

- 1-Lot of Pots, Pans, Silverware, Dishes, etc.
- 1-Lot of small Kitchen Appliances, Keurig, etc.
- 1-Wood Picnic Table
- 2-Metal Bistro Tables w/2 chairs
- 2-Bicycles, 1 Huffy, nice
- 1-XXL lot of misc. Christmas Decor
- 1-Lot of Totes w/household items
- 1-Stack-on Total Defense Gun Safe, combination lock, nice
- Lots more that space would not allow for!

SHOP/UNCLASSIFIED

- 1-Wiseco port. Drill Press
- 1-Makita Table Saw
- 1-Snap-on Eco-B4 port. recover recycle recharge Freon machine w/manual
- Shop Tables w/vises • Vises • Hand Grinders
- Welding Helmets • Chop Saws • Parts Washer
- Port. Battery Charger • Jack Stands • Shop Fans
- Floor Jacks • Tool Chests
- A lifetime accumulation of misc. tools, etc.
- 1-Ammco 660 Tire Changing Machine, pneumatic
- 1-Portable shop Cherry Picker
- 1-Excel 2750 psi port. Washer, gas eng.
- 1-Panzer mod. 770B Lawn & Garden Tractor, gas eng., 3 pt.system. Sells w/manual, steel seat, 4.10/3.50-6" front tires, 6-12" rear tires. SN#80429
- 1-Bostrom #4 convertible Land Level w/tripod & site stick, in case
- 1-200 gal. all steel diesel Fuel Tank w/elec.pump & hose

- 1-Ferguson 3 pt. 31" x 4' carry all attachment
- 1-Lot of 16' all metal Barn Trusses
- 1-Small lot of 3" all metal Barn Trusses
- 1-Gleaner 43" Straw Chopper attachment
- 1-Koker 3 pt. 55 gal. Spray Rig w/7' MF booms, 20" nozzle spacing hand wand (no pump)
- 1-37 gallon LP Tank
- 1-L shaped all metal 5' diesel Storage Tank with Fill Rite pump, filter & hose
- 1-SM Cutting Torch Cart, 19" metal wheels
- 1-14' x 32" aluminum John Boat w/trailer
- 1-Evinrude Fortwin 15 Outboard Boat Motor
- 1-Lg. lot of Automotive & Farm Tires & Wheels
- 1-All galvanized 2-hole Dog Box, 34" x 45"
- 1-Lot of Metal Shelving
- 1-Cub Cadet series 2000 Riding Mower, 36" deck, OHV gas eng., as is
- 1-Woods 60" zero turn Mowing Machine, model 872243A Riding Mower, Yanmar diesel eng., 2787 hours showing, SN#87224300109
- 1-MTD 18" walk behind Roto Tiller, 5 HP chain drive gas eng.
- 1-Ingersoll-Rand T10 upright commercial Air Compressor, 200 volt (works good)
- 1-Lot of Aluminum Ladders various sizes/makers
- 6-30' 2½" joints of Pipe
- 1-Lg. lot Highline Utility Poles
- Approx. 40 bundles of 6' all metal Fence Post
- 11-Rolls of 2 pt. Barb Wire, new

Thank you for attending...we appreciate your business!

TERMS

% down day of sale with Hyman Copeland, attorney for sellers; balance due in 30 days. Sellers to furnish marketable abstract on each tract. Real estate sells subject to any easements which may be of record. Real Estate sells subject to seller's confirmation. Real Estate & Improvements sell in "as is" condition.

NO BUYER'S PREMIUM on Real Estate and/or personal property.

Tract #1: 10.6 acres ± with House & Improvements, possession given at closing.

Tract #2: 17.3 acres ± all in cropland. Possession given after completion of wheat harvest.

MINERALS: Selling surface rights only on both tracts.

CROP PAYMENTS: Any FSA government crop payments, if any, will go to Buyer after closing.

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

TAXES: 2026 ad-valorem taxes prorated to day of closing.

CLOSING: Closing location shall be announced day of auction.

PERSONAL PROPERTY: All personal property items shall be settled day of sale.

Estate Auction

**SELLING 2 TRACTS OF REAL ESTATE AND PERSONAL PROPERTY
ALONG WITH A NICE 3 BEDROOM BRICK HOME
AT 235 NW COOPER ROAD, CACHE, OKLAHOMA**

Both Tracts will be sold separately then combined to determine highest bid

Saturday, May 16, 2026 • 9:00 a.m.

Misc. sells at 9:00 a.m. • Real Estate sells at 10:15 a.m.



**235 NW Cooper Road
Cache, Oklahoma**



OPEN HOUSE

Saturday, May 9, 2026 • 2:00 - 6:00 p.m.

