

**MONDAY
SEPT 17th
6PM**

**AUCTION LOCATION:
ON SITE!**

**S Rockwell Ave &
W Charter Oak
Cashion OK**

From the intersection
of Hwy 74 & 33, go 8
miles south to Charter
Oak Rd, then 3 ¼ miles
west Or from Cashion,
Oklahoma go 3 miles
south on County Line
Rd to Charter Oak Rd,
then 1.5 miles east

**LandBuzz.com
580-237-7174**

**LA LIPPARD
AUCTIONEERS**

**126± ACRES * OFFERED IN 6 TRACTS * CASHION OK
LOGAN COUNTY, OK
BUILDING TRACTS * CASHION/EDMOND AREA * PONDS
FISHING * HUNTING**

Auction





These tracts are located in a rural setting for country living yet within a few minutes of Edmond/OKC area. The property is rolling terrain ponds, grass pasture and some scattered timber. If you have been looking for that country property to either build or run a few horses, or a place to hunt, etc, then be sure to view this property! This property is in Cashion School District.

Seller took 238 round bales off this property last cutting, so excellent hay income property! Access is by County shale/rock roads and only 1.5 miles off blacktop. For more information log on to www.lippardauctions.com or call **Troy Lippard 580-747-6747**

Property offerings:

- Tract # 1** – 31± acres, rolling terrain, two ponds, timber, and grass pasture
- Tract # 2** – 20± acres, rolling terrain, scattered timber, grass pasture
- Tract # 3** – 20± acres, rolling terrain, scattered timber, grass pasture
- Tract # 4** – 18± acres, rolling terrain, scattered timber, grass pasture
- Tract # 5** – 20± acres, rolling terrain pond, and grass pasture
- Tract # 6** – 16± acres, rolling terrain, grass pasture

Combination of Tracts 1-6

Legal Description: 126 acres in the SE/4 of 20-15N-4 W.I.M. Logan County, OK.

Taxes: \$190.45 and will be prorated to day of closing

Property Viewing: will be available on your own during daylight hours only.

Boundary Survey: will be provided by seller if sold in individual tracts

Possession: will be at closing

Minerals: selling surface rights only

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.



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

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SELLER: BOLING FARMS



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