

320 ± ACRES * CROPLAND * CATTLE PRODUCTION
LIVING QUARTERS * BLACKTOP FRONTAGE
AUCTION **GARFIELD COUNTY, OK.**

Monday May 9th
10:00 A.M.



Auction Location:

2521 W. Bison Road, Bison OK, go ½ mile South on Hwy 81 to the Bison blacktop, go West 1 mile to land be sure to watch for signs. Auction will be conducted on site at Tract 1.

Seller: Bret L. Wilson



**United
Country**

580-237-7174

LippardAuctions.com

**Lippard
Auctioneers, Inc**



**Questions call
Brady at
580-747-2304**

Tract 1:

Legal Description: NE/4 26-T20N-R7W.I.M. Garfield County OK

This excellent quarter section would make a great place to build your future home. The property consists of approximately 160± acres and according to the Garfield County FSA there are approximately 39.8± acres of cropland, with a 5.6± acre wheat base and a 33 bushel per acre yield with balance in improved bluestem, native grass and creek making this property an excellent cattle production farm. Soil Types are Vernon Soil, Renfrow Vernon & Eroding Clay. Other improvements on this property consist of a 60' x 40' barn with 1,200 sqft of living area consisting of 2 bedroom, 1 bath, utility room and an open living/kitchen area. Two entrance doors, one from shop and other from outside building. Property has rural water and blacktop frontage.

Taxes: \$741.77

Possession: Will be at closing

Tract 2:

Legal Description: NW/4 26-T20N-R7W.I.M. Garfield County OK, less and except 1± Acre previously reserved.

This tract consists of approximately 159± acres and according to the Garfield County FSA there are approximately 140.2± acres of cropland, with a 138.7± acre wheat base and a 41 bushel per acre yield with balance in native grass. The principal soil types are Kingfisher silt loam, Grant Silt Loam and Eroded Clay. This quarter section joins tract 1 on the West, and also has good blacktop frontage.

Taxes: \$517.71

Possession: After removal of 2011 wheat crop.

Minerals: Surface rights only.

Tract 3: Will be the combination of tracts 1 and 2.

Internet Bidding: will be available by logging on to www.proxibid.com/Lippard at least 48 hours prior to day of auction.

Auctioneers note: This is a rare and excellent opportunity to purchase a great half section of land with blacktop frontage, rural water and nice improvements. For more information or appointment to view, contact Brady Lippard at 580-747-2304 or 580-237-7174

Terms: 10% of the total purchase price is to be placed in escrow the day of auction with the balance being due upon delivery of marketable title. 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. Any announcements made the day of auction supersede all advertising.



1102 W Broadway Ave.
Enid OK 73703

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Register to bid online!

Visit: www.proxibid.com/lippard

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