Friday May 15, 2026 • 12:00 - 4:00 p.m.

AUCTIONEER'S NOTE: Very nice tract of land with a picturesque view of the Wichita Wildlife Mountains to the North. Located with great access to Hwy. 62 between Lawton & Cache, OK. Selling for the Dr. Mickey Cooper Estate who was a professor at Cameron University for 36 years where he taught Botany. If you have been looking for choice, prime property, look no further. Would make a great place to raise a family or develop. Your attendance day of sale will be appreciated by the Cooper Family and Brink Auction Service.

Dr. Mickey Cooper Estate, Owner

Auction Conducted By:

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



JOHN D. BUTCHEE, Auctioneer
580/471-7937
TX Auct. Lic. #17755
LISA SANMANN, Web Designer
CARLA BOWDEN, 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

TRACT #1

10.6 acres ± with House & Improvements



This 3 bedroom, 2 bath brick home features 1,832 sq. ft. living area

- Kitchen w/pantry, Dining Room, Family Room
- Master Bedroom w/extra closet space, walk-in shower
- Utility Room w/sink and folding area
- All built-in appliances sell with home
- Granite Counter tops and window sills
- Carpet throughout except kitchen & bathrooms
- Good insulated Attic • Total Electric
- Geo Thermal Heat/Air • Ceiling Fans
- 2-car Garage • Metal Roof
- Steel safe room in garage for shelter
- Generac whole house Generator w/500 gallon propane tank
- Gas brick Fireplace (needs new gas line)
- Comanche County Rural Water District #1
- Cache School District
- Tract #1 Taxes: \$1,426.00

Improvements:

- All metal Shop Building, 40 x 36 x 16 tall, concrete floor, insulated, wired & plumbed for air compressor outlets
- 20' Shed on East side w/concrete floor, walk in door, 20' dual sliding door
- 20' Shed on South side, no concrete, dual sliding door
- Loafing Shed, all metal, 3 bay w/pipe corral
- 2 all steel Grain Bins w/concrete floors
- Small stock tank
- Pipe and cable Fence on 1 side, fair wire fencing
- Cased dug Well, no info. available



TRACT #2

17.3 acres ± all in Cropland

Lays very nicely, frontage within 100' of Cache/Paint Road (paved) on East side of road making an ideal location for development.

Comanche County FSA-156EZ Info:

- Legal Description: All land North of RR in NE29 2N 13W. Comanche County, Oklahoma
- Farm #1982 • Tract #864 • NHEL Land
- Tract does not contain a wetland
- WL Violations: None

FARM MACHINERY

- 1-7' Pickup attach. for combine, maker unknown
- 1-Servis 3 pt. P.T.O. 6' Shredder, solid rear tire
- 1-27" 3 pt. Ford/Ferguson Dirt Slip
- 1-Crustbuster DT 10' rigid spring tooth harrow, HC, 14" tires w/9' extensions
- 1-Lot of 5' Section Harrows
- 1-Midland 3 pt. Pasture Dream Seeder, 4' with agitator, press wheels
- 1-Case PT, HC, 12-1" rigid shank chisel sweep Plow, 15" tires, SM rear hitch
- 1-2" x 2" 3 pt. Tool Bar, 4-row w/1 x 3 shanks
- 1-JD 4-row 3 pt. spring loaded Cultivator
- 1-Ford/Ferguson 3 pt. orchard shank chisel sweep Plow
- 1-Wilbeck PT 14-1 1/4" rigid shank chisel sweep hydr. cont., SM rear hitch & drag. SN#1031
- 1-JD "8300" 20-8" DD double run Grain Drill, HC, walk board, press wheels, grain only, no fert.
- 1-7" x 2" 3 pt. Tool Bar Carrier w/7 1 x 3' shanks, 2 AGW's
- 1-JD P.T. 13' Tandem Disc, 14" front, 15" rear blades, hydr. control
- 1-Case PT hydr. control 10' Tandem Disc, 16" rear blades, 14" front
- 1-Crustbuster 28' manual fold, PT spring tooth harrow, hydr. control, 5" spike tooth harrow attachment, flexible
- 2-JD 10' Hoe Drills, 10" spacing w/double drill hitch
- 1-JD mod. "H1110" Tandem Disc, hydr. control, PT, 21" scalloped blades front, 16" smooth rear blades, 15" tines, adj. disc is very good

VEHICLES

- 1-1981 Ford "F-150" Ranger LWB Pickup, 4 spd. trans., LP system, V-8 eng, cross over tool box (parts/salvage)
- 1-1976 Ford "F-600" SA Grain Truck, 7' x 13' all steel bed w/wood floor, 50" all metal side boards, twin cyl. hoist, 4/2 trans., LP system, 9.00-20" tires. VIN#51605

