areas. Excellent opportunities for hunting & recreational use.

Tract 4 • 40 Acres ± Hunter's Paradise! Secluded wooded acreage w/native grass, food plots, ATV trails & building sites.

4 TRACTS WILL BE OFFERED BOTH INDIVIDUALLY & IN CHOICES & COMBINATIONS USING THE MULTIPARCEL BIDDING SYSTEM.

Open House & Auction Preview

SUNDAY, DECEMBER 9 FROM 1-4 P.M. OR BY APPOINTMENT ONLY!
CONTACT C.R. TO SCHEDULE YOUR SHOWING AT 405.714.1424.

PORTABLE CABIN • TRACTOR & IMPLEMENTS • FIREARMS & ACCESSORIES • HUNTING, FISHING & OUTDOOR • TOOLS • LAWN & GARDEN • FARM & RANCH • ANTIQUES & COLLECTIBLES • HOUSEWARES

Personal Property Includes:



12' x 24' Better Built Barn double-lofted portable cabin w/ porch & 220 electric, like new!

TRACTOR & IMPLEMENTS • MAHINDRA 6530 W/SYNCHRO SHUTTLE 4WD TURBO & 5565 FEL, 248 HOURS • 3 PT. MAHINDRA 7 FT. BOX BLADE W/RIPPERS • 3 PT. 6 FT. LANDSCAPE RAKE • 3 PT. 6 FT. ANGLE BLADE • 3 PT. CEDAR TREE PULLER • 3 PT. 6 FT. BOX BLADE • 3 PT. BALE SPIKE • 3 PT. TURBOSAW W/GRAPPLE, NICE! • SMOKER ON WHEELS • PICNIC TABLE • WATER HOSES • **FIREARMS & ACCESSORIES** • TAURUS 840, 40 CAL IN BOX • STERLING .22 PISTOL • ROHM .22 REVOLVER • BLACK POWDER FLINTLOCK PISTOL • PUMPMASTER PELLET/BB GUN • EXCAM INC. .22 REVOLVER • HIGGINS MODEL 101.25-.410 SHOTGUN • MOSSBERG MODEL REMINGTON MODEL 31 16 GA. PUMP • MOSSBERG 20 GA. MODE 3L 185 DB • WINCHESTER MODEL 1400 12 GA. SEMI AUTO • MOSSBERG .22 LR/ SR • .22 LONG RIFLE • TAURUS .38 SPL +P REVOLVER • LORCIN .380 • EAA ROCKLEDGE .38 SPECIAL • HIPOINT 380 PISTOL • COBRA 380 PISTOL • SAVAGE AXIS 30-06 NIB • GLENFIELD MODEL 60 .22LR • RIFLE & SHOTGUN AMMO • RCBS & MEC RELOADING • EXPLODING TARGETS • GUN CASES • **HUNTING, FISHING & OUTDOOR** • GAME CAMERAS • MANY TREE STANDS & LADDER STANDS • SAFETY



JUKAR BLACK POWDER RIFLE • 760 MODEL 2139X19 MM • USFA ZIP .22 • AC 183D-A .410 SHOTGUN • SKS 762X39 •

HARNESSES • KNIVES • ZIPPO LIGHTERS • FISHING POLES • BOW BUILDING BENCHES • DECOYS • MOJO DOVE-NEW DECOYS • 3D ARCHERY TARGETS • LONG BOWS & RECURVES • GROUND BLINDS • 12' V-BOTTOM BOAT W/TRAILER • PELICAN 2-MAN BASS BOAT • FEEDERS FOR DEER • BACKPACKS • COLEMAN LANTERNS • GRILLS • **TOOLS** • CRAFTSMAN 12" BANDSAW • CRAFTSMAN 10" BANDSAW • CRAFTSMAN 10" TABLE SAW • WORK BENCH • TOOL BOXES • VICES • SPRAY PAINT • OIL OF ALL SORTS • PLYWOOD • BATTERY CHARGERS • SQUIRREL CAGE FAN • JACKS • **LAWN & GARDEN** • KUBOTA ZD21 DIESEL 60' ZERO-TURN MOWER W/675 HOURS • HONDA COMMERCIAL HRX 217 PUSH MOWER • TORO 21-INCH PUSH MOWER • STIHL BLOWER BR350 • HUSQVARNA 5.5 HP ROTOTILLER • WYLIE 55-GAL SPRAYER • GARDEN TOOLS • FUEL CANS • **FARM & RANCH** • STEALTH VIPER SIDE-BY-SIDE, 4WD WITH WINCH, SEATS 4 • 16 FT. WW STOCK TRAILER • WW HEADGATE/SQUEEZE CHUTE • PRIEFERT TUB, ALLEY & SWEEP • SANBORN 60 GAL. 155 PSI AIR COMPRESSOR, LIKE NEW • WW HEAVY DUTY PANELS • FORKS • POST HOLE AUGER • ELECTRIC FENCE CHARGERS, POSTS, INSULATORS • FERTILIZED BERMUDA SQ. BALES • LARGE ROUND PRAIRIE GRASS BALES • 52-GALLON PORTABLE DIESEL TANK • HYDRAULIC CYLINDERS • T-POSTS • DOG PEN • HEATED DOG HOUSES • CHICKEN FEEDERS & WATERERS • CAGES • PET TAXIS • HEAT LAMPS • SADDLE RACKS • SADDLES • TACK • CB ACCESSORIES • **ANTIQUES & COLLECTIBLES** • HUMMELS • WESTERN & RUSTIC ART & DECOR • **HOUSEHOLD** • HOUSEWARE • FURNITURE • REFRIGERATOR • WASHER & DRYER • KITCHENWARE • LAMPS • MONKEY BARS • SCHWINN EXERCISE MACHINE • PRO FORM TREADMILL • DART BOARD • LOCKERS • & MUCH MORE!

Directions

FROM THE INTERSECTION OF HWY. 177 & HWY. 105 SOUTH OF PERKINS: GO WEST ON HWY. 105 5 MILES TO CRUME RD. (3310 RD.) GO SOUTH ON CRUME RD. 1 MILE TO 800 RD. GO WEST ON 800 RD. 1 MILE TO 3300 RD. GO SOUTH ON 3300 RD. TO PROPERTY ON THE EAST SIDE OF ROAD.

FROM THE INTERSECTION OF HWY. 33 & HWY. 105 IN GUTHRIE: GO EAST ON HWY. 105 16 MILES TO TO CRUME RD. (3310 RD.) GO SOUTH ON CRUME RD. 1 MILE TO 800 RD. GO WEST ON 800 RD. 1 MILE TO 3300 RD. GO SOUTH ON 3300 RD. TO PROPERTY ON THE EAST SIDE OF ROAD. WATCH FOR AUCTION SIGNS!



Terms

REAL ESTATE: 10% down due day of auction. Balance due at closing. Possession at closing. Subject to existing road, utility and pipeline easements, if any. Surface rights only. Home is owned by an active real estate broker.

PERSONAL PROPERTY: Cash or check with photo id. Credit card w/3% convenience fee.

ANNOUNCEMENTS MADE DAY OF AUCTION SUPERSEDE ALL ADVERTISING. SEE YOUR BANKER TODAY!



PREMIER AUCTION & REAL ESTATE CO.

C.R. O'Hara, Broker/Owner • 101 N. Main St • Stillwater, OK • phone 405.533.3722 • cell 405.714.0175

Visit WWW.PREMIEROK.COM for more photos and info