

Absolute Auction

No Minimums * No Reserves

620± ACRES
OKFUSKEE COUNTY OK

CIRCLE G RANCH AND CATTLE CO., LLC

MWG IRA

United
Country

PRISTINE LIMITED ACCESS WILDLIFE HABITAT

Big Deer, Turkey & Central Flyway Ducks & Geese

River Frontage * Improved Pastures

Saturday May 15th 10am

Auction Location: Auction will be held at the Ranch Headquarters

866.874.7100 LippardAuctions.com

North Canadian River Ranch 620± Deeded Acres

- * EASTERN OKLAHOMA RANCH & RECREATIONAL PROPERTY
- * 1 ½ + MILES OF NORTH CANADIAN RIVER FRONTAGE
- * 120 +/- ACRES TILLABLE BOTTOM LAND/ BERMUDA GRASS
- * PRISTINE LIMITED ACCESS WILDLIFE HABITAT
- * BIG DEER, TURKEY AND CENTRAL FLYWAY DUCKS & GEESE
- * ABUNDANT UPLAND SMALL GAME
- * COUNTY WATER AND ELECTRICITY NEARBY
- * SCENIC HOME SITES
- * FENCED AND GATED TO RIVER-SURVEYED
- * COUNTY MAINTAINED SCHOOL BUS ROADS
- * 3 ½ MILES SOUTH OF I-40 ON HW 48
- * 10 MILES FROM OKEMAH OKLAHOMA - HOSPITAL WITH LIFE FLITE
- * 1 HOUR TO TULSA & OKLAHOMA CITY



