

# ~ AUCTION ~

**Bob & Sue Pattison**

**HOMESTEAD ON 55 ACRES  
FARM MACHINERY & HOUSEHOLD**

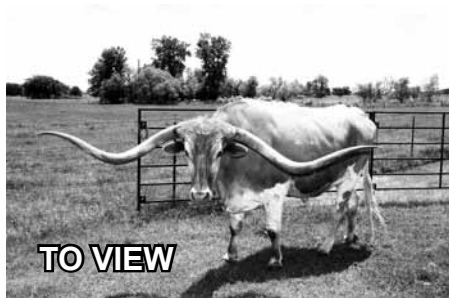
**10 AM SAT. APR. 17, 2010**

**POCASSET, OK - GRADY CO.**

2 Mi. West of Hwy. 81 on CR 2850. Pretty Little Ranch with 5/16 mile Blacktop Road Front. Bob and Sue have bought an acreage in Comanche Co. to be near their grandkids - Selling all listed.



**BRICK HOME - 1630 SQ. FT.**



**LONGHORN STEER  
8-1/2' HORN SPAN**



**NEW BARN 60' X 60'**

- ✓ RED BRICK HOME W/NEW RED METAL 26 GA. ROOF
- ✓ 1630 SQ. FT. W/3 BEDROOMS - 1-1/2 BATH - LIVING ROOM - DINING ROOM - KITCHEN - MUD ROOM W/SHOWER - 2 CAR GARAGE - 2 PLACE CARPORT.
- ✓ PATIO ON EAST - SHADED BY BEAUTIFUL PINE TREES
- ✓ NEW STORM CELLAR - 2008 ELECTRIC CA/H W/PROPANE BACKUP
- ✓ RURAL WATER - ALL ELECTRIC - PROPANE
- ✓ 3 ACRE LAKE - IMPROVED BERMUDA PASTURE
- ✓ BIG NATIVE TIMBER IN DRAW BELOW LAKE
- ✓ GREAT WINTER WIND PROTECTION & SUMMER SHADE
- ✓ NEW 40' X 60' BARN W/OVERHEAD DOORS
- ✓ 10' SHEDS ON BOTH SIDES OF BARN - TACK ROOM
- ✓ CATTLE SHEDS - STEEL PENS - CONCRETE BUILDING PADS
- ✓ NEW COJAC 8' X 16' PORTABLE STORAGE BLDG.
- ✓ PERIMETER & CROSS FENCED

### CB Comments:

*This is a beautiful little ranch show place. The past several years, this place has been home to some fancy registered Texas Longhorns. A-OK for any kind of livestock - Great place to live and raise a family in a nice community.*

### ~ PRIME LOCATION - LOCATION - LOCATION

REAL ESTATE TERMS: 10% DOWN. BALANCE & POSSESSION ON CLOSING. 2009 TAXES: \$689.00. 2010 TAXES PRORATED. FINAL SALE IS SUBJECT TO OWNER'S CONFIRMATION. LEGAL: SE/4 SE/4 & SE NE SE & E2 SE SW SE SEC. 36-9N-8W. 55 ACRES W/IMPROVEMENTS LESS MINERAL RIGHTS.

**TO VIEW CONTACT BOB OR SUE PATTISON (POCASSET) AT 405-459-9949  
OR BROKER CHARLIE BROWN AT 405-222-0330**

### FARM EQUIPMENT

- MASSEY FERGUSON 240 DIESEL TRACTOR W/242 LOADER
- 90 FORD 1 TON FLATBED W/HYDRA SPEAR
- M & W ROUND BALER - 4X5 - EX. COND.
- JOHN DEERE 224 WS SQ. BALER FIELD READY
- FORD NEW HOLLAND 451 MOWER - LIKE NEW
- CM 2400 VICON MOWER ON STONEY PT. DOLLY
- SR 110 KUHN HAY RAKE - NEW
- JOHN DEERE 660 HAY RAKE
- 12 BALE HAY MOVER W/HYDRA. JACK
- FORD 20' TANDEM DISC - DOUBLE FOLD
- SHAEFFER 17' OFFSET DISC - SINGLE FOLD
- KRAUSE 14' CHISEL W/HARROW ATTACH
- 24' SPRINGTOOTH DOUBLE FOLD
- JOHN DEERE #960 25' FIELD CULTIVATOR
- 6' DISC - 6' ANGLE BLADE
- SPRAY RIG ON 3 PT. - 100 GAL - 25' BOOM - PTO
- CRAFTSMAN 17.5 HP RIDE MOWER
- 2 - HONDA 4 WHEELERS A-OK



### TRAILERS - FEEDERS - ETC.

- S & H 24' STEEL TOP STOCK TRAILER - 3 COMPARTMENT
- GOOSENECK 30' FLATBED W/3 AXLES
- W & W 20' GN STOCK TRAILER W/BOW TOP
- JOHN DEERE GRAIN CART W/AUGER
- 2 - METAL PORTABLE FEEDERS
- 4 - METAL ROUND BALE FEEDERS
- SHOW HALTERS - FEED & WATER BUCKETS - PANS
- 20' IMPLEMENT TRAILER W/DOVE TAIL

### FURNITURE & ETC.

- ROUND OAK END TABLES - MATCHING DRESSER
- CHEST & END TABLE - RECLINERS - RUGS - PICTURES
- VACUUM - REFRIGERATOR - CHARLES RUSSELL PRINT
- ANTIQUE COOKIE JAR COLLECTION
- NEW 110 WINDOW AIR COND. - MARLIN 22 MAG. RIFLE -
- ASSORTED SHOP & HAND TOOLS - NORMAL HOUSEHOLD

**CHARLIE BROWN AUCTION CO.**

**405-222-0330 - CHICKASHA, OK**

**AUCTIONEERS CHARLIE BROWN & LARRY HOWARD**

**www.charliebrownauction.com**

