

Leta Abel 2011 Revocable Trust

ESTATE AUCTION

No Buyer's Premium
No Credit Cards
Concession
on Site

December 21, 2024 @ 10AM

Auction Location: 16 Tiffany Ln, Shawnee, OK 74801

DIRECTIONS: From I-40 take exit 192, go South on OK-9A S/Ns Co Rd 348/Valley View Rd for 4.5 mi, turn right/west onto E W Co Rd 117/River Rd for 1.6 mi, turn right/north onto Tiffany Ln. Look for auction signs.

AUCTIONEER'S NOTE: Mrs. Abel has lived in the Shawnee area for over 13 years and has decided to sell her home and personal belongings at auction.

Auction Preview –
Friday, Dec. 20th
from 2 – 6 pm

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



This property is located on a cul-de-sac. The 2,214 sq. ft. ranch style home has 3 BR, 2 Baths, built in 1980 on 4.9571 acres. Offers a fireplace, porch, storm shelter with electric, patio area, horse barn, shop building/detached garage and chicken coop with attached garage and paved driveway.

For viewing this property, or for more details, contact Jeff Parker, Real Estate Associate @ 405.630.9184, or Ron Spiva, Broker @ 405.880.6320. See Photos, Terms & Conditions on website www.jkparkerauction.com.



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 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.



Kenmore Upright Freezer • Kenmore Fridge/Freezer
Admiral Fridge/Freezer • Canning Jars • Furniture
Kitchen Wares • Collectibles • Yard Tools
Montgomery Ward Radial Arm Saw • Buckets
Craftsman 3hp Edger • Craftsman 22" Tiller FT
Craftsman 5hp Chipper • White 18" Tiller RT
Excell 1750 Power Washer • Spreader • Blower
DW 705 Compound Miter Saw • DeWalt Palm Sander
Agri Fab Aerator/Spreader • Craftsman 10" Band Saw
Nuts & Bolts • Electrical Boxes • Bolt Cutters
Draw Knife • Hammers • Craftsman Drill Press 8"

Nails • Hand Tools • Screw Drives • Insulators
Craftsman 5: Bench Grinder • Romax Electrical Wire
Craftsman 16" Scroll Saw • DeWalt Cordless Drill
Barb Wire • Simpson 260 Meter • Ladder
Craftsman Router • Wood • Fencing Materials
Clamps • Concrete Mold • Live Trap • Chains
Grease • Skil Sawzall • Concrete Tools
Sprinklers • Come Along • Dog Feeder
Burn Barrels • Hoses and Hose Reel • Water Tank
Craftsman Table Saw • Poulin 330 Chain Saw
Husqvarna 435 Chain Saw • Craftsman Chain Saw

Tomato Cages • Cement Mixer • Chicken Feeders
Chicken Waterers • Nesting Boxes • Propane Grill
Cast Iron Cauldron • Outdoor Furniture • Bird Bath
Glider • Outdoor Figurines • Squirrel Feeders
Bird Houses • Kobalt 17 Gal Air Compressor
Gas Cans • Dolly • Troy Bilt 7500 Generator
JD Lawn Mower D105 • Automatic Gate Opener
Stihl Lawn Trimmer FS 40C WE • Milk Can
Exercise Bike • Treadmill • Yard Cart 17 Cubic Ft
Shop Vac • Tile Saw • Skil Saw w/Worm Drive
Hedge Trimmer • Electric Heater

PLUS MANY MORE UNLISTED ITEMS

Announcements day of sale supersede all advertising. Not responsible in case of accidents

- FARMS
- REAL ESTATE
- MACHINERY
- LIQUIDATIONS
- ESTATES
- CATTLE

mlsok



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Visit www.jkparkerauction.com
for more pictures and details~



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TERMS OF SALE: Full settlement day of sale by cash or check. NO CREDIT CARDS. All buyers must register with a current driver's license. Bring a copy of your tax exempt number or tax will be collected. Prospective buyers should satisfy themselves by personal inspection as to the condition and authenticity of each lot. Statements made by Auctioneer and/or staff of Auctioneer are opinions only and should not be construed as statements of fact. The auction will be controlled by the Auction Company and they reserve the right to consolidate lots or break down lots.