

**EXCELLENT HUNTING
DEVELOPMENTAL PROPERTY**
Offered in Multi Parcels

**685± ACRES OSAGE COUNTY
SKIATOOK AREA**

AUCTION

Tuesday June 16th 6PM

**Auction Location: Bailey Medical Center,
Larkin Bailey Auditorium
10502 North 110th E. Ave Owasso, Oklahoma**

SELLER: BUGU, LLC.

a combined effort of



www.lippardauctions.com

Lippard Auctioneers





Lippard Auctioneers

1102 W Broadway
Enid, OK 73703

*685± ACRES OSAGE COUNTY
SKIATOOK AREA
EXCELLENT HUNTING
DEVELOPMENTAL PROPERTY*
AUCTION
TUESDAY JUNE 16, 2009 6:00 PM

www.lippardauctions.com
(580)237-7174

Directions to Property: 17750 Javine Hill Rd Skiatook, Oklahoma, from Skiatook go 2 miles west to Flashing Caution light (Javine Hill Rd), then 3.5 miles north.

This exceptional tract of land consists of approximately 685 acres more or less and is located just northwest of Skiatook, Oklahoma. This property offers tremendous opportunities for home development with water, gas, and electric near. The land is heavily timbered, with rolling terrain over most the property with the front side comprised of a nice pond, knee deep grass and blacktop road frontage. Property will be offered in 40±, 80±, 160±, and then all back together! If you have been looking for a property within 20 minutes of Tulsa with exception hunting for Whitetail deer, turkey, and quail or that special development property, contact Gary Kirby (918)740-3572

Property Viewing: shown by appointment, contact Gary Kirby (918)740-3572

Legal Description: 685 Acres more or less, located in Sections (5 & 6) of Township (22) North, Range (12) E.I.M. Osage County, Oklahoma

Taxes: \$451.03

Possession: will be given at closing.

Internet Bidding: Internet bidding will be available for those who are unable to attend the auction. Registration must be completed at least 48 hours prior to auction date. Log on to www.proxibid.com Neither Auction Company, Listing Broker, or Seller is responsible in the event of loss signal!

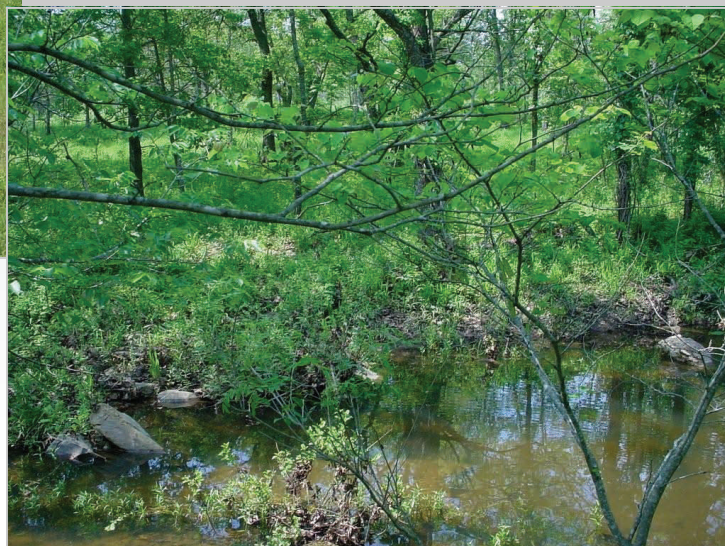
Property Information Packet: contact United Country, Lippard Auctioneers, Inc.

Broker Participation Welcome: contact auction company for co-broke form & terms!

Closing/Escrow: First American Title Company in Owasso will act as escrow and closing agent.

Terms & Conditions: 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. Financing must be in order prior to bidding. All information is taken from sources believed to be reliable; however, no guarantee is made by the Auction Company, Listing Broker, or Seller. Buyers should satisfy themselves as to any inspections deemed necessary prior to bidding on the property. Any announcements made day of auction supersede all advertising.

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