

Property/Area Information: This property lays in close proximity (1 mile) of Mercy Hospital, Gaillardia, and numerous shopping and eating establishments.

Taxes: will be prorated to the day of closing.

Minerals: Do Not Sell

Water: Oklahoma City water has a 12" line on the east side of Rockwell

Sewer: Septic

Zoning: Agriculture

School District: Deer Creek Schools

GPS Coordinates: 35,37,35N; 97,38,20W

Internet Bidding: will offered by logging on to www.lippardauctions.com 48 hours prior to auction date. Neither Seller or Auction Company are responsible for loss of signal by either side.

Co-Brokerage Guidelines: must be registered with Auction Company 48 hrs prior to the day of the auction. Call Auction Company for Co-Broke Agreement.

Terms/Conditions: 10% **Buyers Premium** will be added to the high bid price to establish the total contract price. 10% of the total contract price will be placed in escrow the day of the auction with the balance being due upon delivery of marketable title. All information has been taken from sources believed reliable; however, no guarantee is being made by the Auction Company or the Seller. Buyers should satisfy themselves as to any inspections prior to bidding. Seller is a licensed real estate broker. Any announcements made the day of the auction supersede all advertising.



1102 W. Broadway
Enid OK 73703

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**ABSOLUTE AUCTION
COMMERCIAL
DEVELOPMENT
BUILDING SITE
16.234± ACRES
EDMOND- OKLAHOMA CITY AREA
“NO MINIMUMS OR RESERVES ON TRACT # 2”
MON OCT24th 10 AM**

COMMERCIAL * DEVELOPMENT * BUILDING SITE EDMOND- OKLAHOMA CITY AREA

Location...Location...Location!

Absolute Auction
16.234± Acres
“NO MINIMUMS OR RESERVES
ON TRACT # 2”

MONDAY ~ OCTOBER 24, 2011 ~ 10 AM

AUCTION LOCATION: On site- From the intersection of Rockwell and N.W. 150th Street Edmond, Oklahoma 73034, go ¼ mile north on Rockwell (watch for signs)



**Lippard
Auctioneers, Inc**

**866-874-7100
LippardAuctions.com**

Location...Location...Location!



Tract # 1

5.200 acres $\pm$ in the SE/4 of 5-13N-4 W.I.M. Oklahoma County, OK. more particularly described in survey.

(This tract being sold subject to seller confirmation)

This tract has approximately 347.57 feet of frontage on Rockwell and is 723.76 feet deep. This tract would be an excellent building or development site. The land is slightly rolling with some timber and grassland.

Tract # 2

11.034 acres $\pm$ in the SE/4 of 5-13N-4 W.I.M. Oklahoma County, OK. more particularly described in survey.

(This tract selling Absolute to the highest bidder)

This tract has approximately 250 feet frontage on Rockwell and is 1,318.74 feet deep. This tract is rolling terrain with lots of secluded timber, grassland, and pond. The property offers excellent wildlife, development potential or an excellent home building site.

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