



WESTERN DECOR

- 2-Wall Shadow Boxes w/Western Memorabilia
- 1-Lot of Western Figurines, too numerous to mention
- 1-Set of Longhorns on hand crafted mount
- 1-Lot of John Wayne framed Portraits

- 1-3 horse metal art Wall Hanging
- 1-Large canvas Western Painting
- 1-Framed Wall Picture, 2 horse, 3 dimensional
- 1-Western art Hat/Gun Rack
- 1-38" x 25" 2-horse Print by Stu
- 1-Western metal art, man & boy
- 1-Large Indian Dream Catcher

Thank you for your attendance!

REAL ESTATE TERMS: 10% down on Real Estate day of auction. Balance due in 30 days with Pat Kent, attorney for seller. Real Estate will be sold subject to sellers confirmation.

CONDITION OF PROPERTY: Seller is not an expert regarding the condition of the Property. No representations, warranties or guarantees regarding the condition of the property are expressed or implied, other than as may be specified by Seller below in the Oklahoma Residential Property Condition Disclosure Statement. Property sold in "as is" condition.

GOOD & MARKETABLE TITLE: Seller will furnish an abstract of title, certified to a date not more than thirty (30) days prior to auction sale date, or as soon as the abstract can be brought to date after the auction, showing marketable title vested in the Seller subject to all easements, rights-of-way, reservations, mineral interest previously conveyed, and/or any discrepancies that an actual survey might show.

SURVEY: If a survey is required by a Lender, or required by the Buyer, the cost shall be paid for by the Buyer.

TAXES & SPECIAL ASSIGNMENTS: The 2018 ad-valorem taxes shall be prorated to the date of closing based upon the tax computations of the Treasurer of Tillman County, Oklahoma, available at time of closing.

CONDITIONS & EXCEPTIONS: The above property is sold subject to the following: easements, rights-of-way, restrictions, reservations, outstanding mineral interests or mineral leases, and any discrepancies an actual survey would reveal

POSSESSION: Possession of all of the above described property will be given to Buyer at the time of closing the sale upon payment of the balance due.

MINERALS: The Seller does not reserve any oil, gas, wind, minerals or mineral rights in, on, or under the above-described real property.

CLOSING: The sale will be closed at the law offices of Massad, Evans & Kent, Inc., 120 N. 9th St., Frederick, Oklahoma 73542 within thirty days of the auction sale date, or on the 30th day of October, 2018 at 2:00 o'clock p.m.

PERSONAL PROPERTY TERMS: Cash, Check or Certified Funds with proper ID. NO BUYERS PREMIUM. Full settlement day of auction. Dealers, please bring a copy of your resale tax number or sales tax will be collected. Brink Auction Service assumes no liability on any item that has a title; buyer/seller assumes all responsibility. Any announcement made day of auction shall supersede any previous advertisement or statement and prevail as the final terms and conditions. Bank letter of credit required by Brink Auction Service for all first time buyers before registering. All information on listed items was taken by the owners and auction personnel from what they believe were reliable sources. However, this brochure is for reference only, and all buyers should inspect and make their own determination as to age and condition before bidding. All items sell "as is, where is", without warranty or condition.



P.O. Box 928
Frederick, Oklahoma 73542

RETURN SERVICE REQUESTED

PUBLIC AUCTION!

REAL ESTATE & PERSONAL PROPERTY

Nice 2 or 3 Bedroom Home on 8 + acres along with an extremely clean, high quality offering of Household Furnishings, Crystal, Western Art & Figurines, Appliances, Area Rugs etc.

Saturday, September 29, 2018 • 9:30 a.m.

Real Estate sells at 10:15 a.m.

LOCATION: From the South edge of Frederick, OK on State Hwy. 183, travel 3 miles South on Hwy 183, then 7¼ miles West on CR EW 185 (Red River Gin Road) (watch for signs)
GPS Address: 21340 CR EW 185, Frederick, Oklahoma

**To view property before sale date, contact
Kay Smith, 580/305-1271 or Terry Brink, 580/335-4126**



**Open House:
Friday, September 28, 2018 • 1:00 - 6:00 p.m.**

AUCTIONEER'S NOTE: An extremely clean, high quality set of Household Furnishings, Crystal, Western Art & Figurines, Appliances, Area Rugs, etc. Very nice 2 or 3 bedroom house on 8 acres ± with 2 water wells, nice outbuildings and numerous large shade trees. If you have been looking for a very nice country home with improvements plus acreage, I encourage you to make an appointment to view this property and invest in a nice country home and acreage. Acreages with homes are hard to come by in Tillman County that have been as well kept and maintained as this property offers. Your attendance will be appreciated by Kay Smith and Brink Auction Service.