Lippard Auctioneers, Inc
1102 W. Broadway
Enid, OK 73703

620± ACRES PRISTINE LIMITED ACCESS WILDLIFE HABITAT

BIG DEER, TURKEY AND CENTRAL FLYWAY DUCKS & GEESE

IMPROVED PASTURES * OKFUSKEE COUNTY OK

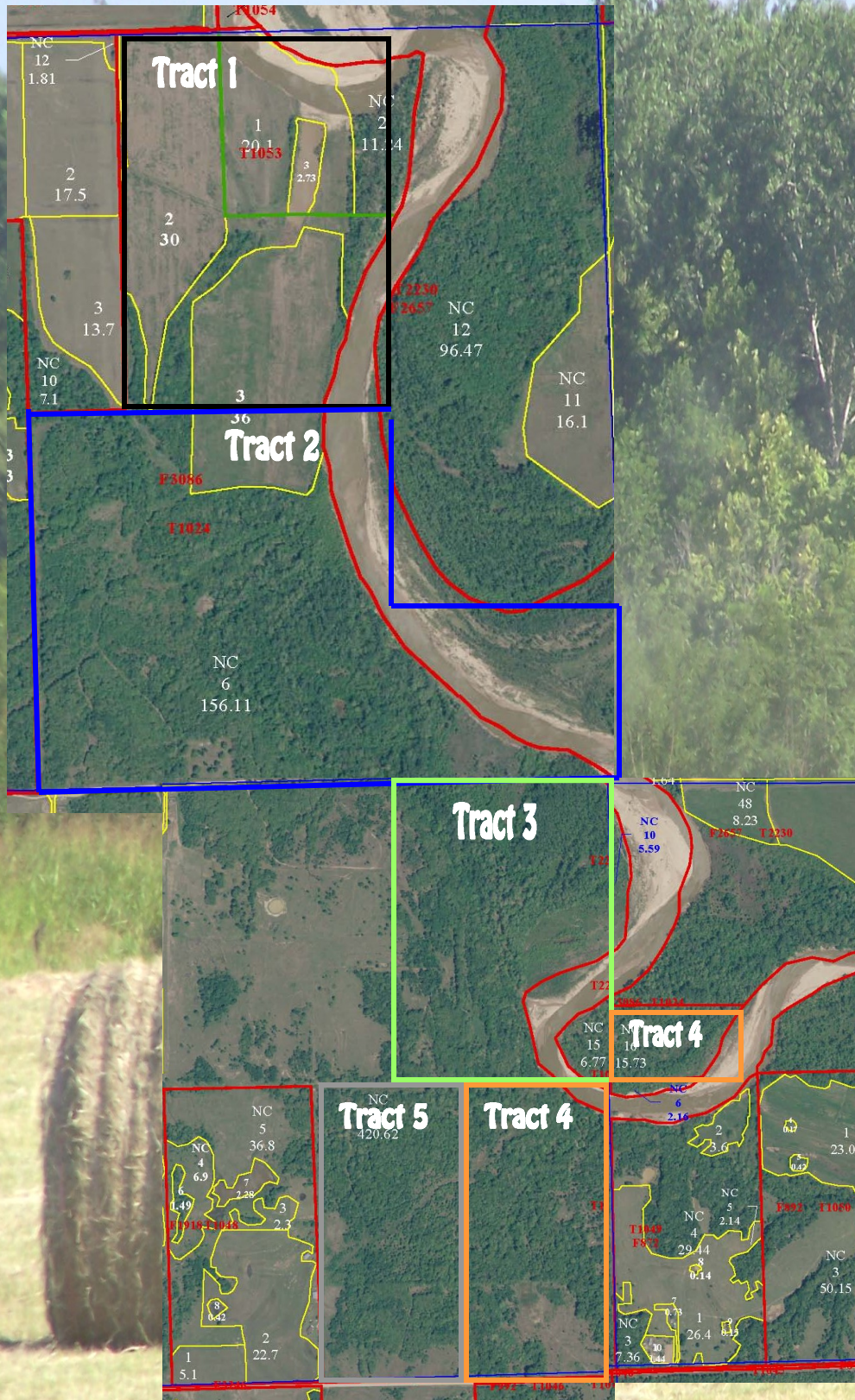
Absolute Auction

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LIPPARDAUCTIONS.COM

866-874-7100

620± acres will be offered in five (5) tracts ranging in size from 80± to 200± acres and then together in its entirety.



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866-874-7100

Additional property info, maps & photos available online

TRACT #1

120± Deeded Acres Owner: Circle G Ranch

Directions: From Ranch Front Gate: Turn right (north) and proceed 1.25 miles to E1150 (road dead ends). Turn right (east) on E1150 and proceed approximately .5 miles to 20 foot white gate on the right (south).

120.41± Acres in W/2 NE/4 & E/2 E/2 NW/4 OF Section 15-T10N-R9E Okfuskee County OK

☞ ¾± miles of North Canadian River frontage, 120± tillable bottomland currently in Bermuda grass, 2± acre pond, pecan grove, rural water on the north side, good access on the north side **Taxes:** \$280.69

TRACT#2

200± Deeded Acres Owner: MWG IRA

Directions: From Ranch Front Gate: Turn right (north) and proceed for .25 miles to Saint Paul cemetery road E1160. Turn right and proceed approximately .5 miles to 16 foot white gate on the left (north).

198.65± Acres in E/2 SW/4 & W/2 SE/4 & SE/4 SE/4 Section 15-T10N-R9E Okfuskee County OK., less 3± acre for the St Paul Cemetery

☞ ½± miles of North Canadian River frontage, rock crossing for interior access, 11± acre bottomland currently in Bermuda grass, heavy timber, pristine hunting, and well managed food plots, county water and electricity nearby, good access on south side **NOTE:** Tract subject to limited use covenants **Taxes:** \$202.94

TRACT #3

120± Deeded Acres Owner: Circle G Ranch

Directions: From Ranch Front Gate: Turn right (north) and proceed for .25 miles to Saint Paul cemetery road (E1160). Proceed approximately .5 miles to 16 foot white gate on the right (south). Go through gate and follow road about .5 miles to the white 20 foot gate.

120.59± Acres E/2 NE/4 & E/2 W/2 NE/4 Section 22-T10N-R9E Okfuskee County OK,

☞ ½± miles of North Canadian River frontage, easement access on oil-field road through Circle G Ranch, heavy timber, pristine hunting, and well managed food plots, county water and electricity nearby **NOTE:** Tract subject to limited use covenants **Taxes:** \$175.00

TRACT # 4

100± Deeded Acres Owner: MWG IRA

Directions: From Ranch Front Gate: Turn left (south) and proceed .7 miles to E1170 (stop sign). Turn left (east) on section line gravel road E1170 and proceed approximately .9 miles to second 12 foot white gate on left (north).

100.5± Acres E/2 SE/4 Section 22 & S/2 SW/4 NW/4 of Section 23 -T10N-R9E Okfuskee County OK,

☞ North Canadian River frontage, ¼ mile county road frontage, 20± acres deep woods hunting across the river, heavy timber, pristine hunting and well managed food plots, county electricity nearby **Taxes:** \$92.51

TRACT# 5

80± Deeded Acres Owner: MWG IRA

Directions: From Ranch Front Gate: Turn left (south) and proceed .7 miles to E1170 (stop sign). Turn left (east) on section line gravel road E1170 and proceed approximately .6 miles to first 12 foot white gate on left (north).

