



- 700± Tillable Acres
- Irrigated Farm
- Ranch and Hunting Land
- Mature Timber
- 25 Acre Lake and Ponds
- Trophy Deer, Turkey and Water Fowl
- 3,152 sq. ft. Ranch House

PITTSBURG COUNTY, OKLAHOMA
AUCTION
 WEDNESDAY, MAY 24 AT 6:00PM
held at Elks Lodge, McAlester, OK • online bidding available

1,000± acres
offered in 10 Tracts



Tract 2



Tract 5



1,000± acres
offered in 10 Tracts

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SchraderAuction.com
 800.451.2709

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AUCTION MANAGER: BRENT WELLINGS
 972-768-5165
 brent@schraderauction.com
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- Irrigated Farm, Ranch and Hunting Land
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Tract 6



Tract 10

PITTSBURG COUNTY, OKLAHOMA AUCTION

1,000⁺ acres
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The Lipska Farm is a combination of irrigated farmland, excellent recreational land, 96,000-bushel grain storage facilities, 20-tower sprinkler, 4-bedroom home, 2 farm shops, an impressive 25-acre lake and two large ponds. This auction represents an opportunity to acquire an outstanding combination of agricultural land with some of the best deer, waterfowl and turkey hunting in Oklahoma. Check out our game camera photos to get a glimpse at the quality of wildlife on the Lipska Farm. We will be offering the farm in 10 tracts that range from 20± to 449± acres, bid on any individual parcel or combination of tracts that best fit your needs.

TRACT 1: 56± acres with approximately 38 tillable acres and a 2.5 acre pond with duck blinds. This is an outstanding smaller combination recreational tract with plenty of tillable acres for a food plot and the balance in timber and one large pond. Parsons Silt Loam and Dennis Loam soils.

TRACT 2: 136± acres with approximately 98 tillable acres and the balance in mature trees, another great combination tract for a recreational or agricultural buyer. Parsons Silt Loam and Dennis Loam soils.

TRACT 3: 72± acres with approximately 52 tillable acres and the balance in mature trees, another great combination tract with primarily Parsons Silt Loam soils.

TRACT 4: 40± acres with approximately 39 tillable acres, this tract is fenced on 3 sides and makes a nice stand alone piece on the north side of Two Mile Road with primarily Parsons Silt Loam soils.

TRACT 5: 449± acres with approximately 426 tillable acres with primarily Parsons Silt Loam soils. This parcel includes the 20-tower irrigation pivot, the water source for irrigation is the large lake located on Tract 9, if you choose to continue irrigating you must purchase Tract 9 in combination with tract 5.

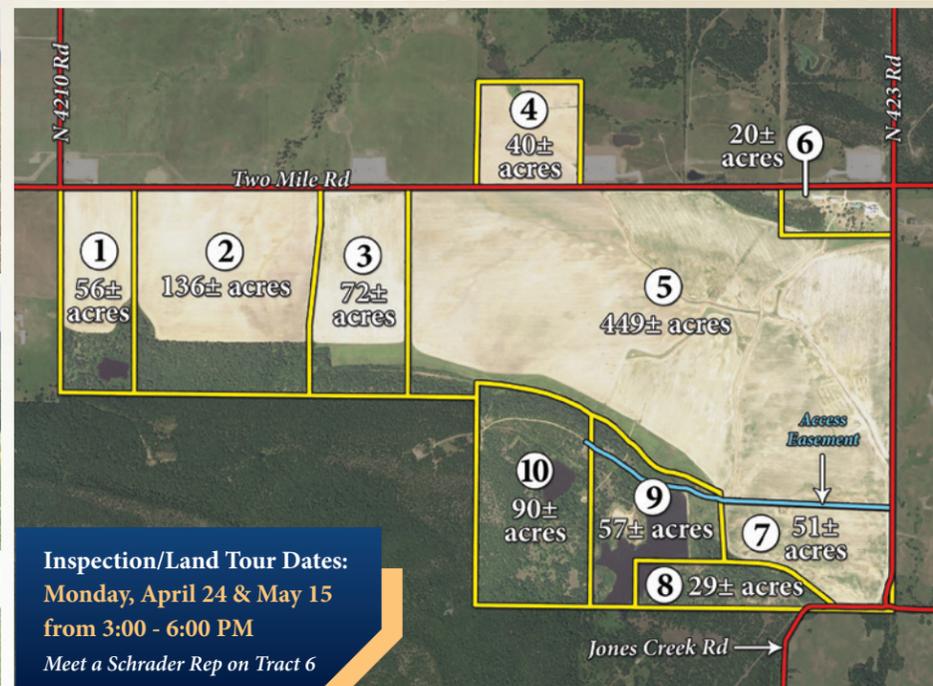
TRACT 6: 20± acres that serves as the headquarters of the farm. This parcel includes 96,000 bushels of grain storage, 40'x70' insulated shop building with feed sacking/pallet stacking machine, 3,152 sq. ft. 4 bedroom 3 bath home, mobile home for farm labor, 130x55 quonset style metal building and 70'x20' open sided storage shed.

