**3****10± ACRES \* RARE OPPORTUNITY \* LAHOMA OK
40± ACRES W/LARGE POND \* RV HOOK UPS
CROP – GRASS - PONDS**

**OFFERED in 5 TRACTS**

**Earl Ehlers Estate Absolute Auction**

**Live w/Online Bidding**

**Tuesday November 7th 10:00 A.M.**

**Auction Location: 49778 Hwy 412 Lahoma Oklahoma**

**Directions: From Lahoma, Oklahoma Go West 2 Miles on Hwy 412 to location. “Watch For Signs.”**

**Tract 1:**

Here is an amazing and rare opportunity to own a one-of-a-kind 40 ± acres within 15 minutes of Enid, Oklahoma. This acreage known as “Westlake” offers a large pond with mature trees, grass, and timber. Improvements to the property consist of a large open pavilion, numerous rv hookups, water well and much more! If you have been waiting on that dream recreational property look no further!

* **Legal Description**: 40 acres in the SE/4 11-22N-9 W.I.M. Major County Oklahoma. pending survey.
* **Possession**:
* **Water Well: 1**
* **Perimeter Fencing**
* **Electronic Gate**
* **Excellent Hunting/Fishing**

**Tract 2:**

This tract is the balance of tract 1 and consists of 115± acres of cultivated farmland, grassland, and timber. **Soils:** Grant Silt Loam I and II**.**

* **Legal Description:**115± acres in the SE/4 11-22N-9 W.I.M. Major County Oklahoma. pending survey.
* **Possession:** Will be given after removal of current wheat crop.
* **Perimeter fencing**
* **Highway 412 frontage**

**Tract 3:**

Will be the combination of tracts 1 & 2.

**Tract 4:**

This tract consists of 80 ± acres comprised of mostly grassland with the balance in crop. This property joins up to tract 1 giving another option to own an exceptional piece of recreational land. 2 - nice ponds, good perimeter fencing making this an excellent cattle farm. **Soils:** Grant Silt Loam III, Grant Yahola Complex VI, Water VIII.

* **Legal Description:** **E/2 NE/4 11-22N-9 W.I.M.** **Major County Oklahoma.**
* **Possession:**
* **Perimeter Fencing.**
* **2 Ponds**

**Tract 5:** This tract consists of 80 ± acres comprised of good cropland. **Soils:** Grant Silt Loam III, Grant Yahola Complex VI, Water VIII.

* **Legal Description: W/2 NE/4 11-22N-9 W.I.M. Major County Oklahoma.**
* **Possession:**
* **Perimeter Fencing.**

**Tract 6:** Will be the combination of tracts 4 & 5.

**F.S.A. Information: This information is based off the full half section. 207.82 ACRES CROPLAND - 205.9 BASE - 37 YIELD**

**Minerals: SURFACE RIGHTS ONLY.**

**Survey:** boundary surveywill be provided**.**

**Pre Offers:** No preoffers will be accepted on this auction. **Auctioneer Note:** Lippard Auctioneers is honored to work for the Ehler Family Trust. This land has been in the family for a long time, so don’t miss this opportunity!For more information or an appointment to view contact Brady Lippard at 580-237-7174 or 580-747-2304.  **Internet Bidding:** Will be available by logging on to [www.lippardauctions.com](http://www.lippardauctions.com) to register. Neither the Auction Company nor the Seller is responsible for any loss of signal by either side. Additional fees apply.

**Terms/Conditions:** 10% of the total purchase price is to be placed in escrow on the day of 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. All Real Estate is being sold “AS IS”. Any announcements made on the day of auction supersede all advertising.

**SELLERS: Earl Ehlers Estate**

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