

# JKPARKER

## AUCTION & REALTY

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### O'Bryant Living Trust Auction

March 8, 2025 @ 10AM

Auction Location: 1526 N. Triple X Rd., Choctaw, OK 73020

**DIRECTIONS:** From Hwy 62 (NE 23<sup>rd</sup> St) and Triple X Rd., go south for .7 mile. Look for auction signs.

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

This 1,456 sq. ft. double wide home built in 1985 has 3 BRs, 2 Baths on 3 Acre Lot with several outbuildings. Choctaw School District. Easy access to all major highways.

### DON'T MISS THIS OPPORTUNITY – LOOK & INSPECT AND BE READY FOR AUCTION DAY

**Real Estate Terms:** 10% down day of auction, non-refundable, 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.

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](http://www.jkparkerauction.com).

### Auction Preview – Friday, March 7<sup>th</sup> from 2 – 6 pm

2008 GMC Sierra

1995 Chevy 3500 DRW Diesel 5 sp Manual 220,616 miles

1999 Chevrolet Tahoe 220,585 miles

New Holland 1320 with 7308 Loader & Backhoe 1,740.8 hours

International Harvester 284 Tractor

Allis Chalmers C Tractor

Gooseneck Trailer 21' x 6 1/2' Deck

Drop Tailgate Trailer 6' x 10'

Bumper Pull Trailer 16' with Winch

Bumper Pull Trailer 15' x 6' no Deck

Cub Cadet ZTI 42" 22hp Kohler Zero Turn

(2) 20' Shipping Containers

Cracker Box Welder

Yard Tools

Shop Tools

Chop Saw

Craftsman Band Saw

Fishing Poles

3pt Ford Flair Mower

3pt Tiller 5'

5' Box Blade

Bottom Plow

Sweeps

Planter

Livestock Feeder

Rebel Custom Bass Boat

Pipe

Drag Road Grader

Welding Table on Skids w/Winch

Horse Panels

Clarke Drill Press

Yard Weeper

Tillers

Chain Link Fence  
Coleman Lanterns & Stoves  
Electrical Wire  
Plate Steel  
Scrap Metal  
Utility Truck Box  
Ladder & Ladder Racks  
Upright Piano  
Glassware  
Pots & Pans  
Entertainment Center  
Kitchen Table  
Chairs  
Dressers  
Bedroom Set  
Steamer Trunk  
China Hutch  
TVs  
Wood Bar Stools  
Oil Hurricane Lamp  
Tins  
Bibles  
Washer & Dryer

**PLUS MANY MORE UNLISTED ITEMS**

**TERMS:** Full settlement day of sale by CASH or CHECK Only. We DO NOT take credit cards. NO BUYERS PREMIUM.

All buyers must register with a current driver's license. Please bring a copy of your tax-exempt number or tax will be collected.

The auction will be controlled by the Auction Company, and they reserve the right to add lots, consolidate lots, break down lots or delete lots. Any announcement made date of auction shall supersede any previous advertisement or statement and shall prevail as the final terms and conditions.

Although the information published herein is from sources deemed reliable, the Auction Service does not warrant the accuracy, genuineness, authenticity, condition, description, age, count or measure on any lots specified herein. Prospective buyers should satisfy themselves by personal inspection as to the condition and authenticity of each lot before bidding.