

IMPROVED 11.61 ACRES  
GUNS - TRUCKS - FARM EQUIP  
TOOLS - HOUSEHOLD ITEMS

SATURDAY  
MAY 31, 2025

9:00 a.m.

AUCTION LOCATION:

From Blackwell, OK: Intersection of I35 and Hiway 11, 3 1/4 miles West.  
From Nardin, OK: Intersection of 140<sup>th</sup> St. and Hiway 11, 2 1/4 miles East.  
Physical Location: 19600 W. Doolin Ave., Nardin, OK

NOTE: 9:00 a.m.: Tools & Misc; 10:30 a.m.; Guns & Ammo; 12:30 Real Estate; 1:15: Farm Equip.  
NOTE: Please see website or "COCHRAN REAL ESTATE & AUCTION" Facebook page for photos

IMPROVED 11.61 ACRES

LOCATION: 19600 Doolin Ave., Nardin, OK

LEGAL DESCRIPTION: A tract of land located in the Southeast corner of the Southwest 1/4 of Section 15, Township 27 North, Range 2 West, of the Indian Meridian. Containing 11.61 acres M/L, Kay County, Oklahoma.

IMPROVEMENTS: Ranch Style Country Home w/ 1,760 sq. ft, 2 bedrooms, 2 baths, attached single car garage; Round top 60'X29' machine shed w/lean too; round top 72'X35' machine shed, single car 32'X19' garage, 2 grain bins

TAXES: Shall be prorated 1/2 to seller and 1/2 to buyer, the 2025 taxes will be approximately \$1,026.00

TERMS: \$10,000 down day of sale, balance due at closing.

TRANSFER OF PROPERTY: Shall be by abstract and deed. Seller shall pay 1/2 and Buyer shall pay 1/2 of the contract, deed, escrow and closing fees. • POSSESSION: At closing • SURVEY: Property has been surveyed.

ESCROW & CLOSING AGENT: Grant County Abstract, 101 West Cherokee, Medford, OK

CLOSING: On or before July 14, 2025, unless further title requirements are needed.

ALL LAND: Subject to easements, right-of-way and leases of record, if any.

SHOWN BY APPOINTMENT: Contact Cochran Auction & Real Estate • NOTE: See website for photos

DISCLOSURE OF REPRESENTATION: BUYER acknowledges receipt of notification that the Real Estate Broker, Salesman and Auctioneer are acting as agents of the SELLER, with duty to represent the SELLER'S interest; that said, persons will not be agents of the prospective BUYER; and that information given to said persons will be disclosed to the SELLER.

NOTE: The purchaser accepts the described property in its existing condition, without warranty by the seller or the listing broker, unless the same is expressly set forth in this contract. All information is taken from sources believed to be reliable; however, no guaranty is made by the Real Estate and Auction Service nor its employer. Buyers shall inspect property prior to purchasing and satisfy themselves as to the acreage, crop bases, etc. prior to auction day. Any announcements made the day of the auction supersede all advertising. Not responsible for accidents.

RIFLES

Henry Little Boy Mod. H001 - .22LR, lever action, NIB, SN 1151579H  
Winchester Mod. 94, lever action, 30-30, Land of Lincoln Commemorative/  
Illinois Sesquicentennial, SN I203354  
Ruger 10-22 semi-auto, NIB, SN 0019-54938  
Ruger semi-auto, .223 Ranch Rifle w/Nikon 3X9 scope, SN 187-12941  
Ruger Carbine Semi-auto 44 mag., SN 102-50430  
Ruger American 556 Bolt action w/syn stock, drilled & tapped  
Weatherby Van Guard 25-06 Bolt Action, NIB, SN VB273869  
Weatherby Van Guard 25-06 Bolt Action w/Nikon 3x9 scope, SN VB279031  
Remington Nylon 66 semi-auto .22LR  
Remington Sportmaster Mod. 512, .22 SL & LR, Bolt Action  
New England Fire Arms .243 single shot, break-over w/Tasco 3X9 scope  
Fabrica De LE Arms - Oviedo - 1913 bolt action  
Fabrica De LE Arms - Oviedo - 1898, bolt action  
Savage Mod 14, .243 bolt action w/accu. trigger, 2X10X38 Weaver Scope, SN H318814  
Savage Mod. 64 semi-auto, .22 LR, SN 3902805  
Savage Mod. 111 - .233 bolt action w/2.5X8 scope, SN F422672  
Takka .243 bolt action w/fluted barrel, drilled & tapped, NIB  
Takka Creedmore Mod. T3X - 6.5 bolt action, drilled & tapped w/fluted stainless steel barrel, SN CE8406  
Marlin .22LR semi-auto, SN 04235014  
Marlin Mod. 57-M, .22 mag, bolt action  
Steffens Mod. 200, .223 bolt action w/Bushnell 4X12 scope, SN G466411

