

Auction - Currier Real Estate & Personal Property 01/20/2018 10:00 AM CST

Lot	Title/Description
100	Terms & Conditions: This is a Live Auction w/ Simulcast Online Bidding as available. This auction is being conducted live on-site with online bidding. Please review all applicable terms for both bidding live in-person, or online via the internet. Only the real estate, and larger items will be available for online bidding. We encourage you to be at this auction if you can! Nice real estate and personal property being offered.
101	Before You Bid: All items are located in Enid Oklahoma. Before You Bid: All items are located in Enid Oklahoma. By bidding in this auction, you agree to all terms and conditions associated with the auction.
102	BEFORE YOU BID: ALL bidders must have a credit card on file. BEFORE YOU BID: ALL bidders must have a credit card on file.
103	REMOVAL DATE/TIME: All items will only be allowed to be removed following the close of the auction, and payment in full. REMOVAL DATE/TIME: All items will only be allowed to be removed following the close of the auction, and payment in full.
104	ITEM PREVIEW: If you would like to inspect a particular item, please contact the person listed on the individual lot, or call our office. ITEM PREVIEW: If you would like to inspect a particular item, please contact the person listed on the individual lot, or call our office.
105	Watch your times! - This auction is simulcast starting approx. 10 am. Please be mindful that this auction is simulcast, and subject to the live auction. We will start at 10 am with opening remarks, then sell the real estate, then on to the larger personal property. The live auction sets the pace, so if you are bidding on-line, please be ready for the item you want to bid on.
106	For Additional Pictures & Details, click on the title of the lot. For Additional Pictures & Details, click on the title of the lot.
107	Online Bidding Subject to Buyers Premium. NO On-Site Buyers Premium. Buyers Premium Only if you Bid Online! NO- Onsite Buyers Premium. Step Down Buyer's Premium The Higher the Bid, the less the Premium!\$0 - \$1,000: 15%\$1,000 - \$5,000: 10%\$5,000 - \$10,000: 7%\$10,000 - \$40,000: 5%\$40,000 - Up: 3%

Lot	Title/Description
108	Tract # 1 - Home & 30 Acres Home & 30± Acres: 2721 S. Leona Mitchell Blvd., Enid Oklahoma. This is truly a rare find, solid built, well maintained home situated on 30± Acres with paved access from Leona Mitchell Blvd, laying just outside of the Enid City Limits. The single story brick home offers, central heat & air, composite shingle roof, with 2 bedrooms, 1 bath, additional den with fireplace, separate formal living area, kitchen / dining room combination. The kitchen has updated countertops, ample amount of storage in the cabinets, updated sink and fixtures, clean white appliances including dishwasher, electric stove, and side by side refrigerator. Comfortable living in this solid home with a water softener system, ample storage in the separated laundry area adjacent from the single car garage, and kitchen. The attached single car garage is complete with den access, and access to the fenced back yard. The garage space could be easily finished into additional living space such as a 3rd bedroom, as it share the same roof line as the rest of the home, and concrete footer to build on. Assessor records calculates the square footage at approx. 1496 for the interior living space. This home is clean throughout, and easy to maintain with its solid surface wood floors and easy layout.Immediately behind the home is a chain-link fenced yard to help keep your pets close, and easy access to the in-ground storm shelter.Across the paved driveway at the back of the home is a detached apartment building complete with its own kitchenette, full bathroom, and separate bedroom. The detached apartment even has its own single car garage space, making it a perfect guest house, man cave, or additional rental opportunity.Just a short walk from the home is a 50x80 metal building with red-iron steel frame, concrete floor, and an additional closed space built initially as a wood working shop, but could be used as an office space, gun room, or additional storage. The building is wired up for electric, and has two large doors as well as a single walk in door.The home and improvements are nicely situated with a great view of the wooded 30± acres, serving as your own private wilderness just minutes from town. A water well is located on the property, and the home is supplied with rural water, full electric, and propane gas. The 30± acre tract has a five-wire perimeter fence with a new pipe metal fence at the entry. Additional pipe fencing leading up to the home provides an area for a coral for houses or a few cows. This is a great opportunity to acquire a well maintained home just outside the city limits, where you can watch turkey, deer, quail, and go hunting if you wish.Taxes: Estimated taxes for 2017 were \$1,656.00. 