

LAND AUCTION

300+/- Acres • Grant County, Oklahoma

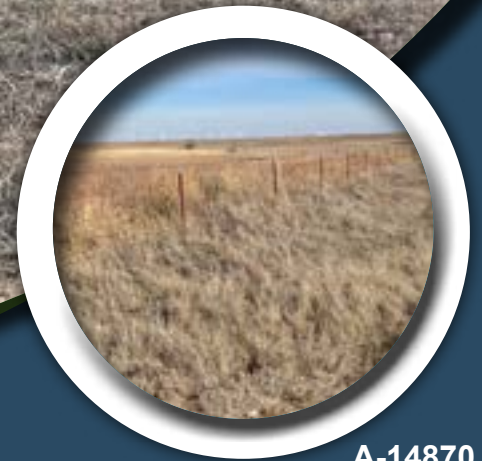
Wednesday, March 1, 2023 • 11:00 AM

Medford Community Room | 615 North Front Street, Medford, Oklahoma

ONLINE SIMULCAST BIDDING: Starts Friday, February 24, 2023, at 10:00 AM. Closes Wednesday, March 1, 2023, at close of live event. To Register and Bid on this Auction, go to: www.FNCBid.com

HIGHLIGHTS:

- Productive cropland acres
- Pasture with good quality grass and a pond
- Income producing CRP and grassland acres with plenty of hunting potential



A-14870

Property Location: From Medford, Oklahoma, travel north 5 miles on CR950 to Kiowa Road, west 2 miles to CR930, then north 1.5 miles to the southwest corner of the property.

Legal Description: NW/4 of 18-28N-5W and NE/4 of 18-28N-5W.

Property Description: *This diversified farm has it all!* With 107 productive cropland acres, a 42 acre pasture with pond for your cattle operation, and an additional 93 acres of income producing CRP. The CRP and grass acres provide an ideal habitat for upland birds as well a haven for whitetail deer. Don't miss your opportunity to add this farm to your holdings.

2022 Taxes: \$679

Farm Data:

Cropland	107.35 acres
Pasture	42.4 acres
Non-crop	56.89 acres
CRP	<u>93.36 acres</u>
Total	300 acres

FSA Information:	Base	Yield
Wheat	155.6 acres	34 bushels

CRP: 93.36 acres enrolled with an annual payment of \$3,461, expiring 9-30-2023.



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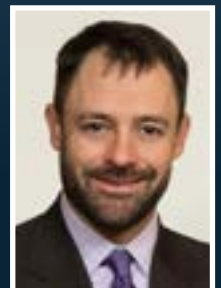
www.FarmersNational.com



For additional information, please contact:

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Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
52	Tabler silt loam, 0 to 1 percent slopes	120.47	40.53	0	50	2s
16	Grainola silty clay loam, 3 to 5 percent slopes	80.93	27.23	0	37	3e
49	Renfrow silty clay loam, 3 to 5 percent slopes, eroded	48.8	16.42	0	46	4e
KrDB	Kirkland silt loam, 1 to 3 percent slopes	24.98	8.4	0	43	2s
29	Kirkland silt loam, 0 to 1 percent slopes, cool	15.76	5.3	0	44	2s
15	Grainola silty clay loam, 1 to 3 percent slopes	4.88	1.64	0	34	3s
33	Masham-Ashport frequently flooded complex, 0 to 20 percent slopes	1.43	0.48	0	24	6e
TOTALS		297.25(*)	100%	-	44.51	2.64



AUCTION TERMS

Minerals: Seller reserves all owned mineral rights, none will convey to Buyer(s).

Taxes: Real estate taxes will be prorated to closing.

Conditions: This sale is subject to all easements, covenants, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Seller or Farmers National Company.

Possession: Possession will be granted at closing on April 3, 2023 or such other date agreed to by the parties.

Earnest Payment: A 10% earnest money payment is required on the day of the bidding. The payment may be in the form of cashier's check, personal check, company check, or wired funds. All funds will be deposited and held by Humphrey Abstract.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Humphrey Abstract the required earnest payment. The Seller will provide a current abstract of title at their expense. The cost of title insurance will be paid by the Buyer(s). The cost of any escrow closing services will be equally paid by both the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on April 3, 2023, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in guaranteed funds or by wire transfer at the discretion of Humphrey Abstract.

Sale Method: The real estate will be offered in one individual tract. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. The real estate will sell in the manner resulting in the highest total price. Bidding increments are solely at the discretion of the Auctioneer. Absentee or telephone bids will be accepted with prior approval of Farmers National Company and Seller. All decisions of the Auctioneer are final.

Approval of Bids: Final sale is subject to the Seller's approval or rejection.

Agency: Farmers National Company and its representatives are acting as Agents of the Seller.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Seller makes any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or "more or less". Any announcements made auction day by Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Seller reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Seller: Elizabeth Ann Koch **Auctioneer:** Tyler Ambrose

Online Simultaneous Bidding Procedure: The online bidding begins on **Friday, February 24, 2023, at 10:00 AM. Bidding will be simultaneous with the live auction on Wednesday, March 1, 2023, with bidding concluding at the end of the live auction.**

To register and bid on this auction go to: www.FNCBid.com

All bids on the tract will be visible on-line, but the identity of bidders is confidential. See auction terms and conditions for minimum bid requirements and details.

Server and Software Technical Issues: In the event there are technical difficulties related to the server, software, or any other online auction-related technologies, Farmers National Company reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Farmers National Company shall be held responsible for a missed bid or the failure of the software to function properly for any reason. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.