

FOR SALE BY BIDS

1,080+/- Acres • Texas County, Oklahoma

SEALED BID DEADLINE: 3:00 PM, Tuesday, November 13, 2018

Contact Agent for Additional Details!



A-17820

Property Location:

All five tracts are located near Hooker, Oklahoma, in Texas County.

Legal Description:

- Tract 1: NE $\frac{1}{4}$ 23-5-16
- Tract 2: NE $\frac{1}{4}$ 23-4-16 less southeast corner
- Tract 3: NW $\frac{1}{4}$ 26-4-16 less northwest corner
- Tract 4: N $\frac{1}{2}$ 10-3-17
- Tract 5: W $\frac{1}{2}$ 17-3-18 less northwest corner



Serving America's Landowners Since 1929
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For additional information, please contact:

Cole Owens, AFM/Agent
Garden City, Kansas
Office: (620) 276-4424
Cell: (620) 521-1450

COwens@FarmersNational.com
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PROPERTY INFORMATION

Property Description:

Productive dryland.

Farm Data:

- **Tract 1**
Cropland 156.84 acres
- **Tract 2**
Cropland 126.55 acres
- **Tract 3**
Cropland 145.64 acres
- **Tract 4**
Cropland 314.75 acres
- **Tract 5**
Cropland 300.22 acres

FSA Information:

• Tract 1

	<u>Base</u>	<u>Yield</u>
Wheat	70.46 acres	23 bushels
Sorghum	47.29 acres	33 bushels

• Tract 2

	<u>Base</u>	<u>Yield</u>
Wheat	73.24 acres	24 bushels
Sorghum	53.26 acres	25 bushels

• Tract 3

	<u>Base</u>	<u>Yield</u>
Wheat	65.44 acres	23 bushels
Sorghum	43.91 acres	33 bushels

• Tract 4

	<u>Base</u>	<u>Yield</u>
Wheat	148.8 acres	27 bushels
Sorghum	39.2 acres	26 bushels

• Tract 5

	<u>Base</u>	<u>Yield</u>
Wheat	146.1 acres	27 bushels
Sorghum	60.4 acres	26 bushels

2017 Taxes:

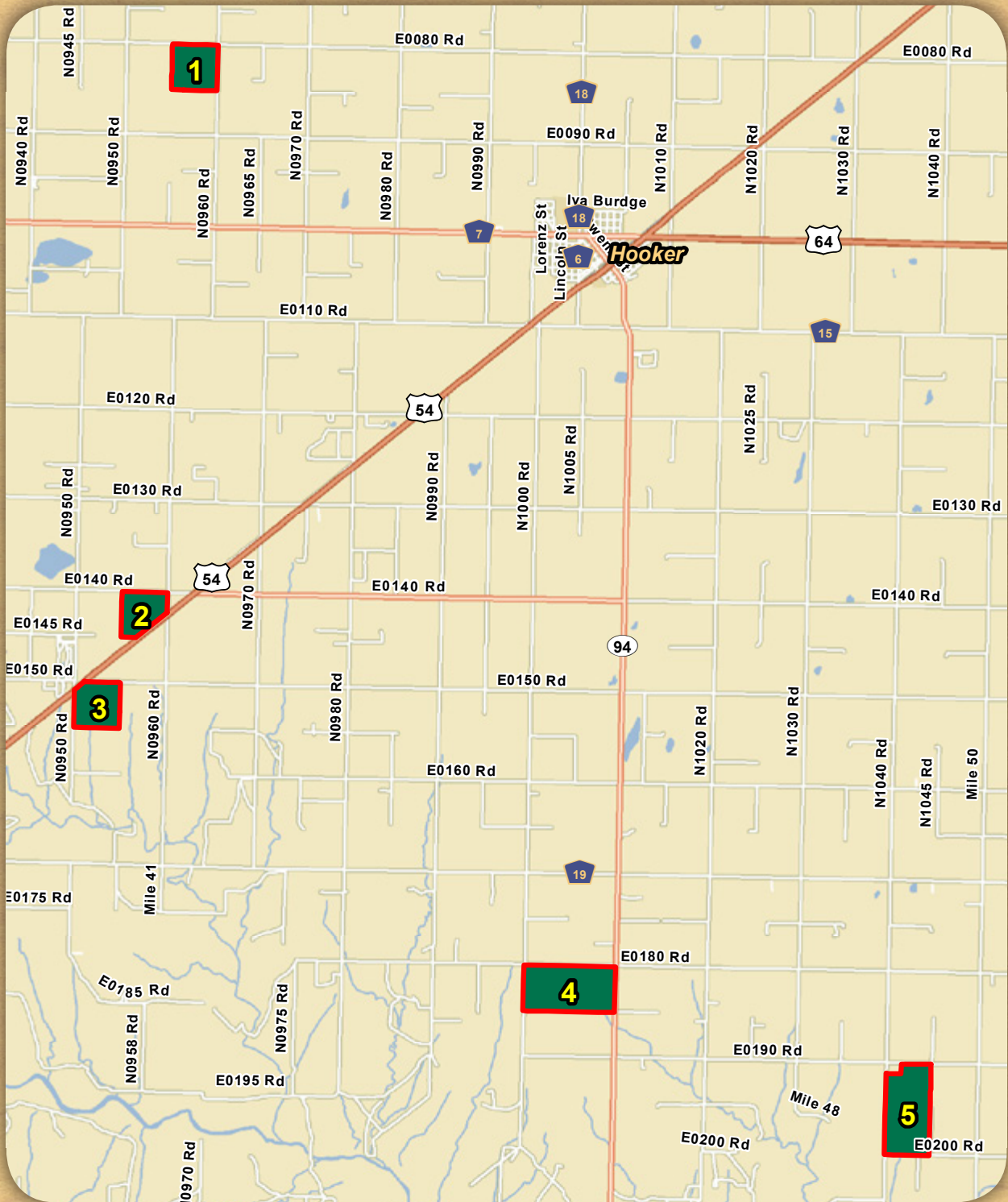
- **Tract 1:** \$253.00 160 tax acres
- **Tract 2:** \$248.00 139.51 tax acres
- **Tract 3:** \$231.00 154.53 tax acres
- **Tract 4:** \$564.00 320 tax acres
- **Tract 5:** \$314.00 308 tax acres

