

**LIVING
ESTATE**

LYLE AND NADINE BARNES

AUCTION

**Custom Home and 17 Acres - Barns - Shop - Stock Pastures
GMC Pickup - 3 Horse Slant Alum - EZ-Go Workhorse - Farm/Ranch - Household**

Saturday, February 18th, 2006 @ 10:00 a.m.

100 South Buckingham, Stillwater, OK

Directions: From 6th and Perkins Rd. in Stillwater, OK, go 2 1/4 miles East to Buckingham Rd. (just East of Brush Creek Rd), then North on Buckingham. Buckingham dead ends into the Barnes' Property. **WATCH FOR SIGNS!**

REAL ESTATE



AUCTIONEER'S NOTE - This is truly a one-of-a-kind showplace that offers peaceful country living that is a stones throw from town.

REAL ESTATE TERMS - \$5,000.00 day of Auction with the balance due at closing and upon approval of Title, 30-45 days from Auction.

CALL AUCTIONEER FOR REAL ESTATE VIEWING AND QUESTIONS: 405-533-2600 or go to www.pickensauctions.com for additional photos and details.

Legal: A 17 acre tract m/l in the W2SW4 of Sec. 17T19NR3E of the IM, Payne County, OK. Surface rights only

Custom built 3 bedroom, 2 bath brick country home on 17 acres m/l. The home was custom built for Lyle and Nadine by Tom Arthur in 1981 and has many unique features as only a custom home provides. Just a few of the amenities include a large kitchen with pullout drawers and lazy susans, which opens to the living and dining area. Lots of extra storage and built-ins, split bedroom plan and extra large basement under the 2 car attached garage. Also outside entrance to the utility/mudroom. Outside features many improvements including detached 24 X 40 RV/ boat enclosed garage with concrete floor and automatic overhead door. Also near the pasture area is a large shop/storage with lean-to's on each side for hay storage and shelter for livestock. The pastures are lush/well maintained Bermuda grass pastures that are fenced and crossfenced for rotation – all pastures are designed to accommodate horses and cattle including stocker calves. Lots of pipe/cable fencing and a good set of cattle working pens. The home is on city water and electric and natural gas.



SHOP AND GARDEN/OUTDOOR ITEMS

Snapper "0" radius riding mower-like new
Lawn Aerator • Hand and garden tools
Lawn sweeper • 2 Man bass boat • Lawn furniture
Picnic table • Husky chain saw 136
Post driver • Bench grinder
Shop tools-tool boxes • Coleman upright compressor
Wrenches - Come-alongs - Shop items
LOTS OF MISC. TOOLS AND FARM ITEMS

Auctioneer's comments - Lyle and Nadine have moved and are selling a super nice place that the pride of ownership shows through in every way. Everything about the Place and merchandise is in top shape and well maintained . Come out and enjoy another fun Pickens Auction – SEE YOU THERE!

SELLERS:

Lyle and Nadine Barnes

TERMS - Personal Property - Cash, Check w/Positive ID, Visa or Mastercard.



Any announcements made day of sale supercede all previous advertisement.

HOUSEHOLD

Whirlpool Refrigerator-bought new in Sep. '05
Freezers • Dining table and chair
Whirlpool Washer/Dryer-like new
Living room set-couch/chair & loveseat
Coffee table & lamps • Twin beds-Dresser
Bar stools • Color TV • Sweepers
Hide a bed • **BOX LOTS OF HOUSEHOLD ITEMS**
LOTS OF MISC HOUSEHOLD ITEMS

AUCTIONEERS

Gregg Pickens - Broker/ Auctioneer-405-747-9304
Ernie Pickens - Auctioneer - 405-880-7239
Bobby Priess - Auctioneer - 405-830-5880

www.pickensauctions.com

PICKUP - TRAILER - FARM/RANCH ITEMS - SADDLES - TACK

1993 GMC 2500 Supercab Diesel PU-66,500 act.miles
Southern Classic Aluminum 3 horse slant trailer
4 horse hot walker • T-posts-Elec. Fence posts & wire
EZ-Go ST480 Workhorse w/ elec dump bed-like new
1000# 3C bulk cake feeder • 4-wheeler/lawn mower trailer
Show box – blower & show tack • Horse feeders-Hay rings
WW squeeze chute w/ palpate cage • Stock Tanks
Cutting and Stock Saddles • Aluminum dog box
Several Cattle panels-(tubing and wire)
Cattle feed bunks-steel bottom • Fuel tanks-PU & overhead
LOTS of tack-bits-bridles-halters-spurs-chaps
8 - Round bales grass hay - 200 square bales prairie hay

GREGG PICKENS REAL ESTATE, L.L.C. 405-533-2600 HOMES • LAND AUCTIONS WWW.GREGGPICKENS.COM	PICKENS AUCTIONS 405-533-2600 COMPLETE AUCTION SERVICE www.pickensauctions.com
---	--