

# COUNTRY LIVING \* 5 ACRES \* HOME \* BARN AIR BOAT \* PERSONAL PROPERTY AUCTION

WEDNESDAY  
JULY 20, 2011  
10 AM

**AUCTION LOCATION:** from Hwy 33 & 81 in Kingfisher, Oklahoma, Go  
3.5 miles east on Hwy 33, then 5.5 miles south.



**Suggested Starting Bid \$80,000**



**SELLER:  
SAM &  
PATTY  
GOODWIN**

This nice country home is situated on 5 acres more or less. According to a recent appraisal there is approximately 1,758 sq ft of living area in this home. There are 3 bedrooms, 2 full baths, living area, and an open kitchen/dining room area. The kitchen has built in G.E. dishwasher, G.E. Refrigerator, Kenmore gas stove and lots of cabinets. There is also a large utility/mud room with Roper washer and Kenmore dryer. There is a full basement with lots of storage area that also contains the hot water tank and central heating furnace. The home has nice tile, wood and carpeting throughout, ceiling fans, 2 window unit air conditioners, 1 –wood stove and recently updates with windows, plumbing, wiring and new roof last July. The home also features a nice covered porch and sun room (sun room 1 year old). There are several out-buildings including: 22' x 30' detached garage, 32' x 48' barn with water/electric and other smaller buildings. This is a really enjoyable setting with mature shade trees and peace and quiet! For an appointment to view the home contact the Auction Company!

**Legal Description:** a 330' x 660' tract of land containing 5 acres more or less in 17-15N-6 W.I.M. Kingfisher County, Oklahoma

**Taxes:** \$635.84 **Possession:** Will be given at closing. **Water:** There are two wells (1 w/submergible pump and 1- w/hand pump), and a small catch water pond. **Gas:** ONG natural gas.

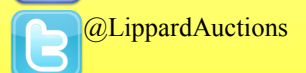
**Auctioneers Note:** U.C. Lippard Auctioneers, Inc is please to offer this very nice home at public auction. The Goodwin family is relocating to Oregon to be closer to family. This is an excellent opportunity to purchase a nice country home with good roads. A current appraisal has been done for the buyer's convenience!

**Terms on Real Estate:** 5% of the total purchase price is to be placed in escrow the day of the auction with the balance being due upon delivery of marketable title.

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# COUNTRY LIVING \* 5 ACRES \* HOME \* BARN

## AIR BOAT \* PERSONAL PROPERTY AUCTION

**Personal Property will sell immediately  
following Real Estate!**

**Air Boat:** Very Nice 17.5' custom built airboat with 350 4 bolt main-cam engine, 29" transom, and a 72" prop. Boat has been designed similar to the Diamond back air boats. A custom built trailer will also sell with the boat!

Very

**Personal Property:** Duncan Phyffe drop leaf table w/matching buffet; 2-bar stools; small curio cabinet; matching hide-a-bed sofa and occasional chair; trundle bed; full size poster bed and chest; large oak table; large chest of drawers; several televisions; large entertainment cabinet; 2- small wood desks; several antique chairs; Victrola cabinet; treadle sewing machine; book cases; stacking book case; coffee table; sofa; old camera collection; 100+ Golden children books; mirrors; lots of cooking related items; miniature duck collection; Bissell steam cleaner; exercise equipment; misc hand tools; metal lawn chairs; metal wagon wheels; walking plows; yard ornaments; extension ladder; 25 gallon yard sprayer; **7.5' x 23' cotton trailer**; goat/hog cage; cast iron pot; lots more!

**Terms on Personal Property:** Cash, Approved Check, Visa, MasterCard, Discover, American Express. All information is 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. Any announcements made the day of the auction supersede all advertising.

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**Internet Bidding:** Real Estate and air boat will be available for online bidding by logging on to [www.LippardAuctions.com](http://www.LippardAuctions.com) (**online bidding**). Neither Seller or Auction company are responsible in the event of loss signal by either side.



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Lippard Auctioneers, Inc  
1102 W. Broadway Ave.  
Enid OK 73703

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5± ACRES HOME  
BARNS ~ KINGFISHER  
OK AIR BOAT  
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