Lease:

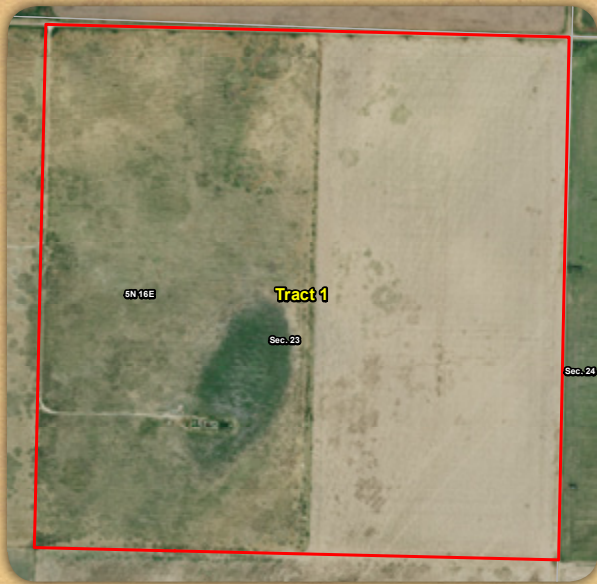
The Seller's lease will be assigned to the Buyer. Lease terms by tract are as follows:

- **Tract 1:** 157 acres growing wheat at \$25.00 per acre for a total cash rent of \$3,925.00 due March 1, 2019.
- **Tract 2:** 125 acres growing wheat at \$25.00 per acre for a total cash rent of \$3,150.00 due March 1, 2019.
- **Tract 3:** 145 acres growing wheat at \$25.00 per acre for a total cash rent of \$3,625.00 due March 1, 2019.
- **Tract 4:** Buyer to receive Seller's one-third share of 156 +/- acres growing wheat. Buyer will reimburse the Seller for any shared wheat production related expenses (fertilizer and herbicide) at closing. Buyer will reimburse the farm operator for all chemicals, application and tillage expenses incurred for weed control on 157 acres wheat stubble. At the Seller's discretion, the Seller's wheat insurance will be transferred to the Buyer(s) with the premium due the insurance company at closing. Buyer acknowledges that he will accept transfer of the current crop insurance policy and payment of all related premiums. Buyer affirms that he is eligible for the RMA premium subsidy subject to a proper AD-1026 on file with the Farm Service Agency office in which the land is located.
- **Tract 5:** The seller will retain their share of the growing milo. Buyer will receive full possession of the milo acres at closing subject to harvest of the crop. Buyer will reimburse the farm operator for all chemicals, application and tillage expenses incurred for weed control on 43 acres wheat stubble.