LIVESTOCK/HAY EQUIPMENT

- 1-Stidham 9' x 5' BP 2-horse Trailer, TA, front storage compartment, 15" tires, top hay rack & side mounted tack compartment
- 1-Custom mfg. Round Bale attach. for FE loader
- 1-9' x 5' 2-horse Trailer, BP, TA, 15" tires, nose storage compartment, maker unknown
- 1-Round Hay Bale Transfer Trailer, hand winch, PH, 15" tires
- 1-1982 WW 16' x 5' all metal TA, BP metal top Livestock Trailer, 1 PG, nose storage comp., 15" tires, full rear swing gate w/28" inner sliding gate. SN#107019
- 1-SM 14' x 45" 4-wheel chassis Wagon w/18" wood sides, wood floor, PH, rear ball hitch, SM metal 1" tubing for top
- 7-10' x 5' port. all metal Livestock Panels, some w/damage, maker unknown
- 1-Set of SM port. Cattle Panels, various sizes
- 1-Lot of SM portable Livestock Panels
- 1-Hale 14' x 5' all metal open top TA Livestock Trailer, wood floor, 15" tires, 1 PG gate, full swing rear gate, BH
- 1-IHC side delivery PT Hay Rake
- 1-JD 224 WS PT small square Hay Baler, wire tie, will bale hay

TRAILERS/COTTON EQUIPMENT

- 1-Ford LWB Utility Bed Trailer, BH w/114 gal. LP Tank
- 1-Ford 8' x 5' Pickup Bed Utility Trailer, BH, BD jack, 15" tires
- 1-Ford 8' Utility Bed Trailer, BH, metal tool box, 15" tires (full of assorted metal items)
- 1-24' x 8' x 8' Cotton Trailer, all steel, Vega chassis, T.A.
- 2-24' x 8' all steel HD Cotton Trailers, TA, 16" tires, Vega type chassis, front swivel, BH

ANTIQUES

- 1-Lg. lot of old Milk Bottles, various sizes/makes
- 1-Metal Ice Box
- 1-Wash Stand w/beveled mirror
- 2-Antique Wooden High Chairs
- 1-Lot of Johnson Dairy Milk Bottles, pint
- 1-Lot of Cross-cut Saws, Peas, Cotton Scales
- 1-4' Buggy Seat w/springs
- 1-McCormick Dearing Cream Separator, good cond.
- 1-New Victor #817X Cast Iron 4-burner Wood Burning Stove
- 1-Lg. offering of horse-drawn Farm Implements
- 1-Galvanized 10-hole Chicken Egg Laying Nest
- 1-Wooden Horse Teeter Totter
- 1-Pony Carriage w/awning
- 1-Full size Brass Bed Frame
- 1-Set of Harnesses & Leads for a 2-horse team