2018 Taxes shall be pro-rated to the day of closing.Possession: Buyer shall receive possession of the property at the time of closing.Terms: Buyer shall place 10% of the purchase price in escrow at the time of signing of the purchase contract. The balance will be due upon delivery of free and clear title by the Seller. Real estate is being sold in its present condition, all inspections must be completed prior to the signing of the purchase contract. All real estate is being sold upon the confirmation of the Seller.Seller for Tract # 1: Deborah Marie Currier Trust
109	Tract #2: 75± Acres • Adjoins Home & 30± Acres on the North, laying East and West. Tract #2: 75± Acres • Adjoins Home & 30± Acres on the North, laying East and West. Legal: S/2 NW/4 Section 20 -Township 22 North, Range 6 West of the Indian Meridian, Garfield County Oklahoma. Surface Rights Only. This is a tremendous opportunity to own 75± Acres with great cover and cover for wildlife, with areas recently cleared of trees to gain additional grazing capability. Five wire perimeter fencing with steel entry gates, many areas have new fencing around the tract. This property adjoins Tract #1, giving potential buyers a chance to have a home and a place to graze livestock, or could provide a private hunting area with the home and buildings serving as places to stay and store equipment. Be sure to take a look at this property, as it is also just outside the city limits, providing the buyer the opportunity to make whatever they would like. Taxes: Estimated taxes for 2017 were \$142.00. 2018 Taxes shall be pro-rated to the day of closing. Possession: Buyer shall receive possession of the property at the time of closing. Terms: Buyer shall place 10% of the purchase price in escrow at the time of signing of the purchase contract. The balance will be due upon delivery of free and clear title by the Seller. Real estate is being sold in its present condition, all inspections must be completed prior to the signing of the purchase contract. All real estate is being sold upon the confirmation of the Seller. Seller for Tract # 2: Brick Well Enterprises, LLC Order of Auction: We will offer the real estate first, in order with Tract # 1, then Tract #2, and the bidders with have the choice of the combination, or buy the two properties separately. Personal property will follow immediacy after the real estate, selling the vehicle, tractors, trailers, then on to livestock equipment and shop items.

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110	Combination of Tract # 1 & Tract # 2 - This is the bid for both tracts, totaling 105± Acres Bidding on Tract # 1 - Home & 30 Acres, and Tract # 2 Combined, making a total of 105± Acres. Please Note: This will be a choice and combination round, so we will establish the combination, then bidders on-site, and on-line with have the option to go back and bid on Tract # 1, and Tract # 2 separately again following this combination offering. We will do this until all bidding has ceased. Please watch and listen if you are bidding online. When in doubt, be at the live auction!		
111	2007 Chevrolet Avalanche Pickup Truck, VIN # 3GNEC12J77G209709 Year: 2007 Make: Chevrolet Model: Avalanche Vehicle Type: Pickup Truck Mileage: 115,000± miles Body Type: 4 Door Cab; Crew Trim Level: LS; LT; LTZ Drive Line: RWDEngine Type: V8, 5.3L Fuel Type: Gasoline Horsepower: Transmission: VIN #: 3GNEC12J77G209709 Features and Notes: 2007 Chevrolet Avalanche Truck, 115,000± miles, LTZ Package: All beige leather interior, power everything including automatic running boards, Pwr. seats, windows, locks, navigation, sunroof, backup camera & more. White in color, this truck is super clean and looks great. Has always seen proper maintenance.		