SHOTGUNS

Turkey YILDIZ-SILAH/ SANYI-BURDUR 20 ga. over/under, SN U44145  
O.F. Mossberg Mod. 190D - 16 ga. bolt action  
Western Field Mod. M175B - 20 ga. bolt action, SN 273496  
Steffens Mod. 311A side by side 16 ga. w/double triggers  
Steffens Mod. 311 Series H - 12 ga. side by side w/double triggers, SN A648772

PISTOLS

High Standard .22LR Sport King, semi-auto, SN 482663-SK100  
Beretta Mod 21A - .22LR semi-auto, SN DAA218857  
Beretta Mod 950B - .225, semi-auto w/box, SN H02575  
Beretta PX4 Storm, .40 S&W semi-auto w/2 magazines, speed loader, extra grips, SN PY62086  
Beretta LX4 Storm 9MM semi-auto w/2 mags, extra grips, SN PX118785  
Beretta Mod. U22 NEOS, .22LR, semi-auto w/2 mags, SN P44832  
Beretta Mod. U22 NEOS, .22LR, semi-auto, SN T23222  
Rossi Inter Arms .32 cal. revolver  
Smith & Wesson .38 special revolver, SN D549602  
Smith & Wesson .38 SPL+P, air weight, snub nose revolver  
Smith & Wesson .38 special CTG revolver, SN D271549  
Smith & Wesson .38 special CTG revolver, SN C611357  
Smith & Wesson .32 long, SN 78371  
Smith & Wesson .38 special revolver  
Smith & Wesson .357 mag., nickel plated revolver w/in grip laser  
Tarus TX .22LR, semi-auto, SN IPT527621  
Tarus Slim Mod PT709 - 9MM semi-auto, SN TEP06973  
Tarus G2C - 9MM semi-auto w/2 magazines, NIB, SN ACM624761  
Tarus Mod. PT 24/7 Pro - LS-DF, .40 semi-auto w/2 magazines, SN SDP11355  
Kimber Mod. EVD-SP 9MM semi-auto, NIB  
Walther PK .380 semi-auto, SN PK108722  
Walther P22 semi-auto w/rail mounted laser  
Walther SP22, M1 semi-auto  
Walther PPX - 9MM, semi-auto w/2 magazines, SN FA03380  
Sig-Sauer Mosquito .22LR semi-auto, SN F291542  
J.C. Higgins Mod 80 - .22LR, semi-auto, SN 571486  
Springfield Armory MIL-Spec 1911, .45 auto, SN M705995

SCOPES

2 - Vortex Crossfire 4x12x44 scopes • Cabela's 3x12x4 • Burris 2.5x10x42 Full Field IV • 2 - Burris Full Field E1 -4.5-14x42 scopes  
NcSTAR Red Dot sight • NcSTAR Reflex Sight

PICKUPS - TRUCKS - GRAIN DRILL - STOCK TRAILER - SIDE BY SIDE - GOOSENECK TRAILER - FARM EQUIP.

2017 - Chevrolet 2500HD - 4X4 crew cab pickup w/64,390 mi., vortex 6.0L V8 eng., auto trans., crownline 8'X7' flatbed spike bed, 1,500lb cake feeder  
1971 - Ford F700 - 2 ton truck w/50,354 mi. V8 eng., 5/2 spd. trans, all steel 15' bed w/42" sides, hoist, plumbed for hyd.  
Great Plains Solid Stand 40'X7 1/2" double disc, grain drill • 2017 - WW gooseneck 24'X6'8" stock trailer w/tarp top, 2 - center gates, wood floor  
Polaris 900HD Pro Star Ranger XP side by side w/2,983 mi., bar six cake feeder • Gooseneck 24'X8' flat bed trailer w/wood floor, ramps • Schaben 3 pt. sprayer w/250 gal. tank, PTO pump, hand wand • Wako 3 pt. sprayer w/500 gal tank PTO pump, hand wand • Ag Krangle 3 pt. Crane/Tella Handler • Tandem axle 15'X6' flat bed, bumper trailer w/steel floor, fenders • Westfield 12'X6' Hyd. drill till auger • EZ-Roll wire winder • 2017 Chevrolet pickup • Bad Boy 3 pt. 7" box blade w/rippers • John Deere 3pt. 9' back blade • Bush Hog 3 pt. 7 1/2 rotary mower • Krause 3 pt. 16 shank chisel • Ellis-Chalmers 5X16" semi mounted plow • Three point bale spear • Airoh 180 amp elec. welder • Pickup 120 gal fuel tank • Portable shop mechanic tool box • Assorted shop equip. and tools • Frigidaire refrigerator w/top freezer • Misc. furniture, pieces and household items

TERMS: Cash or check with proper ID. All items to be paid for the day of the auction. All information pertaining to personal property is taken from sources believed to be reliable; however, no guarantee is made by the auction company or its employer. Buyers should satisfy themselves as to size, condition, authenticity, etc. prior to auction. Any announcements made the day of the auction supersede all advertising. Not responsible for accidents.  
Lunch will be available

JOE DAVIS ESTATE - TRAVIS DAVIS, EXECUTOR

COCHRAN REAL ESTATE AND AUCTION

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