

LAND AUCTION

160+/- Acres • Cotton County, Oklahoma

Tuesday, May 8 • 10:30 AM

at the Randlett Community Building • 318 6th Street • Randlett, Oklahoma

HIGHLIGHTS

- Quality farm
- Minerals included with surface
- Located southwest of Randlett near I-44

L-1800407

Property Location: From Randlett, Oklahoma, travel one mile west on Highway 70 and one mile south on County Road 2520 and one-half mile west on County Road 2510. The property is located on the south side of the road.

Legal Description: NW $\frac{1}{4}$ of Section 6, Township 5 South, Range 12 West of the Indian Meridian, in Cotton County, Oklahoma.

Property Description: The property is fenced with approximately 106 acres in cropland and the balance is native grass and waterways.

Farm Data:

Cropland	106 acres
Non-crop	47 acres
Other	7 acres
Total	160 acres

FSA Information:

	Base	Yield
Wheat	100.4 acres	33 bushels

2017 Taxes: \$341.00

Property Location Map



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For additional information, please contact:

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Aerial Map



Soil Map



MAP SYMBOL	NAME	NON IRR LCC	IRR LCC	ACRES
FoA	Foard silt loam, 0 to 1 percent slopes	IVs	IVs	89.5
Ps	Port-Oscar complex, 0 to 1 percent slopes, occasionally flooded	IIw	---	36.3
FsB	Foard-Hinkle complex, 1 to 3 percent slopes	IVs	---	20.3
TpB	Tipton loam, 1 to 3 percent slopes	Ile	Ile	10.2
TOTAL				156.2



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 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 is subject to current lease and completion of wheat harvest.

Earnest Payment: A 10% earnest money payment is required on the day of the auction. 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 Farmers National Company 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. The cost of any escrow closing services will be paid equally by both the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on June 8, 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 as 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. No absentee or telephone bids will be accepted without 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: Gaylord Family