

# Public Auction

**3 Bedroom Brick Home & Acreage in Shawnee, OK - 50 Acres MOL**

**Saturday, November 10th, 2012 @ 10:00 AM**



**AUCTION LOCATION:**

16507 Acme Road  
Shawnee, OK 74801

**AUCTIONEER'S STATEMENT:**

It is a privilege to conduct this auction of a 3 bedroom home with acreage and personal property. The property is located on the North Canadian River, and would be perfect for a country setting or small ranch close to the town of Shawnee, OK. So many opportunities are available with this property that can be made into your own paradise. We invite you to attend the Public Auction of this great property.

**DIRECTIONS:** Take Benedict Road West out of Shawnee, go South on Acme road. Sale site will be Located on the East side of the road.

**Visit our website for additional property & consignment photos:**  
[www.sloanoakes.com](http://www.sloanoakes.com)

**PROPERTY DESCRIPTION:** This 2,174 sqft brick home includes 3 bedrooms & 2 baths. Large kitchen and dining room, as well as, a spacious living room that has a small room at the end for an office or sitting room. The house is equipped with a bonus room off of the kitchen which currently has shelves & freezers located in it. This room would be perfect for a man's room, entertainment room, or as its current use. The property also has a detached garage located behind the house, and several other out-buildings located around the property. Property is covered in Pecan Trees which adds a delightful touch to the curb appeal. The possibilities are endless with this property, as it can be turned into a property that is molded to that special buyer's needs. The home is not updated to today's decor, but presents an opportunity to make this property the way that you want it.

**Vehicles / Lawn Mowers**

- 2008 Aveo
- 2005 Chevy 1500 Truck / 46k Miles
- John Deere 430 Riding Lawn Mower
- 2 new Push Lawn Mowers
- Tiller

- Heavy Duty Chain Pulley
- Band Saw
- Lathe

**Furniture / Housewares / Dishes**

- Grandfather Clock
- Several Dressers
- Armoire
- Dining Table w/ Matching Chairs
- Antique Travel Trunk
- Coffee Table
- Several Tables
- Several Sets of Chairs
- Couches

- Lamps w/ Shades
- Oil Lamp
- Several Wall Clocks
- Several Art Pictures in Frames
- Large Dish Lots
- Large Tupperware Lots
- Misc. Kitchen Items
- Antique Singer Sewing Machine
- MANY Figurines & Dolls

**Outdoor Furniture**

- MANY Statuaries
- Wooden Bench
- Chairs, Swings, Tables

**Shop Equipment**

- Antique Scales
- Drill Press
- Drilling & Milling Machine

**Reloading Supplies**

- Shells
- Lead
- Shotgun Shells & Shot

**Open House Nov. 4th**  
**Western Oklahoma Realty/Broker**  
**Real Estate Terms:**

10% of purchase price to be placed in escrow day of sale. Balance to be paid upon closing of the property. Taxes will be prorated to day of closing, with prior being paid by the estate. This is a cash sale upon approval of the estate and is not contingent upon buyer obtaining financing.



**"FOR ALL YOUR AUCTION NEEDS"**

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Cashier/Clerk/Web  
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ALL STATEMENTS MADE BY AUCTIONEER ON DAY OF SALE SUPERSEDE ALL PREVIOUSLY WRITTEN OR ORAL STATEMENTS.  
TERMS: CASH, PERSONAL CHECK w/ ID, VISA/MASTERCARD/DISCOVER - ALL ACCOUNTS MUST BE SETTLED ON SALE DAY.  
ITEMS WILL BE HELD UNTIL PERSONAL CHECKS CLEAR ON LARGE PURCHASES W/OUT BANK LETTER OR PRIOR ARRANGEMENTS.  
PERMITS MUST BE SHOWN OR SALES TAX WILL BE CHARGED.