

LAND *And* MINERAL AUCTION

160+/- Acres • Comanche County, Oklahoma

Tuesday, July 30, 2019 • 10:30 AM

Letitia Baptist Church Activity Building • 2606 S. State Highway 65, Lawton, Oklahoma



HIGHLIGHTS

- Native and improved grasses with a pond
- Surface and minerals sold separately
- Possible home sites
- Easy access to highway

Property Location: From Pumpkin Center go east on Highway 7 to County Road SE 210th, then south to the property. Watch for signs.

Legal Description: Southeast quarter (SE $\frac{1}{4}$) of Section 4, Township 1 North, Range 9 West, Comanche County, Oklahoma.

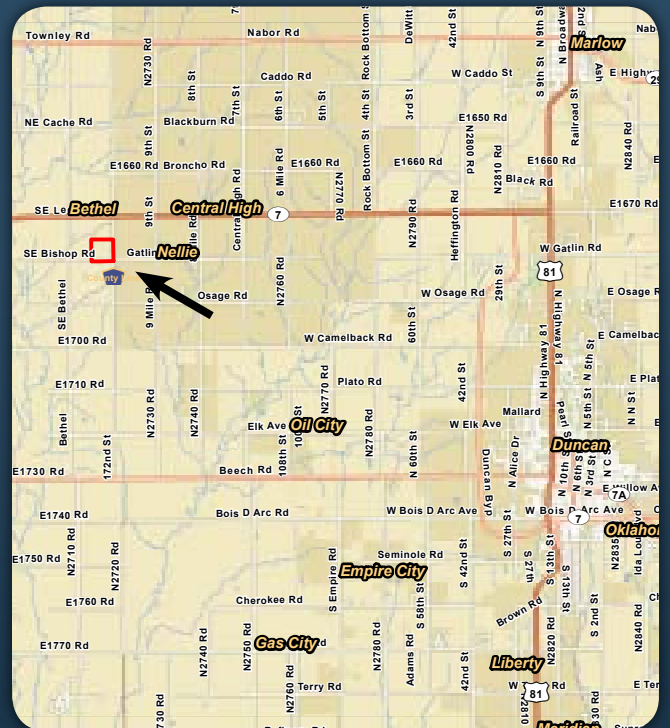
Property Description: This property is fenced with approximately 141 acres of pasture and 19 acres of timber.

Farm Data:

Pasture	141 acres
Non-crop	19 acres
Total	160 acres

2019 Taxes: \$185.00

Property Location Map



L-1900297



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For additional information, please contact:

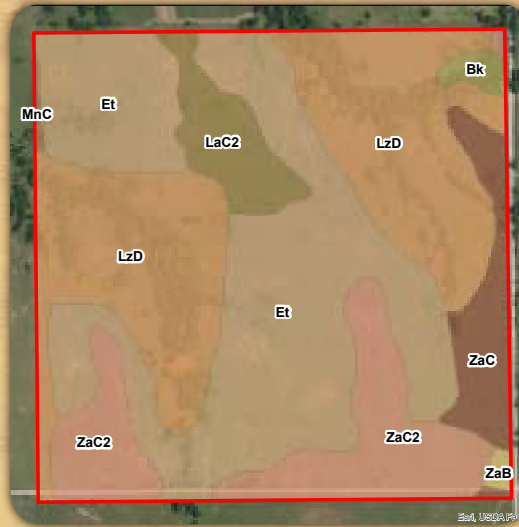
Tyler Ambrose, Broker/Auctioneer
Piedmont, Oklahoma
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TAmbrose@FarmersNational.com
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Aerial Map



Soil Map



MAP SYMBOL	NAME	NON IRR	
		LCC	ACRES
Et	Zaneis and Stephenville soils, 2 to 8 percent slopes, severely eroded	Vle	63.0
LzD	Lucien-Grainola-Zaneis complex, 5 to 12 percent slopes	Vle	53.0
ZaC2	Zaneis loam, 3 to 5 percent slopes, eroded	IIIe	23.7
ZaC	Zaneis loam, 3 to 5 percent slopes	IIe	9.4
LaC2	Lawton loam, 3 to 5 percent slopes, eroded	IIIe	8.2
Bk	Vernon-Clairemont complex, 0 to 12 percent slopes	Vle	1.6
ZaB	Zaneis loam, 1 to 3 percent slopes	IIe	0.7
MnC	Minco loam, 3 to 8 percent slopes	IVe	0.4
TOTAL			160.0



AUCTION TERMS

Minerals: Mineral interest will be sold separately from the surface interest. Buyer will receive a mineral deed only, no abstract. A 30 day due diligence period will be given prior to closing to confirm actual record of title.

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 September 12, 2019 or such other date agreed to by the parties.

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 September 12, 2019 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: Rebekah M. Haverkamp, Estate of Jane Wand, Mary Morris, Susan Thiel