

Absolute Auction

426± ACRES * IMPROVEMENTS

MAJOR COUNTY OK * Bado AREA



580.237.7174

LippardAuctions.com

Monday October 25th 10AM

EXCEPTIONAL LARGE WHITETAIL DEER, QUAIL & HOG HUNTING!!

TRACTOR * IMPLEMENTS * WOOD WORKING * TOOLS

Offered in 3 Tracts

No Minimums – No Reserves

SELLER: BOBBIE DALE ARCHER TRUST



MONDAY OCTOBER 25, 2010

10:00AM

AUCTION LOCATION: From Fairview, OK. Hwy 58 & 60, go 15.5 miles west to Bado corner (road NS 239), 1.5 miles north, **or** From Chester, OK. Go 10 miles east on Hwy 60 to Bado Corner (Road NS239), 1.5 miles north

Tract #1

NW/4 of 6-20N-14 W.I.M. Major County, OK.

Directions: Same as auction location

This tract consists of approximately 177± acres and is improved with 40' x 54' metal building (built in 1993) with complete living quarters comprised of 3 bedrooms, 1 ¾ bath, kitchen, living room, utility room, and office (could be a bedroom). There is central heat/air conditioning in living area, and tiled flooring. The balance of the building is open work/storage area with electric wiring, concrete floor, overhead storage, swing out arm for winch, 10' overhead door w/opener and 2 large sliding doors. The balance of the farm is in native grass, timber, canyons, windmill and concrete stock tank. **There is an existing Conservation Reserve Program (CRP) contract in place consisting of 152.5± acres with a \$31.78 per acre rate ending 9/30/2012.** This tract provides exceptional large whitetail deer, quail and hog hunting!! **Taxes:** \$667.88



Tract # 2

N/2 S/2 SW/4 of 6-20N-14 W.I.M. Major County, OK.

Directions: ½ mile south of auction location

This tract consists of 40± acres. This tract is comprised of mostly native grass with some scattered timber. **There is an existing CRP contract on this property with 37± acres and a \$36.51 per acre rate ending 9/30/2012.** Excellent deer and quail hunting! **Taxes:** \$44.00



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Tract # 3

**E/2 NE/4 1-20N-15W.I.M. & SW NW,
W/2 SW/4 31-21N-14W.I.M. Major
County, OK Directions:** across the road
west of auction location

This tract consists of approximately 209±

acres. This tract is comprised of heavy blackjack timber, some Cedar, Cottonwood and native grass. This tract provides exceptional large whitetail deer, turkey, quail and hog hunting.



**United
Country®**

Auctioneers Note: This land provides some of the best hunting for large Whitetail deer, as well as, quail, turkey and hog hunting. *This is a must see ranch with a unique home/hunting lodge with exception hunting!*

The tracts will be offered separately and then added back together to achieve the highest possible price!

PREVIEW LAND ON YOUR OWN DURING DAYLIGHT HOURS, CALL TO VIEW IMPROVEMENTS

Possession: will be given at closing. **Minerals:** Surface rights only. **Terms on Real Estate:** 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.

Personal Property Sells Immediately After the Real Estate

Tractor/Implements: Case 1175 tractor, 3pt, pto, Schwartz 2070 ldr, dual; Land Pride 6' rotary mower; King Cutter 6' box blade w/rippers; 3pt angle blade; older Schaffer 12' disc (needs work); 2- older J.D. grain drills;

Wood Working/Tools/Shop: Craftsman 10" 1/3hp band saw; Delta 15" scroll saw; Craftsman 1/2hp Shaper/Router; Small table top wood lathe; Clarke 1" belt sander; Magna Tool router & table; Campbell Hausfeld portable 110v air compressor; lots of router bits; lots of air & power tools; anvil; lots of hand tools; yard and garden tools; chain saws; power tools; antique tools: cross cut saws, blacksmith tools, harness, scales, etc.

work benches; **MTD 5.5 hp roto tiller (used 2 times);** small hand tiller; calf puller; rd bale feeder; mineral feeder; barb wire; **Camping/Fishing/Hunting/Household:** several knives and swords; tents, camp stove and lights; pop up deer blind; game cameras; fishing rods, reels, nets, tackle, etc. small hog trap; animal crates; kerosene heaters; small wood desk & credenza; outdoor smokers and grills; walnut dining table w/leaf and 4 chairs; upright freezer; chest type freezer; refrigerator; Hobart meat tenderizer; electric meat grinder; walnut cabinets; end tables; Queen size bed w/headboard and side drawers; Big Man's recliner; Futon; lots more!

Terms on Personal Property: Cash, Visa, MasterCard, Discover. All information is taken from sources believe 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.

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Country**



1102 W Broadway

Enid OK 73703

426± ACRES * IMPROVEMENTS
MAJOR COUNTY, OK. * BADO AREA

Offered in 3 TRACTS

Exceptional Large Whitetail Deer,
Quail & Hog Hunting!!

190± ACRES CRP

TRACTOR * IMPLEMENTS

WOOD WORKING * TOOLS

ABSOLUTE AUCTION

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