Property Location Map



Tract 1 Aerial Map

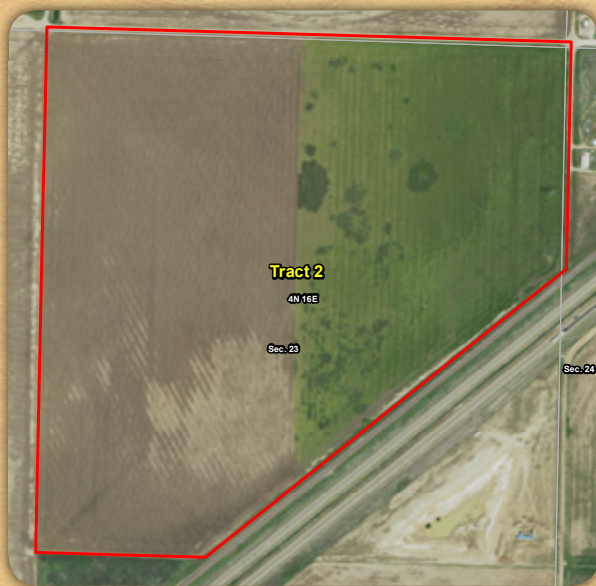


Tract 1 Soils Map

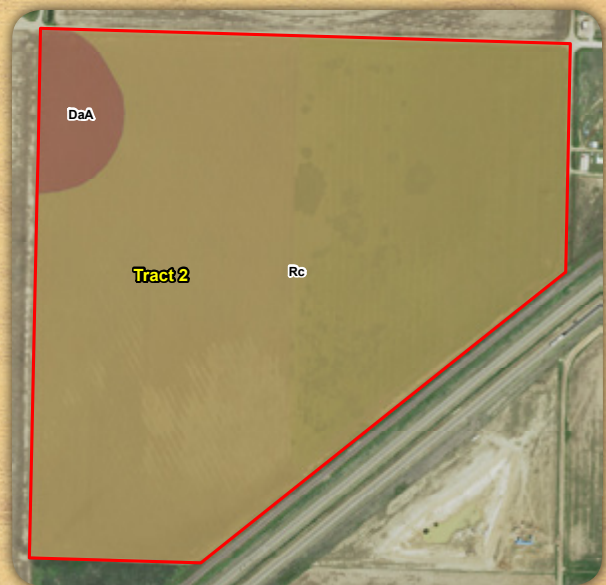


MAP SYMBOL	NAME	NON IRR LCC	IRR LCC	ACRES
Rc	Gruver clay loam, 0 to 1 percent slopes	IIc	I	68.7
DaB	Dalhart fine sandy loam, 1 to 3 percent slopes	IIIc	Ile	54.3
UcA	Ulysses clay loam, 0 to 1 percent slopes	IIc	IIc	16.3
DaA	Dalhart fine sandy loam, 0 to 1 percent slopes	IIIc	Ile	14.0
Lo	Lautz silty clay, 0 to 1 percent slopes, occasionally ponded	IVw	IVw	7.0
TOTAL				160.3

Tract 2 Aerial Map



Tract 2 Soils Map

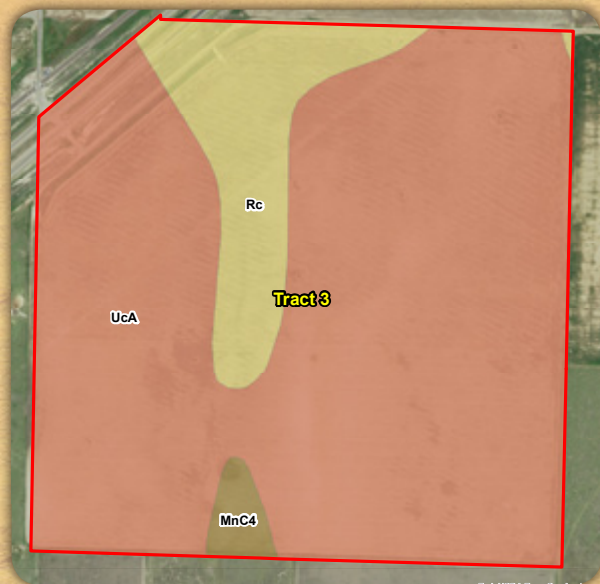


MAP SYMBOL	NAME	NON IRR LCC	IRR LCC	ACRES
Rc	Gruver clay loam, 0 to 1 percent slopes	IIc	I	122.9
DaA	Dalhart fine sandy loam, 0 to 1 percent slopes	IIIc	Ile	6.4
TOTAL				129.2

