

**5 ±ACRES * COMMERCIAL BUILDING
HENNESSEY, OK**

ABSOLUTE AUCTION

WEDNESDAY APRIL 1, 2009 10:00 A.M.



AUCTION LOCATION: from Hwy 81 & 33 in Hennessey, Oklahoma, go 4 miles south on Hwy 81 to Lovell Road, turn east ¼ miles

This property is very well located just off Highway 81 in Hennessey, Oklahoma and is improved with a 40' x 60 metal shop building. The building has cement flooring, 2-over head drive through doors, single phase wiring, insulated, office, and bathroom. The land is fairly vacant and open. This property would be excellent for an existing service company, race car work shop, etc. Be sure to call for an appointment to view this property!

Taxes: \$158.84. 2009 taxes will be prorated to day of closing

Legal Description: a 5 +/- acre tract of land in SE/4 of 1-18N-7 W.I.M. Kingfisher County, OK.

Possession: will be given at closing.

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 size, condition, inspections, etc. prior to the day of the auction. Any announcements made the day of the auction supersede all advertising.

SELLER: ELDON & MARY LOU DICKSON

LIPPARD AUCTIONEERS, INC.

Troy D. Lippard. C.A.I./Broker

(580)237-7174 ♦ (866)874-7100 Toll Free

Lippardauctions.com

