

# PUBLIC AUCTION



## 80 ACRES WASHITA CO FARMLAND, HOME W/ 5 ACRES & FARM EQUIP

**SATURDAY, SEPT 9, 2017 - 9:30 AM**  
**See Specific Locations & Times Below!**

TO VIEW THE HOME, CALL  
ROBERT PUTMAN AT (580) 660-1149



**Tract 1 ( Home w/ 5 acres):**

**HOME WILL AUCTION AT 10:30 AM AT THE HOME!**

**Directions To The Home:** From Railroad Tracks in Burns Flat, OK, go 1 1/2 miles South on Hwy 44

**Legal Desc:** Surface rights only: a tract in the SE/4 of 26-10-19 WIM containing 5 acres MOL, Washita Co, OK

**About The Property:** This is a nice ranch style 3 bedroom, 2 bath brick home that sits on 5 acres of fenced property. The home contains a comfortable living area with wood burning stove and CH&A which is fairly new. The spacious kitchen includes a dishwasher and gas stove. The property has a good water well with new pump and pipe and utilities are served by CKenergy Electric Coop and ONG. Other features of the home include a metal roof, covered porches, Generac generator, attached carport, cellar and septic system. A 10' x 20' insulated storage building with concrete floor and 30' x 40' metal barn with wood frame are also located on the property. This home would make an excellent home for any family!

**Terms:** 10% of sale price of real estate is due on the day of the sale with remainder due at closing. Taxes will be prorated at closing. Possession given at closing.

**Tract 2 & 3 (80 Acres Washita Co. Farmland):**

**80 ACRES WILL AUCTION AT 11:30 AM AT THE FARM!**

**Directions To The Farm:** From Hwy 44 & 152 Junction, go 3 miles West to N2110, then North 1 mile to E1180. This will be the SE corner of the farm.

**Tract 2:**

**Legal Desc:** Surface rights only: NW/4 of SE/4 of 29-10-19 WIM, Washita Co, OK containing 40 acres MOL

**About The Farm:** According to FSA records, this farm contains 34.71 acres cropland with the balance being grass and trees. Bases for the farm are 14.86 acres wheat with a 27 bushel yield and 19.84 acres generic with a 232 yield. The farm has a nearly new 6 wire steel fence on 3 sides of the property. This would make a nice addition to anyone's farming or cattle operation.

