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Living Estate Auction for James Rome

Saturday, September 10, 2022 at 10:00 AM

Location: 16855 Topeka Lane, Choctaw, OK 73020

ON-SITE AUCTION LOCATION: From I40 & Peebly Rd Exit, go North 3.5 mi, go west on SE 29th St. for 1 mi, go South on Triple XXX Rd for .04 mi, go west on Railhead Dr for 381 ft., go north/right on Topeka Lane for .03 mi – look for signs.

AUCTIONEER'S NOTE: Be on time, this Auction will not last long. *GUNS SELL AFTER REAL ESTATE (Guns have been removed from premises and will not be available to inspect until 9:45am On Auction Day) Must be 21 years of age to purchase and must have a current Oklahoma Driver's License or Oklahoma I.D.*

Real Estate Offered First @ 10:00 A.M.

This property in the 73020 zip code and is 1,638 square feet, with 4 bedrooms, 2 baths, fireplace, attached 2 car garage, in ground storm shelter on 1.03 acre lot treed and fenced. This property is in the RAILHEAD ESTATES. Home is located in the Choctaw School District and close to the interstate. 32 x 24 shop bldg. and 10 x 10 storage bldg.

DON'T MISS THIS OPPORTUNITY – LOOK & INSPECT AND BE READY FOR AUCTION DAY

Real Estate Terms: 10% Escrow day of auction with balance due upon closing. Property sells “As Is, Where Is”. Any announcement made on auction day shall supersede any previous advertisement or statements and prevail as the final terms and conditions. *There are no contingencies for financing, so financial arrangements must be made prior to the auction.*

REALTORS MUST ACCOMPANY BUYER AND REGISTER AS BUYERS' AGENT PRIOR TO AUCTION IN ORDER TO BE COMPENSATED.

For viewing this property, or for more details, contact **Jeff Parker**, Real Estate Associate, Bennett LAND and Home at **405-630-9184**.
See Photos, Terms & Conditions on website www.jkparkerauction.com.

Auction Preview – Friday, September 9, 2022 2 – 6 pm

VEHICLES

2008 Chevy Silverado 2500 HD Z71 4x4 232,660 miles VIN 1GCHK23K38F188799
2018 Chevy Silverado 1500 Z71 4x4 50,785 miles VIN 3GCUKREC4JG533016

GUNS & AMMO

Revelation Model 110 22 S-L-LR
O.F. Mossberg Model 190D 16 ga Bolt Action
GF Mossberg New Haven Model 295 12 ga
Pump Pellet Gun
High Standard Dura Matic M 101 22 LR 1787864
Taurus 44 mag YE304000
.45 ACP Kimber Yonkers K077098
Walther PPK 9mm/380 S136292
Smith & Wesson 9mm ABN8100
Rohm GMBH Model 66 22 Magnum
Remington 870 Express 12 ga Mag D948234M
Arsenal Model SA M-7S cal 7.62 x 39 AB020775
Baikal Russia Bounty Hunter Double Barrel 12 ga IZH431C
Action Arms SA27618 Model A 9MM UZI
Remington Model 700 22-250 D6846054
Remington Model 700 30-06 208603
Savage Model 10ml 50 cal SP8A8 M034490
Savage Model 116 338 cal G255097
Winchester Model 55 22 cal S-L-LR
Remington Wingmaster Model 870 12 ga V146317V

Browning 22 LR
Remington Wingmaster 870 20 ga 42574X
Marlin 338 30-30 22071227
Smith & Wesson 44 Mag AHT7205
Glock 40 NWW 408
Stack On Safe
ArmorVault Safe
Ammo & Boxes
Caldwell Rock BR Competition Front Shooting Rest
Gun Display Case

MISCELLANEOUS

Peter Vitalie Pool Table with Cover
Cue Sticks
LPs, DVD & CDs
Weight Bench
Leather Jackets
Hunting Clothes
Inversion Chair

FURNITURE & HOUSEHOLD ITEMS

Antique Makeup Table
Washer & Dryer
Pyrex
Dining Rm Table with 6 chairs
Glider
Hutch
Leather Couch
Leather Lift Chair
Double Bed Set
King Size Waterbed Set
Double Bed Set
Desk
Plates, Silverware, Glassware
Rocking Chair
Board Games
Books
Chest Freezer

TOOLS, OUTDOORS

10,000 Watt Craftsman Generator
Hobi Cat Sailboat with Trailer
John Deere D110 Riding Lawn Mower
Craftsman 6hp 33 gal upright Air Compressor
Shovel, Rakes
Extension Cords
Gas Cans
Push Mower
Fishing Poles
Levels
Hand Tools
Lawnmower Garden Cart
Car Ramps
Creeper
8' Aluminum Ladder
Filing Cabinet
Chain Hoist
8" Bench Grinder
Toolboxes
Skil Saw
Belt Sander
6" Bench Grinder

Central Machinery Drill Press
Storage Organizer
Vice
6.5 hp Shop Vac
12' Invader Boat I/O Volvo Motor needs work with Trailer
Pole Saw
Chain Saws
Lawn Aerator
10' Fiberglass Ladder
Weed eater
MPX Gas Transfer Pump
Craftsman Rear Tine Tiller
Craftsman 8.5hp Chipper Shredder
Wheelbarrow
Gate Panels
PLUS MANY MORE UNLISTED ITEMS

TERMS: Full settlement day of sale by CASH or CHECK Only. We DO NOT take credit cards. NO BUYERS PREMIUM. All buyers must register with a current driver's license. Please bring a copy of your tax-exempt number or tax will be collected.

The auction will be controlled by the Auction Company, and they reserve the right to add lots, consolidate lots, break down lots or delete lots. Any announcement made date of auction shall supersede any previous advertisement or statement and shall prevail as the final terms and conditions.

Although the information published herein is from sources deemed reliable, the Auction Service does not warrant the accuracy, genuineness, authenticity, condition, description, age, count or measure on any lots specified herein. Prospective buyers should satisfy themselves by personal inspection as to the condition and authenticity of each lot before bidding.