

# Estate Auction

10:00 a.m.  
October 15, 2011

## 102 Phillips Drive, Madill, OK



Pretty Brick Home, 3 Bedrooms, 2 Bathrooms, Large Living Areas, Sun Room, Gazebo, Deck, 2 Vehicle Carport, Nice Landscaping on wooded lot, Creek runs adjacent to back of property, Additional Lot Available.

**House & Vehicle will be Auctioned at Noon**



2006 Pontiac  
Grand Prix

7,200 miles



**Brenda Courtney, Broker**

**580-795-2608**

14110 Gary Rd, Madill, OK 73446  
[www.courtneyrealty.net](http://www.courtneyrealty.net)

**Open House Dates:**  
**Saturday, October 8, 2011**  
**10:00 am—2:00 pm**  
**Sunday, October 9, 2011**  
**2:00 pm—4:00 pm**

### Lots of Household Items, Antiques, Decorations, Furniture, Dishes, Jewelry & More!



Fostoria, Depression & Milk Glass



Stone China Midnight Dream



Copper Cookware & Molds



Tools, Leaf Blowers, Wheel Barrow, Gas Grill  
Patio Furniture, Swing, Cast Iron Bench  
Sofas, Chairs, End Tables, Coffee Tables  
Occasional Tables, Leather Recliners  
Dining Tables, antique buffet, sofa table  
Ethan Allen Dining Room Furniture:  
Hutch & Corner Hutch, Tea Cart & Table  
Tiffany Style Lamps, Oriental Lamps  
Antique Birds Eye Maple Bedroom Suit  
Brass King Size Bed, Triple Dresser  
Wicker Furniture & Shelves, Oak Chest  
Antique Desks, Filing Cabinets, Bar Stools  
Copper Umbrella Holder & Other Copper Pieces  
Gumball Machine, Antique Fishing Rods  
Antique Cameras, Equipment and Cases  
Antique Singer Sewing Machine in Cabinet  
Rugs, Hand stitched Table Runners & Doilies  
Milk Glass, Lu-Ray Dishes, Frankoma,  
Franciscan Ware, Hand Painted Plates  
Occupied Japan, Crystal, Silver Pieces  
Antique Salt & Pepper Shakers  
Old Chicago Cutlery, Corning Ware, Pyrex  
Corning Ware, Lots of Cookware  
8 Place Setting of China & Serving Dishes  
Pottery Dishes, Crocks, Rolling Pins  
1960 Games: Yahtzee, Card Games, Dominoes  
Antique Clocks, Pocket Watches & More  
Antique Record including 45's  
Washer, Dryer, Upright Freezer, Vacuums  
Small Appliances, Linens, Sheets, Towels  
Antique Quilts, Oriental Collectables  
WWII Military Uniforms, Wool Army Blankets  
Lots of Decorative Pieces, Vases,  
Lots of Books & Cookbooks, Pictures & Frames  
52" LG Flat Screen TV, Bose Radio, CD Player  
Antique Stereo System with Turntable  
Antiques Marbles, Political Pens, Foreign Coins  
Jewelry, Cuff Links, Watches, Pins





**Oriental Pieces**



**Antique Fishing Gear**



**Antique Writing Desk**



**Antique Oak Buffet**



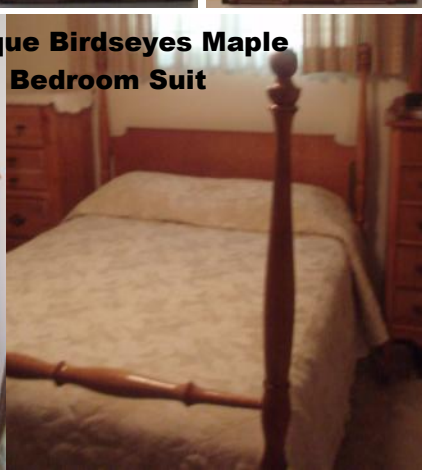
**Entertainment Center with Bar**



**Rice Paper Paintings**



**Antique Birdseyes Maple Bedroom Suit**



**Terms & Conditions**

Auction is open to the public. Property sells in its **AS IS, WHERE IS** condition with a good marketable title. Property sells subject to owner confirmation. Property sells for **CASH**. Buyer needs to have financing arranged prior to auction and proof of funding at auction. No minimum opening bid.

**Registration for Purchasers:** Buyer's must pick up a purchaser's packet prior to registering at the auction. Registration finalizes each bidder's agreement to the terms and conditions of sale as stated in the Contract and the Addenda which are incorporated by reference into your bidding. Terms of contract are final upon becoming the highest bidder.

**Escrow:** 5% of contract price on day of auction, balance at closing on or before 45 days from auction.

**Possession:** Granted at Closing.

**Inspections:** Shall be conducted prior to auction at buyer's expense.

**Closing Fees:** Seller shall bring abstract up to date; taxes will be prorated to day of closing. Buyer shall be responsible for all costs associated with loan closing costs. See contract and disclosures.

**Buyers Premium:** For buyers who utilized an additional Broker to provided services, there will be a 2% Buyers Premium due at day of auction.

**Real Estate Brokers & Sales Associates:** All licensed Brokers must properly register Buyers prior to sale. Licensed Oklahoma Brokers will be paid 2% of contract price at time of closing.

*Courtney Realty is a transaction Broker. All information contained herein was derived from sources deemed reliable, but is subject to verification by purchaser. Courtney Realty and Associates assume no responsibility for correction thereof and the sale offering is subject to errors, omissions, and changes. Announcements day of auction supersedes all other advertisements. All persons shall be on the premises at their own risk.*