

**THURSDAY
SEPT 13TH
10 AM**

**AUCTION LOCATION:
ON SITE!**

**Comanche & CR
860, Pond Creek
OK. 73766**

**Directions to Farm: From
HWY 64 & 81 (four
corners) West of Pond
Creek, go 3 miles South to
Comanche Road, 2 miles
West to CR 860. OR From
the Garfield/Grant County
Line on HWY 81, 2 miles
North to Comanche then 2
miles West.**

**For Questions Call
Rodney Timm**

580-548-6652

Seller: Bruce Evans

LandBuzz.com

580-237-7174

**LA LIPPARD
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Tract 1 Selling Absolute

This property consists of approximately 156.64 +/- of highly productive soil. There are approximately 115 acres of cultivation with the remainder in grass. A large pond is located on the property. The North side of the property has a gravel road that goes to HWY 81. The property is located in the Pond Creek Hunter School District.

Soil Types; Kingfisher-Wakita complex, , class IIIs, Kirkland silt loam, class IIs, Grainola silty clay loam, class IIle, Pond Creek silt loam, le class.

Possession of land; Upon signing of contract and acceptance of escrow funds.

Taxes- \$347.95

Tract 2 Subject to sellers confirmation Producing Minerals

Check under documents on website for production records.

Sale Order: Tract 1 will sell first followed by Tract 2, will be not put back together.

Internet Bidding: will be available by logging on to www.lippardauctions.com to registers. Neither the Auction Company nor the Seller is responsible in the event of loss of signal by either side.

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. All information has been taken from sources believed reliable; however, no guarantee is being made by the auction company or the seller. Buyers should satisfy themselves as to any inspections prior to bidding. All financing must be in place prior to bidding. Any announcements made the day of the auction supersede all advertising.

Auctioneers Note: Lippard Auctioneers are very pleased to offer this outstanding property and producing minerals for sale. The land is located on a nice gravel road and offers an opportunity to run cattle as well as growing many types of crops.

LA LIPPARD
AUCTIONEERS

2609 N Van Buren Enid OK 73703
580-237-7174

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For Questions Call
Rodney Timm
580-548-6652



Seller: Bruce Evans

Or Current Resident

LandBuzz.com 580-237-7174