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A-23210



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ONLINE AUCTION

236.78± Acres, Grant County, Oklahoma

Bidding starts | Friday, December 12, 2025 at 10:00 AM

Bidding closes | Tuesday, December 16, 2025 at 12:00 PM

To register and bid go to: www.FNCBid.com

Highlights:

- Pristine habitat for deer and other wildlife consisting of catalpa trees, native grasses, and a pond.
- Seller's mineral rights convey.
- Excellent grazing for cattle, and income generating CRP tract.



For additional information, please contact:

Trevor Smith, AFM/Agent

(316) 618-4406

TSmith@FarmersNational.com

Property Information

Directions to Property:

Tract 1: West 12 miles on Highway 11 from Medford, then south 3 miles on CR 860.

Tract 2: West 13 miles on Highway 11, then south 2 miles on Trenton Road.

Legal Description:

Tract 1: NW/4 of 3-26-7W (155 ac)

Tract 2: W/2 SW/4 and tract in lots 5&6 in 28-27-7W (81.78 ac)

Property Description:

Tract 1:

Prime Hunting and Cattle Grazing Land

This exceptional pasture in Grant County, Oklahoma, offers a unique combination of prime deer hunting opportunities and high-quality cattle grazing land. A picturesque catalpa grove and well-maintained pond provide a reliable water source, attracting a variety of wildlife. Quality fences ensure secure cattle grazing, making this tract ideal for ranchers and outdoor enthusiasts alike. With its diverse landscape and abundant wildlife, this property is perfect for those looking to balance livestock production with recreational activities.

Tract 2:

CRP Land with Hunting Potential

Enrolled in the Conservation Reserve Program, this Grant County tract generates an annual payment of \$2,236. The land also holds hunting potential, making it an attractive investment for outdoor enthusiasts. With its recreational features and income-generating potential, this tract offers a unique opportunity for hunters and investors.

Farm Data:

Tract 1:

Pasture	147.55 acres
Non-crop	2.36 acres
Water	<u>5.09 acres</u>
Total	155.0 acres

Tract 2:

Non-crop	5.75 acres
CRP	<u>76.03 acres</u>
Total	81.78 acres

CRP:

Tract 2: 76.03 acres enrolled with an annual payment of \$2,236, expiring September 20, 2033

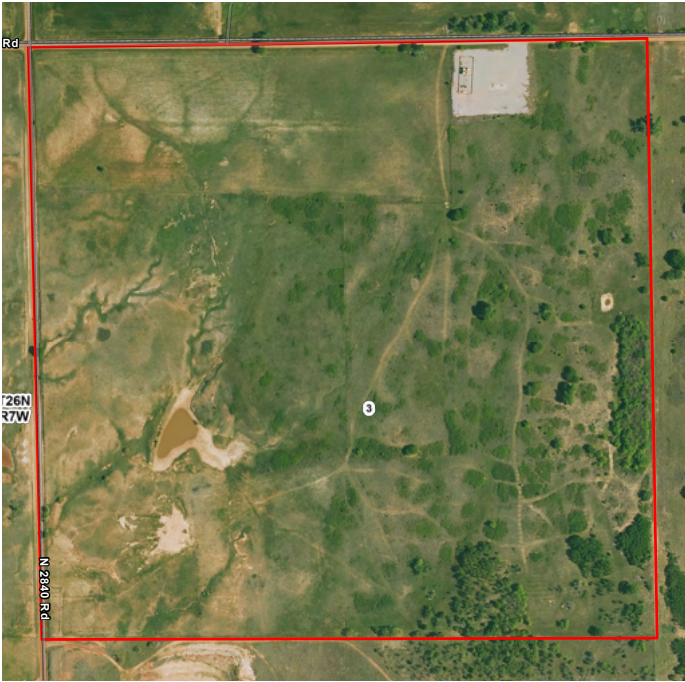
2025 Taxes:

Tract 1: \$187 **Tract 2:** \$217

Property Location Map



Tract 1 Aerial Map



Tract 2 Aerial Map



Online Auction Terms

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the 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 and 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 January 16, 2026, 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 Grant County Abstract.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Grant County Abstract the required earnest payment. The Seller will provide an owner's policy of title insurance in the amount of the contract price. The cost of title insurance will be equally paid by both the Seller and 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 January 16, 2026, 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 Grant County Abstract.

Sale Method: The real estate will be offered in two individual tracts. All bids are open for advancement starting **Friday, December 12, 2025, at 10:00 AM until Tuesday, December 16, 2025, at 12:00 PM**, subject to the automatic bid extend feature outlined in these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within five minutes of the auction ending will automatically extend the auction for five

minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the five minute time frame. All decisions of Farmers National Company 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 make 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 the 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: Lynda R Waldie Revocable Trust

Online Bidding Procedure: This online auction begins on Friday, December 12, 2025, at 10:00 AM. Bidding closes on Tuesday, December 16, 2025, at 12:00 PM.

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

All bids on the tracts will be visible online, 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.