

# FOR SALE BY BIDS

587+/- Acres • Texas County, Oklahoma

BIDS DUE BY PHONE: 2:00 PM, Tuesday, April 12, 2022

*Contact Agent for Additional Details!*

L-2200165

## Property Location:

- Tract 1: From Highway 54 at Tyrone, two miles north on Mile 53 and four miles west on Road B.
- Tract 2: Located at the southwest corner of Tyrone - Road D and A Street (Mile 53)
- Tract 3: From Baker, Oklahoma: one mile south on Mile 56, one-half mile east on Road K, one mile south on Road 57, one-half mile east- trail road.

## Legal Description:

- Tract 1: East 1/2 18-6N-18E
- Tract 2: 107 acres in the South 1/2 of the Southeast 1/4 northwest of the railroad, and Southeast 1/4 of the Southwest 1/4 26-6N-18E
- Tract 3: Northeast quarter 10-4-19



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**For additional information, please contact:**

Cole Owens, AFM/Agent  
Garden City, Kansas  
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# PROPERTY INFORMATION

## Tract 1

Minimum opening bid: \$350.00 per acre.

**Property Description:** Native grass and expired CRP. There is no fence on the western boundary of this property. The flow from the livestock well is erratic indicating there may be an issue with the pump or casing. This condition has existed for several years. Full possession at closing.

### Farm Data:

Pasture 232.32 acres  
Expired CRP 85.56 acres

### FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	8.5 acres	26 bushels
Milo	68.9 acres	30 bushels

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**2021 Taxes:** 320 tax acres - \$313

**Minerals:** The Seller's producing minerals are not included with this sale.



## Tract 2

Minimum opening bid: \$600.00 per acre.

**Property Description:** Cropland on the edge of Tyrone. This tract is wheat stubble. Weed control expenses for herbicide and application to date are \$4,931.38 which will be due at closing. This amount may increase if additional weed control is needed prior to buyer possession. Full possession at closing.

### Farm Data:

Cropland 104.73 acres

### FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	64.9 acres	27 bushels
Milo	39.0 acres	47 bushels

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**2021 Taxes:** 107 tax acres - \$247

**Minerals:** The Seller's producing minerals are not included with this sale.



## Tract 3

Minimum opening bid: \$600.00 per acre.

**Property Description:** Cropland near Baker. This tract is wheat and subject to a one-third crop share lease that ends at harvest or failure of the crop. The Buyer will receive the Seller's one-third share of the wheat. The Seller's 70% revenue protection wheat insurance will be transferred to the Buyer with the premium of \$1,870.00 due at closing. Buyer affirms that he is eligible for the RMA premium subsidy subject to a proper AD-1026 on file with the Texas County Farm Service Agency office.

### Farm Data:

Cropland 158.85 acres

### FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	100.3 acres	32 bushels

**2021 Taxes:** 160 tax acres - \$324

**Minerals:** Mineral interests, if any, owned by the Seller will be conveyed to the Buyer.



**Tract 1 Aerial Map**



**Tract 1 Soils Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
EvaD	Eva loamy fine sand, 3 to 8 percent slopes	148.75	46.77	0	28	4e
DuA	Perico-Ulysses complex, 0 to 1 percent slopes	59.8	18.8	0	52	3c
EvaB	Eva loamy fine sand, 0 to 3 percent slopes	56.6	17.79	0	29	4e
DuB	Perico-Ulysses complex, 1 to 3 percent slopes	49.86	15.68	0	52	3c
DaA	Dalhart fine sandy loam, 0 to 1 percent slopes	3.06	0.96	0	47	3e
TOTALS		318.07(*)	100%	-	36.64	3.65



### Tract 2 Aerial Map



### Tract 2 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
DaA	Dalhart fine sandy loam, 0 to 1 percent slopes	37.37	34.6	0	47	3e
Rt	Gruver loam, 0 to 1 percent slopes	33.04	30.59	0	51	2c
DaB	Dalhart fine sandy loam, 1 to 3 percent slopes	19.62	18.16	0	49	3c
Rc	Gruver clay loam, 0 to 1 percent slopes	12.32	11.41	0	51	2c
UcB	Ulysses clay loam, 1 to 3 percent slopes	5.66	5.24	0	61	2e
TOTALS		108.02(*)	100%	-	49.77	2.53

### Tract 3 Aerial Map



### Tract 3 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Rc	Gruver clay loam, 0 to 1 percent slopes	143.43	89.81	0	51	2c
DaB	Dalhart fine sandy loam, 1 to 3 percent slopes	14.32	8.97	0	49	3c
Ra	Ness clay, 0 to 1 percent slopes, frequently ponded	1.95	1.22	0	11	5w
TOTALS		159.7(*)	100%	-	50.33	2.13

# Property Location Maps



# FOR SALE BY BID PROCEDURE

- All bidders will remain confidential during the auction process.
- To be included in the bidding pool, buyers must bid on the property prior to 2:00 PM, April 12, 2022. No new bidders will be accepted after the deadline..
- After the bidding pool deadline, all active bidders will be allowed to advance their bids. Bids will be accepted until no further advances are made. Minimum bid increment is \$20.00 per acre.
- All bids must be submitted via telephone. Call Cole Owens, Agent, at (620) 521-1450. Bids will not be accepted by voice mail or any form of electronic communication.
- If the final bids are accepted and a sales contract(s) is executed by the seller and buyer, upon request, the agent will provide a copy of the bid sheet for any of the active bidders in the bidding pool.

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## TERMS

**Minerals:** No minerals will be conveyed on Tract 1 and Tract 2. Mineral interests, if any, owned by the Seller on Tract 3 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 will be granted at closing on May 12, 2022 or such other date agreed to by the parties. Subject to possession of the growing wheat on Tract 3.

**Earnest Payment:** A 10% earnest money payment is required by the successful bidder. 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 Thad Parsons, the closing agent.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Thad Parsons 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 12, 2022, 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.

**Survey:** At the Seller's option, the Seller shall provide a property survey sufficient to provide good title where there is not an existing legal or where new boundaries are created. The Seller will pay the survey cost. Final contract prices will not be adjusted to reflect any difference between the advertised and actual surveyed acres

**Sale Method:** The real estate will be offered in three individual tracts. All bids are open for advancement until the bidding is closed. The real estate will sell in the manner resulting in the highest total price. Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion.

**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:** The Harold Dean & Sidna Sue St. Clair Family Trust