

# LAND AUCTION

154+/- Acres • Grant County, Oklahoma

Tuesday, October 29, 2019 • 10:00 AM

at the Senior Citizens Center • 103 West Main Street, Wakita, Oklahoma



L-1900675

## HIGHLIGHTS

- Excellent quality grass with good fence
- Natural ponds and electric well
- Easy access with Highways 132 and 11

**Property Location:** One mile north of the intersection of Highway 11 and Highway 132.

**Legal Description:** SW $\frac{1}{4}$  11-27N-8W, Grant County, Oklahoma.



For additional information, please contact:



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# Property Information

**Property Description:** Excellent quarter of grass with good fence, water, and easy access.

**Farm Data:**

Pasture 154.08 acres

**2018 Taxes:** \$181



**Aerial Photo**



**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
8	Drummond loam, 0 to 1 percent slopes, saline, rarely flooded	55.9	36.41	4s
27	Kingfisher-Wakita complex, 1 to 3 percent slopes	4.1	2.69	3s
43	Eda loamy fine sand, 3 to 5 percent slopes	43.3	28.2	3e
2	Devol fine sandy loam, 1 to 3 percent slopes	50.2	32.71	3e
TOTALS		153.5	100%	3.36

## AUCTION TERMS

**Minerals:** Mineral interests owned by the Seller, if any, will not 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 on November 29, 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 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 auction, the high bidder(s) will enter into a real estate contract and deposit with Humphrey Title the required earnest payment. The Seller will provide a current abstract of title at their expense. 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 November 29, 2019 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 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:** Regi and Bettie Craven Revocable Trust

**Auctioneer:** Tyler Ambrose