



Open House Schedule:
August 30th, September 13th & 23rd
5-7PM.

Legal Description: a 29.5 acre tract located in the NW/4 of 26-7N-6 W.I.M. Grady County, OK. More particularly described in metes and bounds.

Taxes: \$1,668.05. 2011 taxes will be prorated to the day of closing.

Water: private water well (very good)

Sewer: private septic tank system

Possession: will be given at closing.

Internet Bidding: will be available on the real estate and a few select personal property items by logging on to www.lippardauctions.com. Neither Auction Company nor Seller is responsible in the event of loss of signal by either side.

Terms: 10% Buyers Premium will be added to the high bid price to determine 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.

Terms on Personal Property: 10% Buyers Premium! Cash, Approved Check, Visa, MasterCard, Discover, American Express. All information is taken from sources believed reliable; however, no guarantee is made by the Auction Company or the Seller. Buyers should satisfy themselves as to any inspections prior to bidding on real estate. Any announcements made the day of the auction supersede all advertising.

Sellers: Mark & Sandy Meyer

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Metal Shop Building**

29.5± Acres * Chickasha OK

**Newtonian Telescope * Home
Furnishings * JD Mower & More!**

ABSOLUTE AUCTION

30 Miles from Norman OK

**Monday
Sept 26th
10AM**



Absolute Auction

Custom Built 2,400± Home

Metal Shop Building

Chickasha OK

29.5± Acres

Newtonian Telescope

Home Furnishings * JD Mower & More!

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**MONDAY
SEPT 26th
10 AM CST**

AUCTION LOCATION: 1753 Hwy 62 East, Chickasha OK 73018 (near N2910 Road) from the intersection Hwy 44 & 62 east of Chickasha, Ok, go 6 miles east on Hwy 62

This unique property consists of approximately 29.5 acres of rolling terrain with picturesque views. The property is improved with a custom built 50'x75' metal building with a beautiful custom built 2,461 sq ft of living area home in one side of the building offering 2 bedrooms, 2 ½ bath. property features 2 levels with the ground level comprised of 1 large bedroom 15' x 21' main room with a 6'.6" x 21' walk-in closet and a large bathroom w/Jetta tub, Granite counter tops, separate tiled shower, and double vanity. There is the great room 22'x23' with wood flooring, ½ bathroom and a vent less gas fireplace that opens in to the Kitchen 7'.6" x 25' with built-in double oven, 5 burner gas cook top, dishwasher, custom sink, Granite counter tops and custom cabinets w/ large pantry room. The utility room, 12'x14'.5" has custom cabinets, mud sink, washer/gas dryer hookups, drop down ironing board, tile flooring and a 6'x6'x6'.7" above ground steel tornado shelter Family Safe room. The upstairs is complete with full bath large bedroom 15'.5" x 21' with a walk-in closet, carpeting and storage room. The home has an excellent 16 SEER A/C & heat pump w/propane emergency heat with integrated humidifier. There is R-30, air gap, and R-6 double insulated walls and R-30 I ceilings. There is also R-30 insulation between floors for quietness! This home has too many amenities to list (see website for additional lists of technology, etc). The balance of the home consists of shop area with 2 12'w x 14' overhead doors, 2 walk-in doors, 7" concrete flooring, 120/220 wiring, RV drop, mud sink, lots of storage area, etc. The property has a nice gate entryway, sprinkler system, and garden area w/sprinkler system, insulated well house with phone, Generator transfer switch, perimeter fencing and all underground utilities. The land is comprised of good Blue Stem and Common Bermuda grass, timber, and 2 ponds, providing excellent scenery and hunting. This is a must see property, be sure to contact Troy Lippard 580-747-6747 for an appointment to view the home, or see open house schedule.

Personal property will sell immediately following the Real Estate!



Sellers: Mark & Sandy Meyer

Personal Property: John Deere LA145 riding mower, 48" 22hp, 359 hrs; John Deere 17P yard cart; DR field & brush pull type mower 17hp, 116 hrs, 45" cut; several yard power tools, garden tools; ladders; Frigidaire s/s refrigerator; Kenmore washer; Kenmore gas dryer; Newtonian 10" Reflector Telescope Weber gas outdoor grill; patio furniture; Jamestown Sterling queen poster bed w/matching night stands and dresser w/mirror; twin bed (bunk beds) w/matching chest and night stand, small desk w/chair; maple quilt rack; 2-Bayer love seats; high back & low stripped occasional rocking chairs; wood entertainment center; doll house; oval gate leg table w/4 chairs; area rugs; Sony 25" television; Sony surround sound system; table and floor lamps; office chair; office desk; lots more!



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