

450± COMBINED ACRES Okfuskee County OK

HUNTING * FISHING * CROPLAND * CATTLE PRODUCTION
BUILDING POSSIBILITIES

LAND AUCTION

Sellers: David & Betty Reimers

TUESDAY SEPTEMBER 28, 2010 10AM

**AUCTION LOCATION: Okfuskee County Historical Center,
409 W. Broadway, Okemah, OK**

**Lippard Auctioneers, Inc.
Entz Auction & Realty**

**866.874.7100
LippardAuctions.com**

**United
Country®**



Sellers: David & Betty Reimers

Tract 1

Directions: From Okemah, south 4 miles on State Highway 27, 1 mile west on county road E1140, $\frac{3}{4}$ mile south on county road N3760.

Watch for signs!

This tract contains 199± acres with approximately 146± of tillable land. The FSA records indicate a 68.9± acre wheat base with an average yield of 32 BU/A. This farm has been planted to wheat/rye this past year. The balance of the farm, approximately 53± acres, is in wooded areas, live streams and a nice pond. The property is well fenced and there is a corral and cattle working/load out facility. Rural water and electrical power is located just across the road to the east. The tract is located less than $\frac{1}{4}$ of a mile from the North Canadian River and offers tremendous hunting.

Legal: West Half of the Southwest Quarter (W/2 SW/4) and the South Half of the Southeast Quarter (S/2 SE/4) and the Southeast Quarter of the Southwest Quarter (SE/4 SW/4), all in Section Eleven (11), Township Ten (10) North, Range Nine (9) East, LESS a tract of land located in the Southeast Quarter of the Southeast Quarter (SE/4 SE/4)

Possession: will be following the auction with the understanding that if the Buyer does not close for any reason, the Buyer will forfeit any interest in growing crops including but not limited to, working the ground, fuel, fertilizer, labor, and seed. Buyer also agrees not to conduct operations prior to closing that could negatively impact the value of the property.

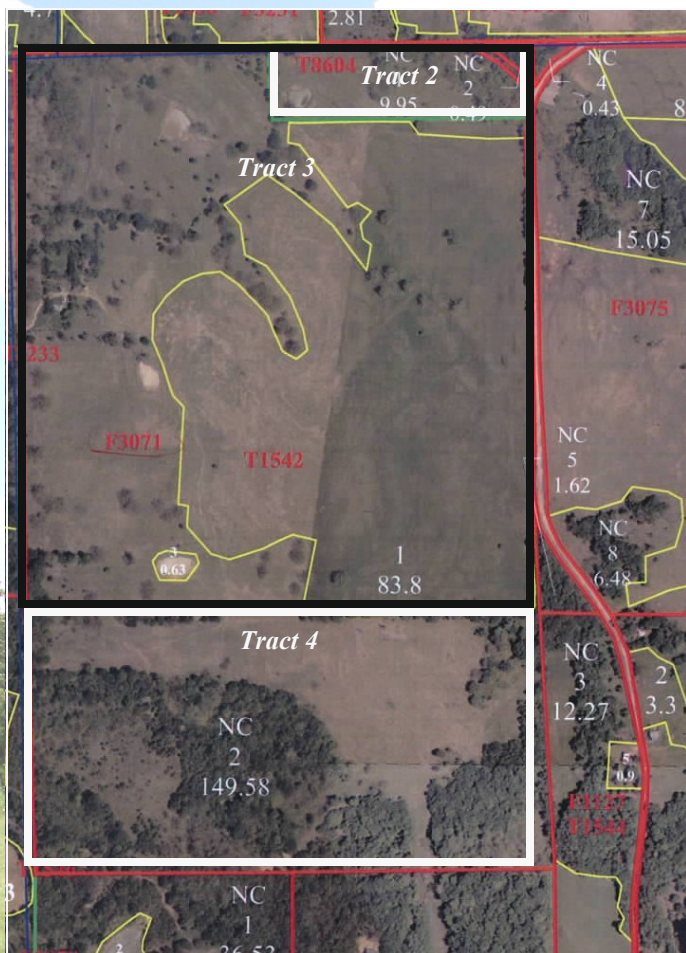
Taxes: 2009 taxes were \$291.68 and have been paid, 2010 taxes will be prorated to day of closing.