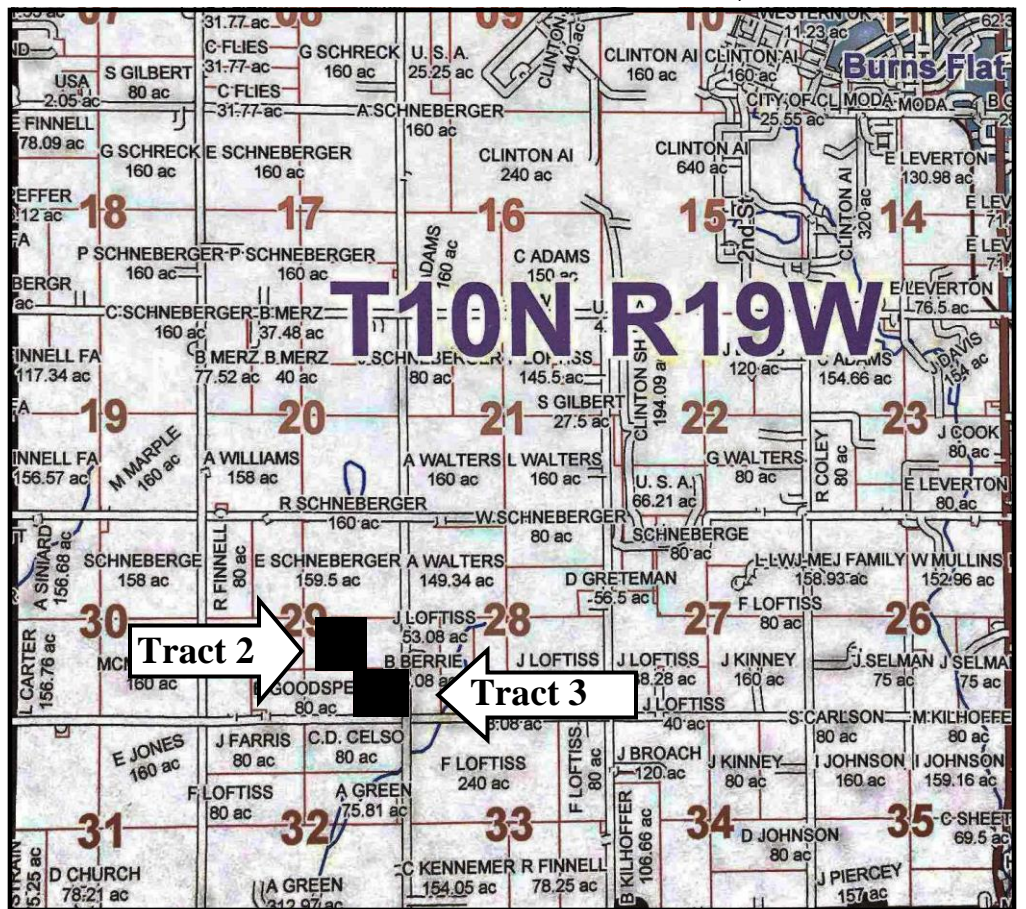
**Tract 3:**

**Legal Desc:** Surface rights only: SE/4 of SE/4 of 29-10-19 WIM, Washita Co, OK containing 40 acres MOL

**About The Farm:** According to FSA records, this farm contains 19.7 acres cropland with the balance being grass. Bases for the farm are 8.44 acres wheat with a 27 bushel yield and 11.26 acres generic with a 232 yield. This farm is completely in good Bermuda grass. The farm has a nearly new 6 wire steel fence on 3 sides of the property. Other features of the farm include a water well with new pump and pipe, a cattle shed/barn and an old farm house. This would make a nice addition to anyone's farming or cattle operation.

**Tracts 2 & 3 Terms:** 10% of sale price of real estate is due on the day of the sale with remainder due at closing. Taxes will be prorated at closing. Possession given at closing.

**NOTE: TRACTS 1 & 2 WILL SELL SEPARATELY, THEN TOGETHER**



### EQUIP WILL AUCTION AT 9:30AM AT THE HOME (VERY FEW SMALL ITEMS)

#### TRACTOR / RTV

- 1-2012 JD 5083E w/ H240 loader & bucket, 1241 hrs
- 1-2011 Artic Cat Prowler 700 HDX, 4x4, dump bed, 3 seater

#### MISC EQUIP

- 1-Pro Tank 500 Gal Sprayer w/ pasture tip & wand, PTO pump
- 1-5' Frontier Shredder
- 1-Bale Spike
- 1-Speeco Field Master Post Hole Digger, 3 pt
- 1-6' Limb Rake
- 1-Cat 2 Quick Hitch
- 1-12 V Sprayer
- 1-ATV Winch w/ mount, new
- 1-Pickup Bed Trailer

#### WELDER / TOOLS

- 1-Lincoln Eagle 10,000 Plus Welder/Generator on trailer w/ leads & quick connect cutting torch
- 1-Troy Bilt Pressure Washer
- 1-Hobart Plasma Cutter
- 1-Air Powered T Post Driver, new
- 1-Craftsman Finish Nailer
- 1-Senco Screw Gun
- 1-Airless Paint Sprayer
- 1-Lot Shovels, Scoops, Hoes, Ladders etc
- 1-Lot Misc Hand Tools
- 1-Lot C Clamps, Vice Grips, Straps, Jacks
- 1-Lot Screws, Nails, Chains, Truck Ratchet Straps
- 2-Metal Storage Cabinets

#### MISC

- 1-102 Bu. Triticale w/ shop made tandem axle grain cart
- 1-Arrow Backyard Storage Building, new in box
- 1-50 Gal Diesel tank w/ 12 V Pump
- 1-Set Aluminum 4 Wheeler Ramps
- 1-Spool Steel Cable
- 1-Lot Scrap Iron
- 1-Lot 2" & 3" Weld On Post Caps, new in box
- 1-Barrel Type Deer Feeder, new
- 1-Chain Link Dog Kennel
- 1-Lot 2 7/8" Tubing
- 1-Lot 3" Heavy Wall Pipe, 9' joints

#### CATTLE EQUIP

- 1-CM 6'x16' Stock Trailer, TA, tarp, wood floor
- 1-Bar Six 1200# Cake Feeder
- 1-Tarter Creep Feeder on skids
- 1-Priefert Head Gate
- 14-16' Priefert Panels
- 2-10' Priefert Panels
- 3-Priefert Gates w/ latches
- 1-Priefert Squeeze Chute
- 1-Priefert Crowding Pen
- 1-Lot Poly Bunk Troughs
- 1-Lot Cattle Panels, good
- 1-Lot Stock Tanks

#### Terms

Cash or check with positive ID. All merchandise sold "as is - where is". No property is to be removed from the premises until paid for. Sales tax will be charged unless copies of sales tax permits are provided.

**OWNERS: BODIE & TAMMI GOODSPEED**



ROBERT PUTMAN  
Auctioneer/Broker

WENDY PUTMAN  
Cashier

*"Service is our Strength"*

1409 Pheasant Run - Cordell, Oklahoma 73632

(580) 832-5714 Cell # (580) 660-1149 or (580) 660-0752

website: [www.putmanauction.com](http://www.putmanauction.com) email: [putmanauction@att.net](mailto:putmanauction@att.net)



Any announcements made day of sale supersedes all written announcements. Not responsible for accidents.