

**75 +/- ACRES KINGFISHER, OKLAHOMA**  
**EXCELLENT BUILDING SITES**  
**ABSOLUTE AUCTION**  
(NO MINIMUMS - NO RESERVES)

**THURSDAY**  
**MAY 17, 2007**  
**10:00 A.M.**

**AUCTION LOCATION:** From the intersection of Hwy 81 & 33 in Kingfisher, Oklahoma, go approx. 1/2 mile east on 33, then 1/2 mile south. (East of Kingfisher Golf Course)  
Watch for signs!



**Auctioneers Note:**  
Mike & Diane Rosen will be offering some of the best development land with a great overview of the Kingfisher Golf Course. If you have been looking for an excellent place to build your home, be sure to view this property!



See more pictures on our web site at  
[www.lippardauctions.com](http://www.lippardauctions.com)  
[www.deangollauction.com](http://www.deangollauction.com)



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This property consists of approximately 75 acres more or less! This property will be offered in three different tracts and then back together to achieve the highest possible price. This property will also be offered as an Absolute Auction selling to the highest bidder.

**Tract # 1**

**Approx. 29.99 acres in NE/4 and SE/4 of 23-16N-7 Kingfisher County, Oklahoma**

This tract is improved with a 25' x 80' metal bldg with squeeze chute, circle alley, loading chute, and corrals. There is also electric service and City of Kingfisher water located at the building. The balance of the tract lay in cultivation and grass.

**Tract # 2**

**Approx. 20.74 acres in NE/4 of 23-16N-7 Kingfisher County, Oklahoma**

This tract lays all in cultivation and grass with a rural water line across the road west of this property.

**Tract # 3**

**Approx. 22.92 acres in NE/4 of 23-16N-7 Kingfisher County, Oklahoma**

This tract lays in cultivation and grass with timber joining the property on the north and an excellent view of the Kingfisher Golf Course.

**Taxes:** \$ 357.22

**Possession:** after the harvest of the existing 2007 wheat crop!

**Soil Types:** Pond Creek Silt Loam, class I & II, Kingfisher Silt Loam, class II

**Minerals:** Surface Rights only!

**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 to be reliable; however, no guarantee is made by the auction company nor their employer. Buyers should satisfy themselves as to size, condition, etc. prior to the day of the auction. Any announcements made the day of the auction supersede all advertising.

**SELLER: MIKE & DIANE ROSEN**



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