80.4± Acres W/2 SE/4 Section 22-T10N-R9E Okfuskee County OK,

☞ Aquifer fed year round spring, ¼ mile county road frontage, rock crossing for interior access, heavy timber, pristine hunting and well managed food plots, county electricity nearby **NOTE:** Tract subject to driveway easement (far SW corner) **Taxes:** \$76.99



AUCTION LOCATION: Auction will be held at the Ranch Headquarters: **FROM OKLAHOMA CITY, OK TO CIRCLE G RANCH MAIN GATE VIA I 40:** Proceed east on Interstate 40 (I 40) approximately 60 miles passing Shawnee and Seminole to Exit #217 (HW 48). Exit I-40 at Exit #217 and proceed to stop sign-turn right (south) on HW-48. Proceed 3.4 miles south on HW 48 crossing the North Canadian River toward Bearden OK. The speed limit will drop to 55 mph as you approach a sharp curve to the right (west) going into Bearden OK. DO NOT go around curve. Instead jog left and take the gravel road straight ahead for approximately 50 yards to the stop sign. Turn left (east) at the stop sign on the section line gravel road E1150 and proceed 1 mile. Turn right (south) on the section line gravel road N3740 and proceed 1.25 miles to the Circle G Ranch front gate.

FROM TULSA, OK TO CIRCLE G RANCH MAIN GATE VIA HW 75 Proceed south on HW 75: approximately 40 miles passing Okmulgee and Henryetta to Interstate 40 (I 40). Turn right (west) onto the entry ramp and proceed west on I 40 for approximately 22 miles passing the Weleetka and Okemah exits to Exit 217. Exit I-40 at Exit 217 to stop sign-turn left (south) on HW-48. Proceed 3.4 miles south on HW 48 crossing the North Canadian River toward Bearden OK. The speed limit will drop to 55 mph as you approach a sharp curve to the right (west) going into Bearden OK. DO NOT go around curve. Instead jog left and take the gravel road straight ahead for approximately 50 yards to the stop sign. Turn left (east) at the stop sign on the section line gravel road E1150 and proceed 1 mile. Turn right (south) on the section line gravel road N3740 and proceed 1.25 miles to the Circle G Ranch front gate.

United
Country®

LIPPARDAUCTIONS.COM

866-874-7100



*Mark your calendar now to attend the property tours on
April 24th and May 8th at 1 to 4 P.M.
Again, the Auction date is Saturday, May 15 at 10A.M.*



POSSESSION: at closing.

MINERALS: NO MINERALS SELL, SURFACE ONLY.

SOIL TYPES: Karma Fine Sandy Loam, Kiomatia Fine Sandy Loam, Mason Silt Loam & Severn Very Sandy Loam

INTERNET BIDDING: will be available by logging on to www.proxibid.com/lippardauctions at least 48 hrs before auction date.

TERMS:

AUCTION INFORMATION: For more information, call the auction company 866-874-7100

PROPERTY INSPECTIONS: The property may be viewed during scheduled previews or call Troy or Roger to arrange a personal showing.

AUCTION REGISTRATION: To bid at the auction, you must register and receive a bid number. Certified funds in the amount of \$5,000.00 made payable to the buyer/bidder, is required to bid. Registration will start at 8 A.M.

AUCTION TERMS: A ten percent (10%) down payment will be due immediately after being declared the Buyer of the real estate. The certified check made out to the buyer/bidder in the amount of \$5,000.00 will be required to register for this auction! Certified check will be applied to the down payment. Balance due at closing. Possession will be given at closing.

AUCTION FEE: A buyer's premium of 10% will be added to the successful high bid price to arrive at the total contract price paid by the purchaser.

BROKER PARTICIPATION: We encourage buyer/broker participation and will pay a fee to the purchaser's realtor/broker. Subject to certain guidelines. Call 866-874-7100 for details.

PROPERTY CONDITIONS AND DISCLAIMER: Property is being sold "AS IS" with no warranties either expressed or implied. Neither Seller, Auction Company, or Broker is responsible in the event of loss signal to internet bidders. All information is taken from sources believed to be reliable, however, no guarantee is made by the Seller, Auction Company, or Broker. Purchasers and/or Buyers Brokers must do their own Due Diligence and should satisfy themselves as to tract sizes, acreages, inspections, etc. Properties may be added or withdrawn at Seller's discretion. Seller reserves the right to postpone or cancel the auction, to sell the property prior to auction, or to change any terms of the auction upon announcement prior to or during the sale, or to deny any person admittance to the auction if they disrupt or attempt to disrupt the sale.

*If you are serious about owning a truly pristine hunting property, this is your invitation to participate in a tremendous buying opportunity. On Saturday, May 15th, we will be selling at **Absolute Auction, No-Minimums, No-Reserves**, 620± acres of the area's finest hunting tracts and improved pastures. This 620± acres will be offered in five (5) tracts ranging in size from 80± to 200± acres and then together in its entirety.*

Bid Live Online! | [proxibid](http://proxibid.com/lippard)
www.proxibid.com/lippard

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♦Directions to each property
available online ♦



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