

LIVING ESTATE AUCTION

Sells Friday, September 28 @ 10:00 a.m.

LOCATION: In Stillwater, OK, the corner of 19th and Country Club.

PRIME STILLWATER REAL ESTATE ★ 2 HOMES - 8.25 ACRES - Pickup - Household

The Billingsleas' owned and lived on this corner for many, many years. Mrs. Billingslea has moved to assisted living and will sell a truly remarkable corner of Stillwater along with an entire houseful of furnishings, antiques and household items.

The chance of a lifetime to own **THE BEST CORNER IN TOWN!** Directly across from Stillwater Golf and Country Club, 1 mile from 6th Street and the new Wal-Mart. Close to schools, 8.25 acres, huge pond. Modern home and older farm house used as rental. Offered in 3 tracts, choice and combinations and **AS A WHOLE.**

TRACT #1- 4903 W 19th. Very comfortable, well kept home. Custom built for the Billingslea's in 1983. The home has 3 large bedrooms, 2 1/2 baths, oversized 2 car garage with in ground storm shelter and lots of storage. Large living area with rock fireplace and formal dining. Very well built home. Patio has fantastic view of pond and land. Very peaceful country setting. Large storage building. Offered on approximately 2 acres.

TRACT #2- The corner of 19th and Country Club. 2.25 acres with older home, carport, nice setting. Very desirable corner.

TRACT #3- A 4 acre tract fronting Country Club. Nice setting with loads of potential. The majority of the pond on this tract.

NOTE: Cell tower contract will transfer to purchaser of Tract #3 at the end of the current contract, which expires February 1, 2010. Seller is reserving income through the remainder of existing contract.

TRACTS WILL BE OFFERED INDIVIDUALLY, CHOICE AND COMBINATIONS, AND AS AN ENTIRITY.

Possibilities abound with this offering. Please look over before auction date and come prepared to buy a super nice acreage in a location that is second to none!

Can't Make it to the Auction? BID LIVE ONLINE!
Register for this event on proxibid.com and bid from the comfort of your home or office.

proxibid

877-505-7770

www.proxibid.com

NOT IN CITY LIMITS. BUYERS, PLEASE SATISFY YOURSELVES WITH THE AVAILABILITY OF UTILITIES FOR INTENDED USE.

Legal: A 600' X 600' tract in the NE4NE4 of Section 30, T19N-R2E of the IM, Payne County, OK. Surface only.

OPEN FOR INSPECTION

on 9-20 and 9-25 from 1-4 p.m.

Call Pickens Auctions @ 533-2600 or any Realtor®



**Broker
Participation
Invited**



REAL ESTATE TERMS
\$10,000 down per tract day of auction, balance due at closing and upon approval of title. 10% buyer's premium will be added to establish contract price.

Personal Property - Sells immediatly following the Real Estate

1994 Ford Ranger pickup, good condition, driven daily

Antique round oak table, nice

Dining table and 6 chairs

Hutch • Bar stools • Household items

Antique pottery including Roseville vase

2 King bedroom sets

Entertainment center

Antique glassware

Maytag washer/dryer

Living room furniture

Side-by-side refrigerator

Kitchenware • Tools

Troy Bilt riding mower

Outdoor and garden tools • Patio furniture

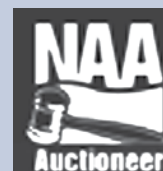
LOTS MORE - COMPLETE HOUSEFUL

Very Clean and Well Kept



Personal Property Terms: Cash, Check, Visa or MasterCard day of auction. 10% buyer's premium.

**ANY ANNOUNCEMENTS MADE DAY OF SALE
SUPERCEDE ALL PREVIOUS ADVERTISEMENT.**



SELLER:

Sue Billingslea Trust
Ms. Mary Bailey-Trustee

AUCTIONEERS:

Gregg Pickens - CAI Auctioneer/Broker
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Ernie Pickens, Auctioneer - 405-880-7293

Bobby Priess, Auctioneer - 405-830-5880