112	1997 Honda GL1500C Motorcycle, VIN # 1HFSC340XVA004818 Year: 1997 Make: Honda Model: GL1500C Vehicle Type: Motorcycle Mileage: 48,523± Engine Type: 6cyl, 1520 cc Fuel Type: Gasoline VIN #: 1HFSC340XVA004818 Features and Notes: 1997 Honda Valkyrie GL1500C, 48,523± original miles, sharp looking red & white two tone paint, full windshield, lots of chrome, hard sided leather bags, leather seat with driver backrest, passenger backrest option and luggage rack. This bike is super clean and well maintained, tires are in good shape and it's ready to ride.		
113	Mahindra 6530 MFWD with loader. Mahindra 6530 MFWD with loader. 141± hours, this thing is brand new. Open concept tractor, Synchro shuttle transmission, 2 remotes, 540 PTO, 3 pt, roll bar, 2 hydraulic remotes, 11.2-24 rear tires 90%, 16.9-30 front tires 90%		
114	John Deere 3038 E Tractor with 305 joystick loader. John Deere 3038 E Tractor with 305 joystick loader. 296± hours, MFWD, Hydrostat trans, 38Hp, Electronic PTO, 3pt, 60" bucket, good working tractor		
115	Woods BW12 bat-wing style brush mower, 12' Woods BW12 bat-wing style brush mower, 12' mowing width, hydraulic fold, like new!		
116	Frontier 3pt 5' box blade with ripper shanks Frontier 3pt 5' box blade with ripper shanks		
117	Frontier 3pt 5' rotary brush mower, nice shape Frontier 3pt 5' rotary brush mower, nice shape		
118	King Cutter 3pt 6' adjustable rear blade King Cutter 3pt 6' adjustable rear blade		
119	Single bale carrier, manual winch, implement tires with hitch Single bale carrier, manual winch, implement tires with hitch		
120	King Cutter 3pt 6' Disc King Cutter 3pt 6' Disc		
121	3pt Bale Mover 3pt Bale Mover		
122	Wylie 100 Gal. 3 pt Sprayer w/ 14' Boom Wylie 100 Gal. 3 pt Sprayer w/ 14' Boom		
123	Toro Titan ZX 6000 Zero Turn Hydro Stat Mower Toro Titan ZX 6000 Zero Turn Hydro Stat Mower, 60" deck, 25hp Kohler motor, adjustable deck, 106.2± hours		
124	14' CM Stocker ES Tandem Axle Stock Trailer 14' CM Stocker ES Tandem Axle Stock Trailer, 2 -3500# torsion axles, electric brakes, 2" coupler, 15" tires, side entry gate, center divider gate, wood floor in great shape, full swing sliding rear gate		
125	18' Tandem 7000# Axle car hauler / utility tractor trailer 18' Tandem 7000# Axle car hauler / utility tractor trailer, wooden floor, round tube top rail, steel loading ramps stored underneath - good trailer		
126	4'x8' Small utility tilt trailer 4'x8' Small utility tilt trailer, wooden floor, removable stock rack style sides.		
127	2014 Artic Cat Prowler XTX 700 2014 Artic Cat Prowler XTX 700, 457± hours, 2-Seater side by side, roll cage, seatbelts, 2 speed trans, electronic 4WD, lights, 695 CC 4-Stroke 4-Valve with electronic fuel injection, manual tilt bed, front and rear receiver hitches, front storage, nice ATV		
128	Kawasaki KFX 700 Sport 4-wheeler Kawasaki KFX 700 Sport 4-wheeler, 4-Stroke V-twin, automatic trans - orange in color		
129	Yamaha Grizzly 4 wheeler- Green Yamaha Grizzly 4 wheeler, push button 2 / 4WD, automatic trans, front and rear luggage racks - green		
130	Yamaha Grizzly 4 wheeler- Red Yamaha Grizzly 4 wheeler, push button 2 / 4WD, automatic trans, front and rear luggage racks - red		