

**REAL ESTATE:
LAND & HOME**

**PERSONAL
PROPERTY**

EQUIPMENT

**10% BUYER'S
PREMIUM**

ESTATE OF MICHAEL FELDER

ESTATE AUCTION

Friday, April 22 1 PM

Location: 18844 387th St., Howe, OK

Directions: From Poteau, OK US 59 & SH 112, go south 4 miles to SH 83 Hwy, turn East on SH 83 and go 2.6 miles to Morris Road, then South 1 3/4 miles to auction on east side of road (Follow Signs)

**LAND - HOME - TRACTOR - 2 HORSE TRAILERS - ATV
25' UTILITY TRAILER - TOOLS - HOUSEHOLD**

REAL ESTATE:

Parcels 1 and 2 will be offered separately, then together.

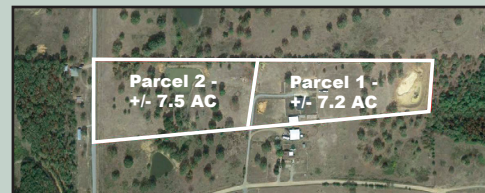
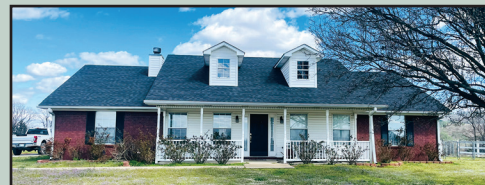
PARCEL #1 is a brick home with double carport, 3 bedrooms, 2.5 baths, and 2,051 sq. ft. of living space per county assessor records. Located on 7.2 +/- acres, the property has a beautiful view of the Poteau Mountain. Property also has a 50' X 40' Hay Shed and 20' x 12' Storage Building.

PARCEL #2 includes 7.5 +/- acres on paved Morris Creek Road, with numerous building sites.

The property has rural water available.

TERMS AND CONDITIONS: A 10% Buyer's Premium will be added to all purchases including the real estate. The successful bidder or bidders of the real estate will be required, upon conclusion of the Real Estate Auction, to provide good funds (Earnest Money) in the amount of 5% of the final bid amount, with balance at closing. Closing will be held at Adams Abstract Co. within 45 days from date of auction, with buyer and seller each paying normal closing fees. Property will be transferred by general warranty deed. Taxes will be pro-rated up to day of closing. ID required to register. Cash, or Good Check with Bank Letter required on personal property items to be paid for on day of auction. All information is from sources deemed reliable, but is not warranted or guaranteed. All announcements day of auction by auctioneer take precedence over printed material. For complete auction terms and conditions contact Auctioneer/Sales Associate Monte Shockley II at 918-413-1890 or LeRoy Hendren Auctioneer/Broker Associate at 918-695-0808.

Auctioneer's Statement: To settle estate of Michael Felder, Mixon Agency and Oklahoma Land & Auction will sell this estate at public auction. Mr. Felder was a well-known and respected member of the community. All the equipment is in good condition with most kept in sheds. Property will be sold "As Is, Where Is" with no warranties or guarantees.



For more information and pictures of items in auction, see www.poteau-ok-real-estate.com, www.oklandandauktion.com, auctionzip.com – Auctioneer ID #15982 or Auctioneer ID #51706

MORE PHOTOS ON BACK SIDE & ON-LINE



VEHICLES:

2019 F350 Ford Lariat, 8 ft. bed, heated and cooled seats in front, heated in rear, 6.7 Power Stroke Diesel engine, 4 WD, 35,000 miles, White Plat Color (Like New)

EQUIPMENT:

*2018 Polaris Sportman 570 EFI 4 WD ATV, 126 hours.
*John Deere Z951B Z Track Commercial 48" zero turn mower, 175 hours.
*6 foot Frontier RC2072 Rotary Cutter

MISC. EQUIPMENT:

Shop Built Pasture Drag • 300 Gallon Sprayer on Trailer • Hay Ring 10 (ten) 10 ft. Green Tubular Panels • 12 ft. Priefert Bow Gate 2 (two) 12 ft. Aluminum Panels • 1,000 lb. Lil Creeper Creep Feeder 3 Water Tanks • D & D Fabrication Squeeze Chute, Steel Floor Honda EG 5,000 CL Generator • Briggs & Stratton Air Compressor Stihl M 5251 C Chain Saw (Like New) • Poulan Pro Weedeater Drill • Skil Saw • 1/2 HP Bench Grinder • Angle Grinder Shop Fan • Post Driver • Dewalt 871 Chop Saw • Sockets 2 (two) Yard Seeders • 2 Grease Guns • ATV Ramp • 2 Wheel Dolly Table Vise • Splitting Maul • Floor Jack • Husky Rolling Tool Box Dewalt Drill with Charger • Portal Cable Impact Driver End Wrenches • Screwdrivers • Torque Wrench

TRACTOR:

*McCormick 4 X 4.30 4-Wheel Drive Tractor, 425 Hours. VIN T4MCH13503 with loader VIN 114171300272 with bucket & hay spear.
*Frontier 6' Rotary Cutter, 3 pt.

TRAILERS:

*2018 Cimmaron 4 horse slant trailer with dressing room and saddle storage.
*2013 cm 16 ft. stock trailer with butterfly gate. Wood Floor with full rubber mats
*28 ft. heavy duty bumper tow utility trailer with fold down ramps

HOUSEHOLD AND MISCELLANEOUS:

GE 16.4 CF Upright Freezer • Washer and Dryer • Couch and Matching Chair • Recliner • Entertainment Center • 27" Television • Pictures Bedroom Furniture • Decorative Items • Small Kitchen Appliances Patio Table and Chairs • Card Table w/4 Chairs • Igloo Dog House Live Trap • Coleman Propane Lantern • Gun Saddle Scabvord 3 Ice Chests • Horse Twitch • Tackle Box • Fishing Poles 2 Man Deer Stand • 16 (Sixteen) 4' X 6' Net Wrapped Round Bales Material for Metal Carport • Lots of Extension Cords Inversion Table • 2 (two) Saddle Racks • Saddle Blankets

**Mixon
Realty & Auctions**

Monte Shockley II
Auctioneer
Sales Associate
918-413-1890

**United
Country
Real Estate**

NOT RESPONSIBLE FOR ACCIDENTS OR LOST ARTICLES

Oklahoma Land & Auction

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