

*Hunting * Fishing * Improvements*
Income Producing Property & Farm Equipment
2542+/- Acres Latimer County OK



Absolute Auction

Tuesday October 6th 10AM CST

Seller: **Lindmark**
Land & Cattle Company

Lippard Auctioneers , Inc.
(866)874.7100 (580)237.7174

**United
Country**

www.lippardauctions.com

AUCTION LOCATION: From the intersection of Hwy 270 & Hwy 2 in Wilburton, Oklahoma, go 12 miles south on Hwy 2, then 6 miles west on Hwy 1. (Actual location is 18 miles east of McAlester, but due to Bridge repair directions from Wilburton were given. Bridge will be back in use end of November).

The ranch is improved with a very nice 2 story home built in 2004 and consists of 3,598 sq ft of living area and is comprised of 5 bedrooms, 3 bathrooms, 2 living areas, large multi-purpose room, nice size kitchen w/built-in appliances, 3- zone central heat and air, vinyl tilt-out windows, vinyl siding and metal roof. There is a 3 car attached garage and covered front porch. There is also a caretakers home consisting of 1,900 sq ft with 3 bedrooms, 2 baths, fireplace (home recently remodeled) wood flooring, and rock siding. Pipe/cable fencing, pipe corrals, a 46' x 100' hay barn, 20' x 32' storage building, 20' x 40' metal loafing barn, and a 30' x 50' pole barn. Good perimeter and cross fencing, several ponds, creeks, lots of haying meadows (knee deep Bermuda grass), lots of Oaks, Pines, Maples, Elms, etc. If you have been looking for that ranch that provides everything from excellent hunting (deer, quail, turkey), cattle production (350-400 cow cap.), hay production (400 rd bales 1st cutting), and even decorative rock production (\$27,000.00 to 36,000.00 annual income)

Call Lippard Auctioneers, (580) 237-7174

Property Preview: Open house dates Sept 27th, Oct 4th & 5th

1-5pm. Ranch previewing may be done during daylight hours at your convenience.

Legal Description: All of Sections 27, 28, 33, and portions in Sections 21, 22, 23 in

Township 4 North, Range 18 E. I.M. Latimer County, Oklahoma.

Taxes: Approximately \$2,601.65

Online Bidding: will be available by logging on Proxibid. Neither Seller nor Auction Company is responsible in the event of loss of signal by either side.

Broker Participation: is welcome, copy of our Broker Participation Agreement must be filled out and delivered to our office 48 hours prior to auction date.

Minerals: Seller does not own any minerals. Surface rights only.

Possession: will be at closing, approximately 30 days from auction date.

Closing: Closing will be at the office of Latimer County Abstract Company, Sonya Norman – closing agent. Closing fee will be \$200.00 per closing shared equally between buyer and seller.

Terms/Conditions: There is a **10% Buyer's Premium**. 10% of the total contract price will 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 deemed necessary prior to bidding. Any announcements made the day of the auction supersede all advertising.

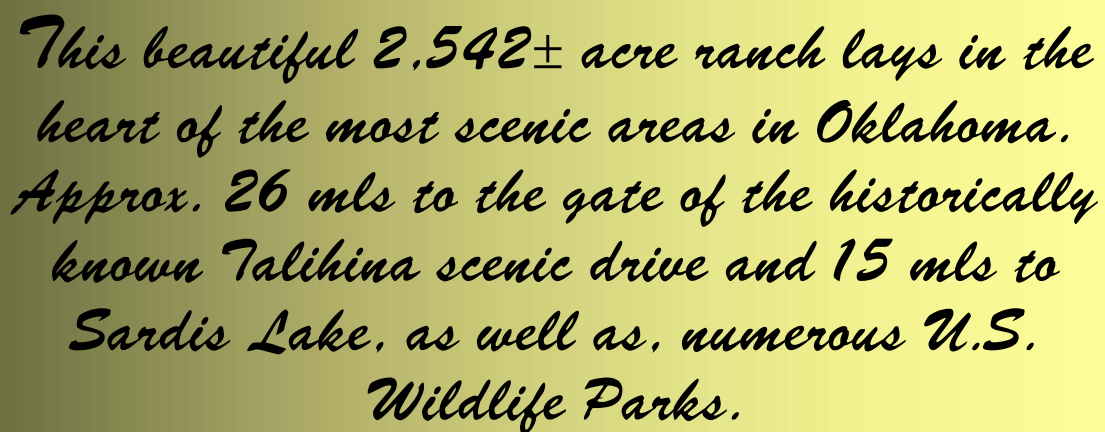


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Order of Auction: Real Estate sells at 10 A.M. Real Estate will be offered in 4 different tracts and then offer back together to achieve the most money.

Equipment sells after real estate!

- Heavy Built 33 ton over-head divided feed bin
- Fiat Allis 10C dozer w/winch, 36" tracks (runs good)
- New Holland LX565 Skid Steer loader, 1,564 hrs, with bucket, forks, tree shear, post hole digger
- New Holland TS110 tractor w/GB 570 ldr, front wheel assist, 2,462 hrs, P.S., cab, air, 3pt, PTO
- '03 Travalong 7'x24' full cover stock trailer
- Ag Spray 500 gallon 25' field sprayer
- '08 John Deere TH 6x4 gator, diesel, 1,142 hrs, w/Cattle 3C digital feeder (fits in Gator)
- '08 Welding trailer w/ Miller Trail Blaser 275 DC 10,000 watt welder w/leads (nice)
- Bush Wacker T-121 12' rotary mower
- '97 Titan dual tandem 30' deck, w/5' dove tail trailer
- '8 utility single axle tilt trailer
- '08 Sooner mod P1SW410-4 5,000lb portable scale w/ trailer
- Silencer Ranch model Hydraulic squeeze chute
- 500 gal. diesel & 600 gal. gas tanks
- numerous feeders, panels and gates
- approx. 150 rd prairie grass bales
- misc hand tools; bolt bin w/supplies; fencing material; lots more!

Terms on Equipment:

10% Buyer's

Premium. Cash,

Approved Check, Visa, MasterCard, Discover.



Lippard Auctioneers, Inc.

1102 W Broadway Ave.

Enid OK 73703

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