

JK PARKER AUCTION

Professional & Experienced Statewide Auction Service
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Living Estate of Wade & Tammy Sinor

Saturday, August 19, 2023 at 10:00 AM

Location: 415 E Broadway, Seminole, OK 74868

ON-SITE AUCTION LOCATION: From I-40 and Prague Exit 200, go south on US-377 for 10.9 mi, go east on E. Broadway Ave. Look for signs.

AUCTIONEER'S NOTE: Long Time Seminole Residents, Wade and Tammy Sinor, have decided to downsize and simplify their lives. They want to spend more time with grandchildren. The Sinors have enjoyed working Retail, Construction, Skid Steer Service, Sadie J's Popcorn – Candy Boutique and many other adventures. All the items in this auction are very clean-some in "like new" condition. They are offering their well-maintained home, one vacant lot, and 2 additional homes to be sold at Auction.

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

All Properties will be auctioned at 415 E. Broadway, Seminole, OK

1. **219 W Seminole** - Residential zoned Craftsman Style Framed House has good structure and has been gutted for remodeling, finish to your specifications. It has city water & sewer with 1,388 sf. Make it your own or as an investment opportunity.
2. **415 E Broadway** – Commercial/Residential zoned building in town with a Luxury home in it. This is a beautiful home that is created like a big city condo. Boast all natural stone floors, plantation shutters over energy efficient windows, 3 large showers, with overhead rain showers and whirlpool tub, walk-in closets, crown molding for a king. Has a built-in sound entertainment system. A custom kitchen that a chef would be envious of. Has a 42 X 100 garage with Connections for a motor home with overhead garage doors on both ends. This property has endless possibilities! It could be an office building or an entertainment home. The only thing this property needs is your imagination!!
3. **1014 N University** – Vacant Lot
4. **12073 Hwy 99/377** - Can be zoned agriculture, residential or commercial. In city limits, 2 wells, near airport, Craftsman style home on 19 acres. Home needs refurbished or build your own home or business overlooking Seminole.

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, August 18, 2023 2 – 6 pm

VEHICLES, TRAILERS & EQUIPMENT

332 G Deere Skid Steer w/ Over The Tire Tracks

Pallet Fork

Heavy Duty Grapple Bucket

Bucket

Xtreme 3 Blade XC7 Brush Cutter 78"

40' Shipping Container

2022 BigTex Dump Trailer Model 16GX

2001 Dodge 4x4 Ram 2500 – 336,070 miles

16' Cargo Trailer w/Generator (NO TITLE)

CONCESSION

1985 International S Series Concession Style Trolley 33' (Food Truck)
Gold Medal Sno-Kone Machines
Commercial Air Cylinder Lemon Squeezer Press & Smasher Combo
Commercial Food Display Case
Commercial Sinks
Gold Medal 3008SS Deluxe Whirlwind Cotton Candy Machine w/bowl & cover
Cash Boxes w/key
Road Runner Spiral Gumball Machine 5'
Avantco Pourover Airpot Coffee Brewer
Thermal Coffee Carafes
Presto Waffle Bowl Makers
Convenience Benches with Table
Kettle Popcorn Machine
Vent Hood with Fire Suppression
Ice Scoops
Portable Sinks for Instant Hot Water
Theatre Rope Barriers

HOUSEHOLD ITEMS & ANTIQUES

High End Furniture
Oster Microwave
Blender
Haier Toaster Oven
Maytag 3000 Series Front Load Washer & Dryer
Instant Pot
OU & OKC Thunder Trash Containers
Hisense Humidifier
Toledo No Spring Honest Weight – Antique
Hurricane Lamps
Antique Glassware
Vintage Pyrex
Laundry Clothes Tote
Vintage Metal 4 Drawer Storage Boxes
Bus Cart
Headboards
Filing Cabinet
Sauna
TVs
Jama Sound System
Beer Refrigerator
Pots & Pans
Wood Stove
Storage Cabinets
Dining Upholstered Chairs
End Tables
Couch & Chairs
Bar Stools
Lg. Black Desk
Rugs
Ottoman
Blenders
Back Drop x2
Poker Items
Closet
Dresser
Scale
Holiday Décor
Home Décor
Floating Shelves

TOOLS, YARD & MISC.
 Rigid Job Box Model RB60
 Ladder 12'
 Yamaha EF 6300 iSDE Inverter
 Lincoln Weld-Pak 100
 Black & Decker Shop Saw
 Portable Air Tank 5 gal 125PSI
 3-Ton Jack
 California Air Tools Air Compressor
 Power Distribution Box
 Rolling Utility Cart
 Century 230 Amp AC Welder
 Pallet Hand Jack
 Columbian Vise
 Crimp 'n Cut Tool
 Shop Vac
 Boomers
 Straps & Chains
 Car Ramps
 Ratchet Binders
 Nuts, Screws & Bolts
 Shop Towels
 Socket Set
 Work Benches
 5-Ton Air Conditioner Unit
 Rol-Lift Pallet Jack
 Spraying Nova 390PC
 Creeper
 Misc. Electric Cables
 Electrical Boxes
 Hand Tools
 Wood Stove
 Plastic Barrel with Pump
 Wall Safe with Combination
 Culligan Water System
 Diamond Plate Sheets
 Diamond Plate Storage Shelves on Wheels
 Stainless Sink with Counter 6'
 Toro Push Lawnmower
 Stihl Wood Boss Chainsaw MS251
 Stihl Pole Saw HT137
 Rubber & Floor Mats
 PVC Pipe
 Receiver Hitches
 Weightlifting Set & Weights
 Total Gym XLS
 Foot-Operated Impulse Sealer Uline Model H-87
 Tires
 Bird House
 Cinder Blocks
 Butcher Paper Holder Cutter
 Camp Chef Big Gas Grill
 Support Beams
 Gas Fuel Tank
 Sinks – Toilets - Faucets
 Doors
 Raffle Drum
 LED Outdoor Signs
 Ceiling Speakers
 Chicken Coop
 Sump Pump
 Surge Protectors

Gas Cans
Paint Cans
Water Tanks
Breakers
Shelving
Scrap Metal
Expand Metal
T Post Puller - T Posts - T Post Driver
Fence Stretcher
Misc. Scrap Wood
Yard Tools
DeWalt Weed Eater
Vacuum
Fishing Poles – Lures – Tackle Box
VHS & DVD Movies
Barb Wire
Wire Panels 4x4
Oval Stock Tank 40 gal
Dog Kennel
Pump Up Sprayers
Cage
Books
Tiles
Sliding Patio Door
Infra-Red Heater
Hunting Gear
Dollie
Rocks
Cleaning Supplies
Red Wagon
Rainwater Catcher
Mop Buckets
Island
Old Door Counters
Prehung Door

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.