

160± ACRES * CROPLAND * POND * CLOSE TO TOWN KINGFISHER COUNTY * OKARCHE, OK **ABSOLUTE AUCTION**

Selling to the Highest Bidder

WEDNESDAY NOVEMBER 3, 2010 10:00 AM

AUCTION LOCATION: From Hwy 81 & Oklahoma St. in Okarche, OK. go 1 mile north, ½ mile west, ½ mile north, **or** From Hwy 81 & Starlite Dr. (Walmart) in Kingfisher, OK. go 5 miles south, ¾ mile west.

This tract of land consists of approximately 160± acres. According to the Kingfisher County FSA, there is 100.6± acres of cropland, with 100.4± acre wheat base and a 31 bushel per acre yield. The balance of the farm consists of mostly grass, ponds and oilfield compressor site. This farm is very well located only ½ mile north of Okarche, OK. providing an exceptional building site.

Legal Description: NE/4 of 30-15N-7 W.I.M. Kingfisher County, Oklahoma

Taxes: \$277.91

Minerals: selling surface rights only.

Soil Types: Kingfisher Silt Loam

Possession: will be given at closing on the grass and after the harvest of the existing wheat crop on the cropland. Seller will be negotiable on selling wheat crop and giving immediate possession.

Internet Bidding: will be available by logging on to www.proxibid.com/lippard . Neither Auction Company or Seller are responsible in the event of lost signal by either side.

Terms: 10% 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. 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.

SELLER: DON GRUNTMEIR



580.237.7174

LippardAuctions.com



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You won't want to miss this event!