

# ONLINE AUCTION

80+/- Acres • Nowata County, Oklahoma

Online Bidding starts Thursday, April 1, 2021 • 9:00 AM

Bidding Closes Wednesday, April 14, 2021 • 2:00 PM

To Register and Bid on this Auction, go to:

[www.fnctbid.com](http://www.fnctbid.com)

L-2100267



## HIGHLIGHTS

- High quality grass pasture with two ponds
- Excellent fence surrounding property
- Close access to Highway 28 and Alluwe, Oklahoma



**Legal Description:** E/2 NW/4 33-25N-17E,  
Nowata County, Oklahoma.

**Property Description:** Fantastic opportunity to own this 80 acre pasture, surrounded with a high quality fence and two ponds for livestock and wildlife!

**2020 Real Estate Taxes:** \$49



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For additional information, please contact:

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**Aerial Photo****Soil Map**

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
WagB	Wagstaff silty clay loam, 1 to 3 percent slopes	17.8	22.16	3e
ScB	Shidler-Claremore complex, 1 to 3 percent slopes	4.1	5.05	4s
SkD	Shidler-Kiti-Rock outcrop complex, 1 to 8 percent slopes	22.1	27.51	6e
CeC	Coweta-Eram complex, 5 to 15 percent slopes	1.8	2.24	6e
AeB	Apperson silty clay loam, 1 to 3 percent slopes	34.6	43.04	3e
TOTALS		80.3	100%	3.94

## AUCTION TERMS

**Minerals:** Surface only sale. Minerals will be retained by Sellers.

**Buyer's Premium:** A 10% Buyer's premium will be added to the winning bid.

**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 May 14, 2021 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 Title Abstract Co.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Title Abstract Co. 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(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 May 14, 2021 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 Title Abstract Co.

**Sale Method:** The real estate will be offered as a total unit. **All bids are open for advancement starting Thursday, April 1, 2021, at 9:00 AM until Wednesday, April 14, 2021 at 2:00 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 one minute of the auction ending will automatically extend the auction for one minute from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the one 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 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:** Terri Jones, Jody Hoy, Elizabeth Moore, Kristin Kennedy-Marsiglia, Bill McBeth

### Online Bidding Procedure:

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[www.fncbid.com](http://www.fncbid.com)**

All bids on the tracts will be visible on-line, 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. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.