

# Auction Real Estate & Personal Property

At Hwy 127, Alabam, Arkansas

Sat. October 8th, 2011 at 10:00 AM.

479-361-9001 WWW.GIFFORDAUCTION.COM 479-422-9779



2006 Dodge 1500 4X4 Hemi 5.7 liter Leather heated (Reserve)  
1998 Dodge 1500 4x4 automatic, Quad-cab  
1999 Star-lite 3 Horse Slant with living quarters  
4X8 Utility Trailer  
16ft Flat Bed Trailer  
Poultry House Keeper Lewis Bro Mfg with Spinner  
20F Massey Ferguson Industrial Tractor  
Tack, Girths, Blanks, Bridles-some new  
16" Big horn 263 Saddle, 14" Riding Saddles  
John Deere Brush Hog  
16ft Aluminum 2 man Flat Bottom Boat  
12 ft Aluminum 1 man Flat Bottom Boat  
Yard Machine 5hp Rear Tine Tiller  
Black Truck Tool Box, Large lots of Tools  
Bench Grinders, Lots of misc. Tools  
Minnow Traps, Lots of Fishing Tackle  
10 ft Feeder, Picnic Table and Swing  
2 over 2 Carved Oak Dresser with Mirror - Antique  
Furniture-Antique and Modern  
Stainless Steel Table on Coaster  
Wardrobe with Mirror Nice, Oak Wardrobe  
Cabinet with Glass Doors, Table with 6 Chairs  
Pool Table—Slate Top  
Leather Recliner, Leather Sectional, Leather Sofa  
Cherry wood Coffee and End tables  
Game Table with 4 Chairs  
Sofa, Stereo, Hat Rack, Old Chairs  
4 drawer Chest, 6 Drawer Chest  
TV Stand, Office Chairs, Stool, Floor Lamp  
Cast Iron Tub, Garden Tub  
3 Drawer Dresser w/mirror  
3 Tier Round Table, Mahogany Coffee Table  
Large Lot of Old Pictures  
Pineapple Poster Bed - Antique  
Dresser/Mirror- Antique, Wingback Chairs  
Pr Round Mahogany Table - Nice, Mahogany Table - nice  
Oak Coffee Tables and End Tables,  
Knee Hole Desk, Wicker Hamper  
White Metal Twin Bed  
Mahogany China Cabinet - Nice  
Cedar Wardrobe, Oak Blanket Chest  
Buffet with Marble Top  
Oak Table with 6 Chairs, Big Screen TV 52"

Display Cabinet, Old Rocker  
Metal and Slate Coffee Table and 2 End  
Retro Red Ashtray on stand, Deer Mounts  
Lg. Lot of Baseball Cards, Yamaha Keyboard  
Kenmore Dishwasher, Kenmore Refrigerator - Black like new  
Lg. Lot of Western Boots, Lg. Lot of Jackets and Cameo  
Lg. Lot of Glassware- Hobnail, Fenton, Carnival  
Lg. Lot of Belt Buckles, Lot of Zippo Lighters

**Property #1: 5 Acres M/L with 3 Bedrooms, 1 Bathroom, 2 Car Garage. Approx. 2500 SqFt Heated. Guest House / Game room, Cellar, Implement Shed, Small Lake with Boat Shed and Dock.**

**Property #2: Home on 1 Acre. Approx 1500 SqFt Heated and Cooled. 3 Bedrooms, 2 Bathrooms.**

## Directions

**From 412 Express and McDonald's go east on HWY 412 approx. 3 miles turn left (north) on HWY 127 go 1 mile to sale SITE.**

**From Marble go approx 7 miles to 127 and turn right (north) on HWY 127 go 1 mile to sale SITE.**

**From Clifty go south on 23 until you reach Forum and turn left (east) and go about 4 miles until you see the signs.**

## TERMS OF REAL ESTATE

**INSPECTION:** The properties may be inspected by appointment.

**EARNEST MONEY DEPOSIT / TERMS:** Earnest money deposit may be paid in cash, cashiers check, or personal check. The successful bidder on the property will be required to sign a real estate purchase agreement immediately upon the conclusion of bidding and deliver a check for \$5000.00 as earnest deposit. Balance due in full within 30 days. Sellers Guarantee good title. If buyer fails to fulfil his/her obligation, the earnest money will become liquidated damages.

**FINANCING:** We suggest you contact your lender well in advance of the sale date.

**ALL LAND / IMPROVEMENTS:** Will be sold on "as is / where is" basis All information is from sources deemed reliable but not guaranteed. Prospective buyers are invited and urged to inspect the property prior to auction date and satisfy themselves as to acreage's, boundaries, condition of improvements, etc.  
**NO WARRANTIES OR GUARANTEES ARE EXPRESSED OR IMPLIED.**

**MAILBIDS:** In the event you can not attend this auction, you can bid on a special bid form, 72 hours prior to sale time. Contact Auctioneer for details.

This auction is to settle the Denny Sikes estate.