

★ ★ Beautiful Home Building Sites, and Pasture! Multiple Acreages Available ★ ★

# REAL ESTATE - EQUIPMENT & TOOLS AUCTION

SAT., JULY 21 - 10:00 AM  
ARPELAR, OK

OWNERS: MIKE & BECKY McWILLIAMS

**DIRECTIONS:** Arpelar is 11 miles West of McAlester on Hwy 270. From Arpelar go 1 mile South on South Arpelar Rd. (North 3960) then 1/4 mile East on Pine Hollow Road. Signs will be posted!!

## REAL ESTATE - Real Estate Sells at 12 Noon

**AUCTIONEERS NOTE:** The McWilliams have sold their home in McAlester & are moving & have commissioned Coffee-Haney Auction & Real Estate to sell the following items at public auction. The nicest, newest, cleanest equipment & tools we've ever sold. Don't miss your opportunity to buy some very nice items.



**TRACT 1 - LEGAL DESCRIPTION:** E2 SW SW & W2 SE SW SECTION 5-5-13 40 acres m/l surface only A super clean 40 acres with beautiful home building sites. This tract has a large pond, brand new **40x50 enclosed** shop building with foam insulation, double walled, wired, 2- 14x14 garage doors with electric openers, a 16x50 shed with a 28 ft concrete approach, and also a 30x40 ft metal barn with slab and a 12x40 shed that is wired with 2 sliding doors. Property has a new pipe entrance way and new fences.

**TRACT 2 - LEGAL DESCRIPTION:** E2 SW NW & W2 SE NW & E2 NW SW & NE SW & E2 SE SW SECTION 5-5-13 120 acres m/l surface only. This 120 acre tract has access on the South along Pine Hollow Rd. & on the North from East Arpelar St. - tract could be used as pasture or divide into multiple home building sites.

**TRACT 3 -** Combination of tract 1 and tract 2 together 160 acres m/l surface only

**TRACT 4 - E 208.7' OF S 417.4' OF SE SE SE: SEC 6-5-13.** 2 acres m/l surface only. This tract is at the intersection of South Arpelar road (N3960) and Pine Hollow road. It is a clean and open tract with a water meter that would be the perfect location to build a new home or move in a modular home.

**TERMS AND CONDITIONS:** The successful bidder will be required to deposit 10% of the total purchase price into escrow the day of the auction. With the balance to be paid upon the date of closing. The owners will furnish an up to date abstract and guarantee clear marketable title to the property. The property will sale subject to owner's final approval.



*View Property Anytime!*  
Real Estate will be offered by Coffee-Haney Auction & Real Estate and First Realty Inc., Donald Pryor, Listing Agent

### TRAILERS



★ Heavybilt 5- bale gooseneck round bale trailer - can dump single bale or all ★ 4 ft. x 8 ft. bumper-pull trailer with a Hobart 225 amp. Gas welder, has Kohler engine, Hitachi twin cylinder gasoline air compressor & tool box ★ 7 ft. x 12 ft. East Texas flat bed single axle trailer with fold down end gate & wrap around tongue ★ 16 ft. half top stock trailer

### TRACTORS



★ John Deere 5100E cab/air 4x4 tractor with a John Deere 260 loader, 100 hp engine with approx. 700 hours (extra clean and nice, like new condition!) ★ John Deere 6125M Cab/air 4x4 Tractor 125hp on the engine, buddy seat, with approx. 900 hours. (Extra slick & clean)

### SHOP EQUIPMENT

**ALL IN EXCELLENT TO LIKE NEW CONDITION!**

★ Craftsman 3-ton floor jack ★ New in box Kobalt 3/4" standard socket set ★ Instapower jump box ★ DeWalt rechargeable tools 18 and 20 volt ★ New in box DeWalt 18-volt grease gun ★ New Crescent 40-piece socket ★ Lots of sockets and wrenches of all kinds and sizes (craftsman & other brands) ★ Bosch hammer drill ★ Lots of good screw drivers & pliers ★ Several new drill bits ★ Montezuma 4 ft. x 2 ft. 10 drawer roll around table top tool box ★ Come-a-longs ★ Kolbalt 20 volt rechargeable impact wrench ★ Lots of new hardware ★ 5 ft. x 3.5 ft. 20 drawer roll around up right tool box ★ Milwaukee Sawzall ★ DeWalt 4.5" hand grinders ★ Lots of pneumatic tools ★ Craftsman torque wrench ★ Delta bench grinder ★ Craftsman drill press ★ New metal shelves ★ Knife sharpener ★ New, in the box oxy-acetylene outfit ★ Face shields ★ Automatic battery charger ★ DeWalt electric drill ★ DeWalt Sawzall ★ Palm sander ★ Belt sander ★ Kobalt 2 ft. x 3.5 ft. 3 drawer work table ★ 4 - 6 ft. x 2 ft. x 6 ft. metal shelves ★ Ratchet straps ★ Thermal arc welder ★ Vicon welding helmet ★ Shop vac ★ Levels ★ 6 ft. fiber glass ladder ★ Ultra HD 5.5 ft. x 3 ft. 2 door metal cabinet ★ Hy-Flow 220 heated power washer with hose reel ★ New 35 gal. pneumatic grease pump ★ 5 ft. x 6 ft. insulated cabinet ★ 4 ft. x 6 ft. heavy duty welding table on rollers ★ Roll around tool boxes ★ New propane bottles (full) ★ New grease guns ★ 2-door roll around metal cabinets ★ Kobalt compound miter saw ★ Porta cable chop saw ★ Hy flow diesel heater ★ Cutting torch, hoses, gauges, & cart ★ 3350 watt generator ★ DeWalt upright 80 gal. air compressor (new, never been hooked up) ★ Kobalt wheel barrow ★ Chains & boomers ★ Stihl MS250 chainsaw ★ Craftsman tool box ★ C-clamps ★ Rechargeable grease gun ★ Stihl pole saw ★ Propane torch, bottle & cart ★ 4 ft. Ports-Cool water cooler