Tract 3 Aerial Map

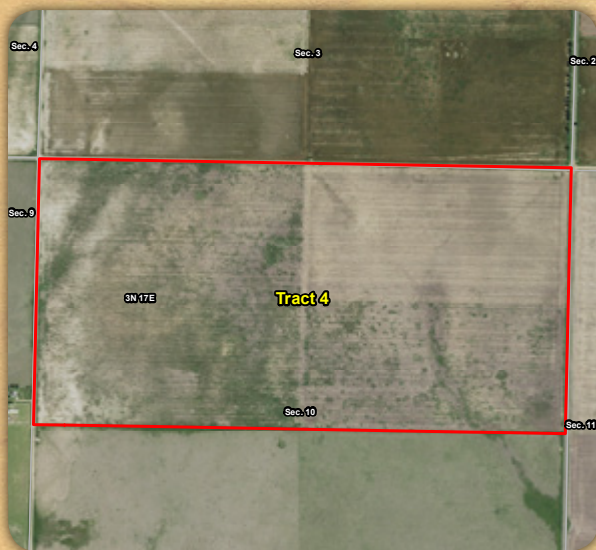


Tract 3 Soils Map

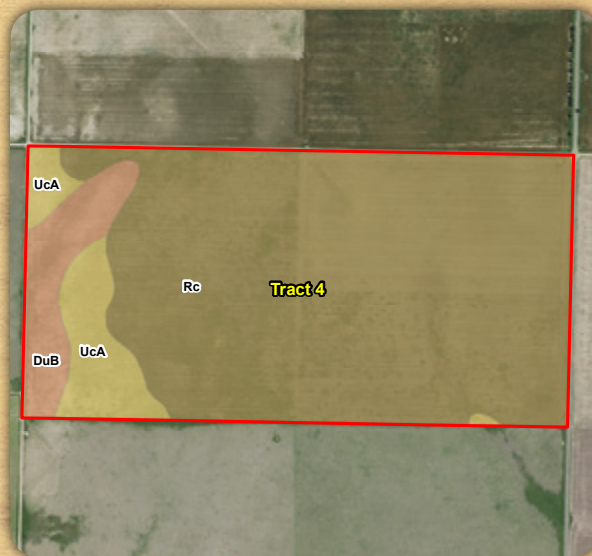


MAP SYMBOL	NAME	NON IRR LCC	IRR LCC	ACRES
UcA	Ulysses clay loam, 0 to 1 percent slopes	11c	11c	133.6
Rc	Gruver clay loam, 0 to 1 percent slopes	11c	I	21.5
MnC4	Conlen clay loam, 3 to 8 percent slopes, severely eroded	V1e		2.7
TOTAL				157.7

