Professional & Experienced Statewide Auction Services
www.jkparkerauction.com

Ollie Ruth Bell Trust Auction

Saturday, November 7, 2026 at 10:00 AM

Auction Location: 104446 Eastridge Dr., Prague, OK 74864

ON-SITE AUCTION DIRECTIONS: *From the intersection of Hwy 99 & Hwy 62/W. Main St, go east 2mi, go north onto Eastridge Dr for .6 mi. WATCH FOR SIGNS!!!*

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

This 10 acre home will be auctioned on November 7th, 2026 at 10:00AM. The real estate will be auctioned first followed with auctioning personal items. The property can be viewed by appointment only. Call the listing agent to make your appointment any time before the auction date of November 7th, 2026. Potential buyers can make pre-auction offers on the real estate that will be presented at the start of the auction. This amazing property offers fenced 10 acres perfect for livestock. There is a 50 X 32.5' shop with 2 overhead doors with an attached 25.5 X 32.5' 1 bed, 1 bath apartment or mother-in-law suite. It features a kitchen with a stove and refrigerator hook ups, a bedroom and a bathroom with washer and dryer hookups. The brick on slab home has 2,336 square foot and consist of 3 bedroom 2 bathrooms. The garage has been enclosed that allows the house to have 4 bedrooms or a second living room/game room. The counter tops in the kitchen and both bathrooms have been updated with new granite. The toilets have been replaced and also some light fixtures, new paint throughout the interior. Roof was replaced 2 years ago with Grade 4 shingles. MUST COME SEE this amazing property.

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

Real Estate Terms*: 10% down day of auction, non-refundable, with balance due upon closing. Property Sells* ***"As Is, Where Is"****. Any announcement made on auction day shall supersede any previous advertisement or statement 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 ***Kelly Childs****, Real Estate Associate @* ***405.902-4827.***
Real Estate will be handled by Red River Realty & Auction - 306 B 2nd St, Talihina, OK 74571 - Phone: (918) 567-3960 - ORE License #154056
. See Photos, Terms & Conditions on website www.jkparkerauction.com.

Auction Preview – Friday, Nov. 6, 2026 2 – 6 pm

BUGGY, GO CARTS, MOWERS

Vintage Horse Drawn Buggy Carriage Early 1900's (Great Condition)
made by McLaughlin Carriage, Brookville, Canada
with Harness, Drop Heel Buggy Shafts, Driving Lines

Spartan RZ-Pro Zero Turn Mower w/ Kawasaki fr691v motor, 827 hours
Poulan Pro Zero Turn Mower 42" Deck, Briggs16.5 OHV
Go Carts w/Briggs Motors

SHOP/TOOLS

Air Compressor

Toolboxes
Shop Vacs
Misc Hand Tools

FURNITURE, HOUSEHOLD
Washer & Dryer
Refrigerator
Couches, Chairs, End Tables
Lamps
Microwave (NIB)
Vintage LPs Victor
Vintage Brass Piano Lamp
Dining Table
Cane Back Dining Chairs
Framed Artwork
Floor Cleaners
Desk
TVs
Hutch/China Cabinet
Stereo Equipment
VHS Machine
Portable AC
Outside Furniture

MISC.
Midwest Aero-Sport .40 Model Vintage Kit
Tires & Rims
Heavy Duty Hi Lift Jack
BBQ Grill
Lumber, Misc Wood
Beams
Weedeaters
Briggs Motor
Pet Crate
Sunbeam Charcoal Grill Table Top (NIB)
Propane Tanks
Knee Scooter
Handicap Items
Garbage Disposal
Everlast Heavy Bag Kit
Small Sentry Safe
Red Wagon
Gorilla Cart
Shelving
Doors
Filing Cabinet
Fuel Cans
Yard Tools
Step Ladder

Turkey Fryer
Basketball Goal

STILL UNBOXING 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 day 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 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.

info@jkparkerauction.com