Kay E. Smith, Owner

Auction Conducted By

TERRY H. BRINK
CAI Auctioneer/Real Estate Broker
Frederick, Oklahoma 73542
580/335-4126
TXS Auct. Lic. #OKS-118-006033
E-mail: brinkauction@gmail.com



TONY TALLANT, Auctioneer
TX Lic. #11052 - 940/839-9913
Tx. Auct. Lic. #11052
JOHN D. BUTCHEE, Auctioneer
TX Lic. #17755 - 580/471-7937
LISA SANMANN, Clerk
ELLEN L. BRINK, Cashier

(Announcements day of sale supersede all other advertising)

For more info. and pictures, visit our website at www.brinkauction.com

— REAL ESTATE • SELLS AT 10:15 A.M. —



LEGAL DESCRIPTION: A tract of land beginning at the Southwest Quarter (SW/4) of Section Thirty-five (35), Township Two (2) South, Range Nineteen (19) West of the Indian Meridian containing 8 acres ± Tillman County, Oklahoma.

LOCATION: From the South edge of Frederick, Oklahoma on State Hwy. 183, travel 3 miles South on Hwy. 183, then 7¼ miles West on CR EW 185 (Red River Gin Road) (watch for signs)

- 2 or 3 bedroom 1-story total electric WF house on 8 acres ±
- Composition Roof • 2 Water wells
- 1,848 sq. ft. Living Area
- Central Heat/AC System w/new duct work installed in the last 12 months
- Laminate Wood Floors • 4 Ceiling Fans
- 2 large triple pane tinted picture windows in living/dining room combo
- All windows are tinted triple pane
- Large Master Bathroom w/walk in shower w/seating area. Also a jacuzzi tub for 2, inset canned lighting. Assessable by staircase steps with decorative cove ceiling over tub. Large walk-in closet.
- 2 Electric Hot Water Heaters
- Utility Room • Additional full bath servicing other 2 bedrooms
- Country Kitchen w/serving island, dishwasher, pantry, stainless steel sink, wood cabinets, tile counter tops, inset canned lighting
- Heavy storm doors on front and back
- New septic tank installed in June 2018
- Frost proof hydrants
- Numerous large shade trees
- 2-room storm shelter/basement located in the North quadrant of home w/access from utility room

- Large MF 4-car Carport w/concrete floor
- Large 476 sq. ft. Wood Deck w/wood railing
- Estimated 2018 ad-valorem taxes w/o Homestead: \$890.00



OUTBUILDINGS

- 1-30' x 54' MF w/concrete blocks reinforced Shop Building, 3 walk-in doors, 1 overhead door w/built on shed awning, concrete floor, numerous ceiling fans, 220 electricity, washer/dryer hookup, separate septic tank system from house
- NOTE: There is a 3rd septic tank system for additional housing or RV hookup
- 1-66' x 26' MF Barn, electricity, concrete floor
- 1-18' x 13' MF Shed
- 1-44' x 40' MF Detached Carport
- 1-Tractor/Lawn Mower Shed, dirt floor

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YARD • UNCLASSIFIED

- 1-Lot of Patio Furniture, various pieces
- 2-Large Concrete Greyhound Yard Ornaments
- 2-Large metal art Chicken Yard Ornaments
- 1-Simplihuman Stainless Trash Can w/step-on lid opener
- 1-Small fabric Clothes Hamper w/stand
- 1-Woven Basket Clothes Hamper
- 1-Taylor professional Bathroom Scale
- 1-Collection of Asian decor: Wall Hangings, Vases, Doll in wall hanging cabinet, fan
- 1-HP Office Jet Pro 8610 Printer w/fax, scan, copy, web
- 1-Small stand for Printer
- 1-Diva collection of heat set Area Floor Rugs
- 1-Dent Star Stand w/glass, anchor bowl w/candle (stand is damaged)
- 1-Signature/Carson monogram series Chime