TRACT 7: 51± acres with approximately 47 tillable acres, this is a nice parcel to purchase alone or with surrounding tracts in the auction.

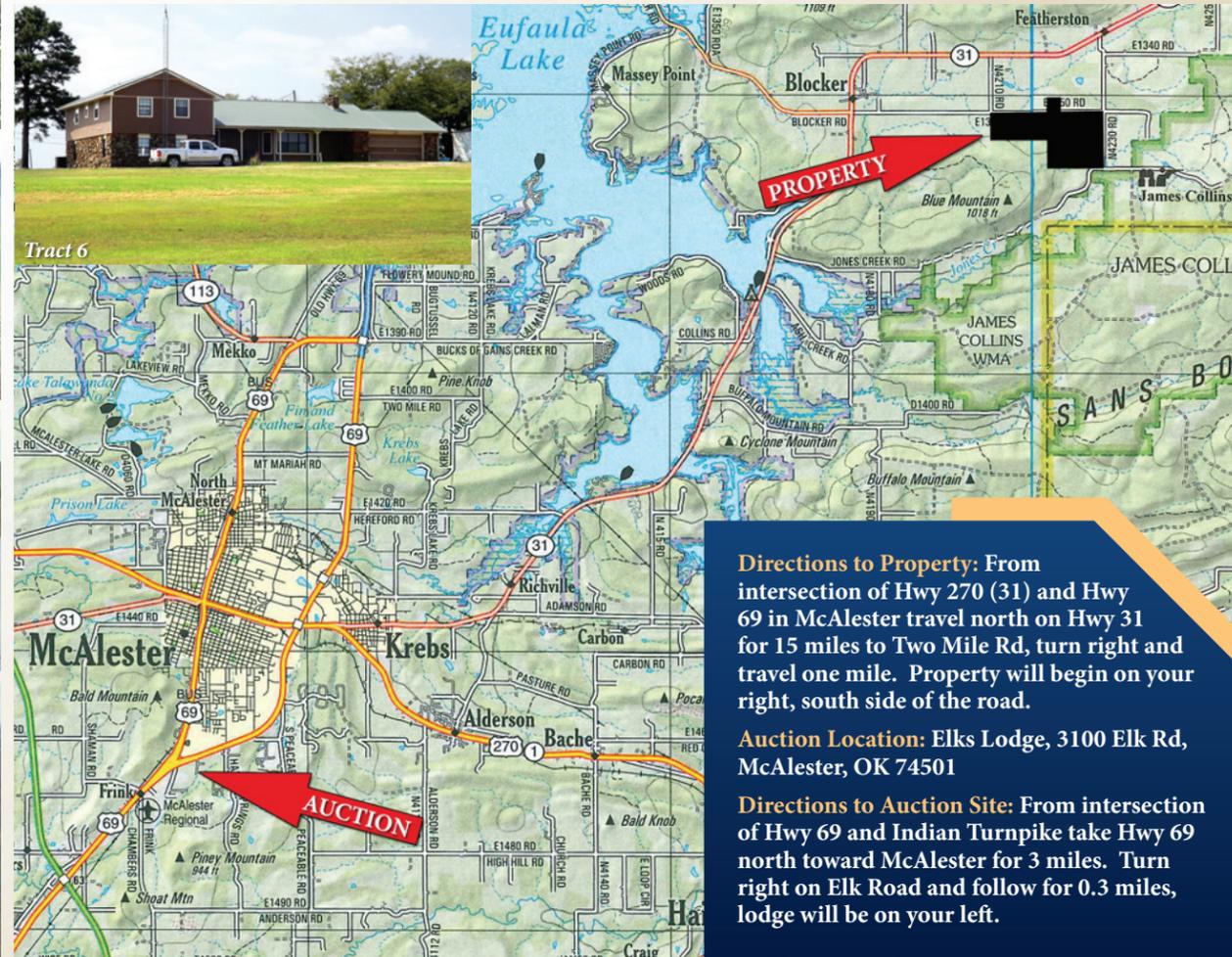
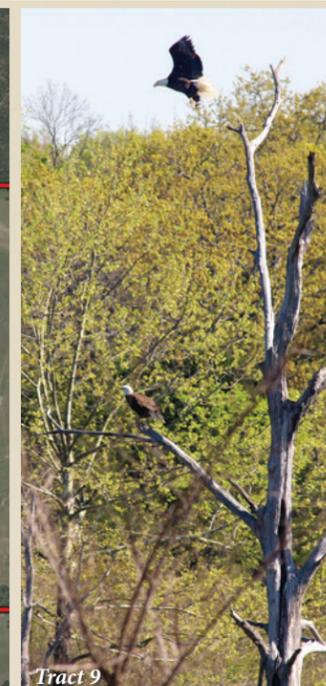
TRACT 8: 29± acres with terrific elevation and views of the farm and lake. This tract could be purchased alone, providing access to the watershed lake or combined with surround tracts for a nice package.

