

PUBLIC AUCTION

Saturday, July 25th, 2009 • 9:30 a.m.

3978 SW Airport Road • Cache, Oklahoma

REAL ESTATE • LAND • EQUIPMENT • TOOLS

Auction Location: From the Goodyear Plant, go west on Lee Boulevard to Airport Road. Turn South three (3) miles to Woodlawn and right into the property. Follow Auction Signs.

REAL ESTATE SELLS AT NOON

House and 10 acres with beautiful view of Wichita Mountains. Two years old, three bedroom, two full bath, brick home with 1200 square feet. Garage room for five cars, total electric with rural water. Located on 10.2 acres m/l. 30' x 50' shop with living quarters, heated and cooled. Also 150 acres m/l adjoining the home and 10 acres. Five ponds and a beautiful mountain view. Mesquite control underway, already sprayed this year. Real property will be sold separately then combined and sold subject to seller confirmation. Shown by appointment only.

Legal Description: 19-1N-13W a tract in NE/4, beginning at NE/C NE/4; then (S00°31'25"W) on East Line of SD NE/4 2636.84' to SE/C NE/4; then (N89°44'35"W) on South Line of NE/4 2636.34' to SW/C NE/4; then (N00°27'33"E) on West Line of SD. Subject to Survey. **Broker participation welcome, contact auction company.**



TERMS AND CONDITIONS ON REAL ESTATE

Down Payment: 3% day of auction, balance at closing on or before 45 days from auction.

Possession: At closing on or before 45 days from auction.

Conditions: Auction is open to the public. Property sells in its AS IS condition with good marketable title. Warranty deed and up-to-date abstract. Property sells subject to owner confirmation.

Financing: Property sells for CASH. Buyer needs to have financing arranged prior to auction.

Closing Fees: Seller will bring abstract to date, taxes will be prorated to day of closing. Buyer and seller will split closing company fee 50%-50%. Buyer will be responsible for all their own loan closing costs.

Inspection: Residential Lead Base Paint Hazard Reduction Act gives the POTENTIAL buyers an optional 10-day period prior to auction to conduct lead-based paint inspection or risk assessment at their own expense.

Armes Auction Service and Johnny Owens Commercial Properties are transaction brokers. Announcements made at the auction supersede all oral and printed information. All information contained in this brochure was derived from sources believed to be correct but is not guaranteed. All measurements are approximate.

EQUIPMENT

Dozer - 1989 Cat D3B w/10' Block, 1688 hours, Nice Machine, #24Y02449

Tractor - New Holland TL 100A w/820 TL Loader, 100 hp, Only 100 Hours, Like New #F4CE04540

TRAILERS

25' Dove Tail TA Gooseneck Heavy Duty 12000, 16 Axles w/Duals • 16' x 5' TA Stock Trailer
Single Axle, One Horse Trailer • Army Surplus Trailer • Single Axle Utility Trailer

EQUIPMENT

10' Land Leveler • 110 Gallon DCC Aluminum Fuel Tank w/12 Volt Pump
30 Gallon Portable Fuel Tank • Wood 72 6' Brush Hog • 3 pt. Field Cultivator
Danuser Hydraulic Auger for Skidsteer Loader w/Tractor Adaptor and 5-Bits
Shipping Container, To Be Moved • 6' Camond Box Blade w/Rippers

TRUCKS

1962 TA Chevy Dump Truck • 1953 Chevy 2-Ton Truck w/Gravel Boards
2002 Chevy 2500 4 x 4 Duramax Crew Cab, 116K Miles, Nice Pickup • Ford Bronco 4 x 4
Daihatsu Mini Truck (Needs Carburetor)

ATV'S

2002 Kawasaki 300 4 x 4 • 1986 Honda 4-Trax 350, 4 x 4 • 3 - Honda 3-Wheelers (Need Work)

TOOLS & MISCELLANEOUS

Round Bale Feeders • Troughs, Assorted • 14' x 7' Cattle Guard • DeWalt Chop Saw
Hobart Airforce 250 Plasma Cutter, 110 V • Stack On Toolbox • 2 - Craftsman Rolling Work Benches
T-Posts • Barbed Wire • 2 - Large Lots of Pipe and Sucker Rod, Various Sizes
High Line Poles, Etc. • 13 Round Bales Prairie Hay, One Year Old
Poulan Pro 6.5 hp 17" Reartine Tiller • Makita Cordless Miter Saw and Drill • Carpet Dryer
Shop Lights • Large Assortment Paint • Kerosene Heater for Shop • Parmak Solar Charger
Many hand tools and items too numerous to list

OUTDOORSMAN SUPPLIES & GUNS

Meat Cutter Band Saw • API Deluxe Tripod Deer Stand (New in Box)
Dillian Precision XL 650 Reloader w/Tumbler and Shaker • Chain Link Dog Kennel
There will be a few guns, but no list is available at print time. Hope to have more information.



Johnny Owens

Commercial Properties, Inc.

Armes
Auction Service

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Sale Conducted By

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(580) 351-7909

Pryce Beauchamp - Auctioneer • (580) 704-5404

P.O. Box 1075 • Cache, Oklahoma 73527