Minerals: No minerals sell



**Questions about auction call
Roger 405-542-7306**

**2% Broker Participation to
Oklahoma Licensed Brokers
Contact Auction Company**



Tract 3

This 160± acre tract is in native and improved grasses. The grasses are in excellent condition and have been well managed and are not over grazed. The hay meadow is very productive and is fenced separately. The FSA records indicate an 83.3± acre wheat base with 30 bushel yield. The native and paper-shell pecan trees enhance the beauty of the rolling terrain. Wooded areas provide shade and protection for livestock. Stock water is provided by 2 stock ponds and domestic water well.

The building site has an older house, which is in need of repair, and a large barn with hay loft and inside granaries. The barn was built in the 1940's. Other improvements include a 6 stall, concrete block dairy barn. Rural water is across the road and electricity is located on this parcel. This tract has endless opportunities for the livestock producer, hunter or for building sites.

Legal: The South Half of the Northwest Quarter (S/2 NW/4); Lot Four (4); The South 34 acres of Lot Three (3) of Section Two (2), Township Twelve (12) North, Range Ten (10) EIM, Okfuskee County, Oklahoma. Surface only.

Tract 4

This 80± acre tract is a combination of productive grassland and wooded areas. This parcel has a natural rock crossing which provides access to the more remote areas for excellent hunting and recreational use. The live stream provides abundant water for livestock and wildlife. Access to this parcel is provided by an easement through the southeast corner of Tract 3.

Legal: The North Half of Southwest Quarter (N/2 SW/4) of Section Two (2), Township Twelve (12) North, Range Ten (10) EIM, Okfuskee County, Oklahoma. Surface only.



Tract 2

Directions: From the intersection of State Highways 27 and 56 in Okemah, 2 miles east on Hwy 56, 7 miles north on Hwy 56, 2.5 miles east on county road E1020, ½ mile north, west side of road. **Or** From Tulsa: South on State Highway 75 to Okmulgee, take Hwy 56 west out of Okmulgee approximately 23 miles to county road E1020, 2.5 miles east on

county road E1020, ½ mile north, west side of road. Watch for signs!

This 12.41± acre tract is gently rolling and has an excellent population of both mature and young pecan trees. The property has approximately 1,275' County Road 1010 frontage. The stock pond provides water for livestock or will enhance the building site potential. Both rural water and electricity is located just across the north road. The parcel is well fenced and would be an excellent building site for that quiet home in the country.

Legal: The North 12.41 acres of the North 26.41 acres of Lot Three (3), Section Two (2), Township Twelve (12) North, Range Ten (10) EIM, Okfuskee County, Oklahoma. Surface only.

Questions about auction call Roger 405-542-7306

866.874.7100 LippardAuctions.com

Tracts 2, 3, and 4

Tracts 2, 3, and 4 will be offered as a complete unit. This 252.5± acre parcel is currently a very productive live-stock operation. Well established grasses, running streams and wooded areas also provide for exceptional wildlife habitat. This tract is well fenced and cross fenced. Water is abundant with 3 stock ponds as well as domestic water well. Electrical power is located on this property. The 2010 fall pecan crop will go to the Buyer.

Possession of tract 2, 3, & 4 will be upon closing.

Taxes for tracts 2, 3, & 4 2009 taxes were \$621.87 and have been paid, 2010 taxes will be prorated to day of closing.

Principal Soil Types: Okemah-Pharoah-Parsons complex 0-1% slopes

Okemah Water District #3 - The water is available on the west and north side of the property according to the manager.

East Central Electric Coop - Electricity is available on the north as well as where the old house is.

Internet Bidding: is available, log onto www.proxibid.com/lippard to register.

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 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.

Sellers: David & Betty Reimers

Auctioneers Notes: It is our pleasure to offer this very desirable property to the public at Public Auction. Due to health reasons David & Betty have decided to sell their land and would like to invite you to participate in bidding.

Preview: Property can be preview on your own during daylight hours. Please keep all gates closed.

2% Broker Participation to Oklahoma Licensed Brokers, Contact Auction Company

1102 W Broadway Ave.
Enid OK 73703

United
Country

450± COMBINED ACRES

Okfuskee County OK

HUNTING * FISHING

CROPLAND * CATTLE

**PRODUCTION * BUILDING
POSSIBILITIES**

LAND AUCTION

TUES SEPT. 28th 10AM