TRACT 9: 57± acres that includes the lake dam, shale pit and an abundance of large, mature trees. This parcel is an outstanding recreational tract, with trophy bass fishing, world-class waterfowl hunting and big deer potential. Purchase individually or in combination with other tracts to create your most desirable package.

TRACT 10: 90± acres with a 4 acre pond, mature hardwood trees, pines and abundant wildlife; another outstanding recreational tract with waterfowl, deer, turkey and fishing opportunities.



Inspection/Land Tour Dates:
Monday, April 24 & May 15
from 3:00 - 6:00 PM
Meet a Schrader Rep on Tract 6



Directions to Property: From intersection of Hwy 270 (31) and Hwy 69 in McAlester travel north on Hwy 31 for 15 miles to Two Mile Rd, turn right and travel one mile. Property will begin on your right, south side of the road.

Auction Location: Elks Lodge, 3100 Elk Rd, McAlester, OK 74501

Directions to Auction Site: From intersection of Hwy 69 and Indian Turnpike take Hwy 69 north toward McAlester for 3 miles. Turn right on Elk Road and follow for 0.3 miles, lodge will be on your left.



TERMS AND CONDITIONS:

PROCEDURE: Tracts 1 through 10 will be offered in individual tracts, in any combination of these tracts, or as a total unit per auction date and time. There will be open bidding on all tracts and combinations during the auctions as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete. The property will be sold in the manner resulting in the highest total sale price.

BUYER'S PREMIUM: The contract purchase price will include a Buyer's Premium equal to 4% of the bid amount.

DOWN PAYMENT: 10% of the total contract purchase price will be due as a down payment on the day of auction, with the balance due in cash at closing. The down payment may be made in the form of cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.

APPROVAL OF BID PRICES: All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. The auction bids are subject to the acceptance or rejection by the Seller.

DEED: Seller shall be obligated only to convey a merchantable title by Warranty Deed.

EVIDENCE OF TITLE: Seller agrees to make available to bidder a preliminary title insurance commitment to review prior to auction. The cost of title insurance, if the buyer(s) elects to purchase the title insurance policy, will be the responsibility of the buyer(s). Seller agrees to provide merchantable title to the property subject to matters of record, general conditions of title, and similar related matters. All tracts sold "AS-IS".

CLOSING: The closing shall take place 45 days after the auction or as soon thereafter as applicable closing documents are completed by Seller.

POSSESSION: Possession of the land shall be at closing; however, early access prior to closing may be granted with an additional earnest money deposit.

REAL ESTATE TAXES: Real Estate taxes shall be prorated to the date of closing.

MINERALS: Seller will not specifically except or reserve any mineral rights; however, no warranty is made as to the extent of mineral ownership, if any, by Seller.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50/50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres, if a new survey is determined to be necessary by the Seller.

ACREAGE AND TRACTS: All acreages are approximate and have been estimated based on current legal descriptions and/or aerial photos. Any corrections, additions, or deletions will be made known prior to the auction.

AGENCY: Schrader Real Estate and Auction Company, Inc. and their representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES:

All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

NEW DATE, CORRECTIONS AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes or additions to the property information.

OWNER: Randy Lipska



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