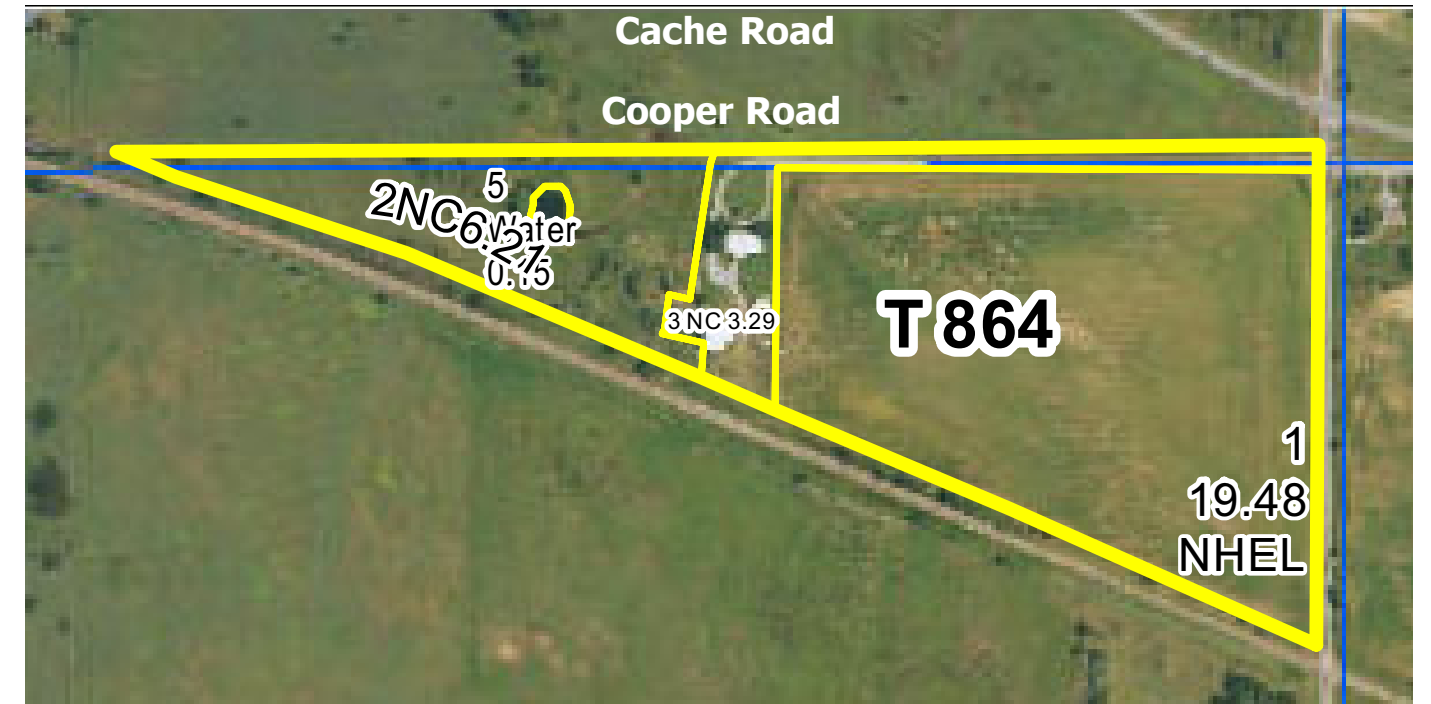
TRACTORS/COMBINES

- 1-JD "4020" LP Tractor, AWF, side step, S/R trans., 3 pt., P.T.O., 2 hydr. remotes, 3,630 hours showing, 18.4-34" rear rubber 40%, 11L 15" front rubber 40%, weighted. Sells w/Leon mod. "690" FE hydr. Loader w/7' Bucket. SN#T83648
- 1-Ford "800" LP Utility Tractor, manual trans., 3 pt. P.T.O., 13.5-28" rear tires, 6.50-16" front tires, weighted. Sells w/assorted new parts. Tractor does not start and run.
- 1-Gleaner "L2" diesel cab Combine, 24' wheat header, 23.1-34" tires 25% (machine will run) SN#L-G22338H
- 1-Gleaner L Combine, 24' wheat head, no reel. Sells w/extra engine (salvage/parts only)
- 1-SM combine header trailer, 6" pipe on JD chassis, PH, 16" tires

FURNITURE & APPLIANCES

- 1-Floral 3-cusion Hide-a-Bed
- 1-2-cushion Hide-a-Bed, blue upholstery
- 1-Glider Rocker
- 1-Wooden Rocker, needs repair
- 1-Coffee Table
- 3-End Tables
- 1-3-shelf Bookcase w/3 drawers
- 2-6-shelf ceiling height Metal Bookshelves. nice
- 1-Office Chair • Misc. Table Lamps
- 1-Lg. lot of Picture Frames
- 1-Computer Desk w/printer, etc.
- 1-Wrought Iron Entry Table w/glass top
- 1-Queen size Bedroom Suite: Headboard, Dresser w/mirror, Night Stand
- 1-Queen size Bedroom Suite: Headboard, 2 Night Stands, 5-drawer Dresser
- 1-China Cabinet w/3 glass doors, 3 bottom drawers
- 1-Dining Room Table w/6 Chairs
- 2-Card Tables, 1 w/2 chairs
- 1-Lot of Folding Chairs
- 1-Roll top Desk
- 1-Queen size Bedroom Suite: Headboard, Footboard, Dresser, Night Stand
- 1-Wood 6-drawer Dresser
- 1-4' round Pedestal Table w/20" leaf & 6 matching Chairs, nice
- 1-Old Vanity Dresser w/mirror, rounded front
- 1-Maytag matching Washer & elec. Dryer, nice
- 1-G.E. Microwave Oven
- 1-Frigidaire side-by-side Refrigerator
- 1-Kenmore Upright Vacuum Cleaner
- 1-Shark Carpet & Hardwood Floor Cleaner
- 1-42" Vizio color TV w/remote
- 1-21" Vizio color TV w/remote
- 1-65" Vizio color TV w/remote
- 1-Wrought Iron Floor Lamp

TRACT #2
17.3 acres ± all in Cropland



Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
29.13	19.48	19.48	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	19.48		0.00		0.00	0.00	0.00	0.00

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	WHEAT	None

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	18.10	0.00	28	
TOTAL	18.10	0.00		

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	19.48	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	18.10	0.00	28
TOTAL	18.10	0.00	