Tract 4 Aerial Map

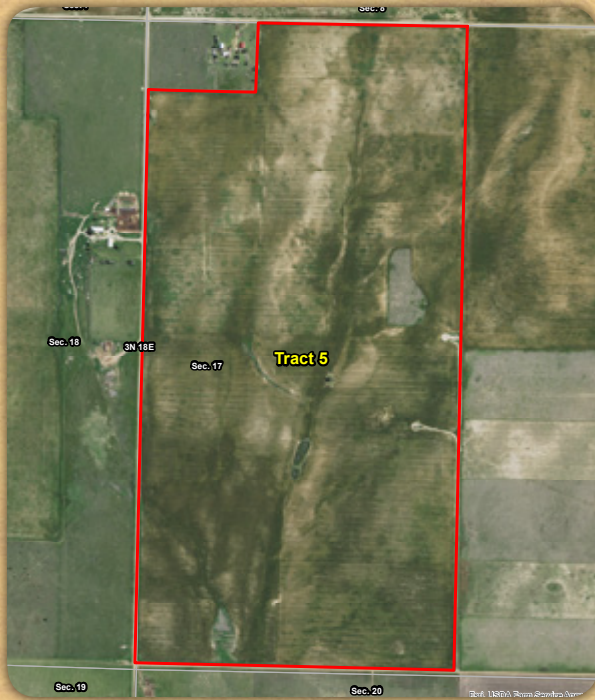


Tract 4 Soils Map

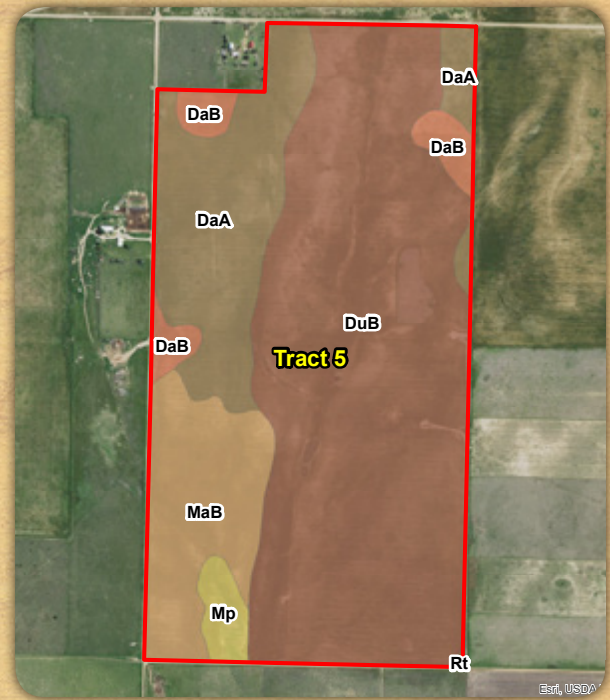


MAP SYMBOL	NAME	NON IRR LCC	IRR LCC	ACRES
Rc	Gruver clay loam, 0 to 1 percent slopes	11c	I	265.5
UcA	Ulysses clay loam, 0 to 1 percent slopes	11c	11c	29.9
DuB	Perico-Ulysses complex, 1 to 3 percent slopes	111c	111c	26.4
TOTAL				321.7

Tract 5 Aerial Map



Tract 5 Soils Map



MAP		NON IRR	IRR	
SYMBOL	NAME	LCC	LCC	ACRES
DuB	Perico-Ulysses complex, 1 to 3 percent slopes	IIIc	IIIc	186.4
DaA	Dalhart fine sandy loam, 0 to 1 percent slopes	IIIc	IIe	59.5
MaB	Conlen loam, 0 to 3 percent slopes	IVe	IIIe	39.8
DaB	Dalhart fine sandy loam, 1 to 3 percent slopes	IIIc	IIe	12.2
Mp	Veal-Potter complex, 3 to 12 percent slopes, cool	Vle		6.3
Rt	Gruver loam, 0 to 1 percent slopes	IIc	I	0.2
TOTAL				304.4

Land for Sale by Bids

(No Oral Bidding)

Bid Procedure

Written bids will be received at the office of Farmers National Company, PO Box 1834, Garden City, Kansas 67846 until 3:00 PM, on November 13, 2018. Bids should be for the total dollar amount and not per acre. Please submit your highest and best offer as there will be no oral bidding. Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion.

Terms of Sale and Closing

Terms of the sale are cash with no contingencies. The successful bidder(s) will be required to sign a purchase agreement and provide a 10% earnest money check with the balance due at closing in approximately 30 days. The cost of any escrow closing services will be shared equally between buyer and seller.

For more information, contact:

Cole Owens
Farmers National Company
PO Box 1834, Garden City, Kansas 67846
COwens@FarmersNational.com
Telephone: (620) 276-4424 (office) or (620) 521-1450 (cell)

TERMS

Minerals: No minerals will be conveyed.

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, subject to lease.

Earnest Payment: A 10% earnest money payment is required by the successful bidder. The payment may be in the form of cash, cashier's check, personal check, or company check. All funds will be deposited and held by Farmers National Company in their trust account.

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

Closing: The sale closing is on December 14, 2018, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in cash, guaranteed funds, or by wire transfer at the discretion of Farmers National Company.

Sale Method: The real estate will be offered in five individual tracts. All bids are final, please bid with that in mind. There will be no further bidding once your bid is submitted. The real estate will sell to the highest bidder.

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: Robert A. Ebel Trust and Beverly V. Ebel Trust

Bid Form

I/we hereby offer the following amount(s) for the tracts listed below:

- Tract 1:** NE¼ 23-5-16 Bid Amount \$ _____
- Tract 2:** NE¼ 23-4-16 less southeast corner Bid Amount \$ _____
- Tract 3:** NW¼ 26-4-16 less northwest corner Bid Amount \$ _____
- Tract 4:** N½ 10-3-17 Bid Amount \$ _____
- Tract 5:** W½ 17-3-18 less northwest corner Bid Amount \$ _____

Bid is total price **NOT** per acre. I acknowledge **there will not be any oral bidding** and agree to sign a purchase agreement and deposit 10% earnest money on the date of sale if I am the successful bidder.

Signature Date

Print Name _____

Address _____

City _____ State _____ ZIP code _____

Telephone number _____ Cell phone number _____

Email _____

Sealed bid deadline: 3:00 PM, Tuesday, November 13, 2018.

Mail, fax, or email bid to:

Cole Owens
Farmers National Company
P.O. Box 1834, Garden City, Kansas 67846
Fax: (620) 276-4424
Email: COWens@farmersnational.com

Telephone: (620) 276-4424 or (620) 521-1450

Please contact agent to verify your bid was received.