### UTV & LAWNMOWER



★ Gravelly Pro-Turn 460, 60" cut zero-turn lawnmower w/FX1000 Kawasaki engine, dual gas tanks w/approx. 50 hrs. (1 owner, like new!!)

★ 2017 Polaris General 1000 DOHC 4 x 4 with a lift kit, 14" wheels & tires, light bar, & stereo system. Less than 100 hrs. (1 owner, like new!!)

### OUTDOOR FURNITURE & MISC.

★ Lifetime outdoor furniture table & 4 chairs ★ Heavy duty RV cords ★ Several new jugs of Rotella motor oil ★ Coors light and Shiner Bach working neon signs ★ Yeti 75 qt. cooler ★ Yeti 45 qt. cooler ★ 2- Yeti 20 qt. coolers ★ Pelican 45 qt. cooler ★ Handmade grandfather clock ★ Metal detector ★ Handmade quilts ★ Blue ox tow bars ★ Cast iron pots with lids ★ Mongoose Trex bicycle ★ Several Carhartt coats ★ Outdoor chairs ★ Northface bag ★ Keurig coffee maker (new) ★ Camping cookware ★ Gas cans ★ New shocks for 2012 Dodge 2500 ★ Short wheel base truck bed/sliding shelf ★ 8 ft. x 3 ft. outdoor table ★ Diving board ★ Leather chair and ottoman ★ Robot pool cleaner (new) ★ 2 sets of 8 hole 20" Dodge rims & tires ★ Bradley smoker ★ 2 portable gazebos ★ 4 - 5 gal. buckets of Valspar sealer ★ New sink ★ New toilet ★ DeWalt ice chest ★ Lots of new cleaning supplies ★ Spotlights ★ Several really good name brand rods & reels ★ Lots of good new fishing lures and line ★ Other miscellaneous fishing equipment ★ 1 gal. of Remedy Ultra ★ Complete propane turkey fryer ★ New, in box electric hot plate ★ New water hoses ★ New remote-control ceiling fans ★ Propane heaters ★ Fish fryers ★ New 2x4s & 2x6s

★ Some Really Nice Furniture

**PLUS LOTS MORE MISCELLANEOUS**

**TOO NUMEROUS TO MENTION!**

### FARM EQUIPMENT

★ Bushwacker Mod. ST 180 elite 15 ft. batwing brush hog, still under factory warranty (like new) ★ Bushwacker Mdl. MD 124 true 12 ft. batwing brush hog, still under factory warranty (like new) ★ 8 ft. offset disc (like new) ★ Work-Saver hydraulic post driver ★ 5ft., 3 pt. finish mower ★ 6 ft. 3 pt. brush hog ★ Athens 153 16 ft. tandem disk on hydraulics ★ Pasture drags



### STORAGE CONTAINER



★ 20 ft. all-steel storage container (like new)

### PREVIEW

**FRI., JULY 20TH 5:00-7:00 PM**  
For additional pictures check out our website at [www.coffee-haney.com](http://www.coffee-haney.com)

Auctioneer/Broker:  
**KEVIN HANEY, 580-927-5029**  
Auction Manager/Broker:  
**JOEL COFFEE, 580-927-5563**  
Auctioneer/Sales Associate:  
**GARY CRAWLEY**

Auction Conducted By:

**COFFEE-HANEY AUCTION**

**& REAL ESTATE CO.**

**231 N. Mississippi • Atoka, OK 74525 • 580-889-3497**

*See You at the Auction!*

Announcements day of sale supersede all previous advertisement.

Property Owner or Auction Service will not be responsible for theft or accidents.

[haneyauction@yahoo.com](mailto:haneyauction@yahoo.com)