PAINTINGS • PICTURES

- 1-Large painting of Indian girls w/2 horses by Maija 1994. Has 2 small arrowheads at bottom
- 1-Old Country Church painting by Margarita Brown, 1981
- 1-"A Different Point of View" painting by Stuart Harrison

FURNITURE

- 1-Vaughn Bassett king size 4-poster Bed & 9-drawer Chest of Drawers
- 1-Vaughn Bassett Wardrobe
- 1-Ashley Rustic Oak Table w/4 Side Chairs, round beveled glass top
- 1-Ashley Rustic Oak China Cabinet w/4 glass shelves, 35" x 15¾ x 7'
- 1-Ashley Rustic Oak 3' x 2' Bar Table, w/wine holder, 2 Bar Chairs
- 1-Decorative Sideboard w/2 shelves 2 drawers, 2 doors
- 1-Ashley Rustic Oak hexagon Coffee Table, ornate legs w/small inset beveled glass in center, solid ornate bottom
- 2-Ashley Rustic Oak large ornate End Tables
- 1-Ashley Rustic Oak Sofa Table
- 1-3 tier round ornate Mahogany What-not Table (top has slight damage)
- 1-Matching Couch & Loveseat, suede look micro fabric in camel
- 1-Maple 6-drawer Side Table, 13½" x 25" high
- 1-Maple 6-drawer Side Table, 14¼" x 13¼" x 25" high
- 1-Lot of Table Lamps
- 1-Standing ornate Corner Lamp w/shade
- 2-Wooden Bar Stools w/foam pad
- 1-Large Rocker



COLLECTIBLES/FIGURINES

- 1-Wilton Armidale Cowboy Hat Chip & Dip, Cowboy Boot Pitcher w/spur (RWP stamped on both pieces)
- 1-White Buffalo Cow & baby calf, Indian on horse, 6 small Indian figurines

APPLIANCES • KITCHEN

- 1-G.E. matching electric Washer & Dryer, XL capacity (like new)
- 1-Frigidaire heavy duty commercial Freezer, apt. size, white chest type
- 1-Estate electric smooth top Cook Stove w/self-cleaning oven (like new)
- 1-Whirlpool 25 cu. ft. 2-door Refrigerator/ Freezer w/ice maker freezer on bottom, white
- 1-Kenmore Sensor Microwave Oven (black w/stainless steel trim)
- 1-31" Sony Bravio wall mount flat screen TV
- 1-Oster automatic electric Juicer
- 1-Gevalia 12-cup electric Coffee Maker
- 1-Service for 8 W.M. Rogers Queen Bess Pattern in Tudor Plate Silversmith by Oneida Ltd. in wooden box
- 1-Professional Tramontina Stainless Steel 20 qt. Cook Pot w/lid
- 1-Lot of Kitchen Utensils
- 1-Lot of Hessler Worldwide Knives: Steak, Paring, Bread, etc.
- 1-10-pc. set of Paula Dean Gourmet Cookware (red)
- 1-Lot of Coffee Cups, various makes
- 1-4-piece Ceramic Canister Set, mushroom pattern



GLASSWARE • CRYSTAL

- 1-6 piece set of white Serving Bowls & trays, dishwasher & microwave safe
- 1-Large lot of "Worldwide" Serving Trays, red, brown & white
- 1-Lot of Pyrex Serving Dishes
- 1-Rooster design Decanter
- 1-Collection of Roosters (various makes & sizes)
- 1-2-piece Gibson Rooster Design Canister Set
- 2-Anchor Hocking Serving Bowls, clear glass
- 1-Decorator Christmas Platter
- 1-Large lot of Wine Glasses, some w/gold trim
- 1-Lot of Wine & Tea Glasses, asst. patterns and colors
- 1-Bernie Brown collection: Butter Dish, 11 Coffee Mugs, Gravy Ladle, Sugar & Creamer, Small Pitcher, 8 Cereal Bowls, 8 Small Saucers, 7 Dinner Plates, 1 Canister, Cutting Board (all in stockman's gear pattern)
- 1-Large lot of Shannon Crystal, 5th Avenue Crystal, Waterford, Mikasa, Evolution & Deplomb: Bowls, Footed Vases, Angels, Cake Plate, Candy Dish, Swan Dish, 2 Champagne Glasses, etc.