

# LAND AUCTION

**160+/- Acres • Alfalfa County, Oklahoma**

**Wednesday, May 11, 2022 • 10:30 AM**

**First Christian Church of Helena, Fellowship Hall | 201 3rd Street, Helena, Oklahoma**

## Highlights:

- Good fence
- Livestock water well
- Quality soils

L-2200289

## Location Map

**Property Location:** From Helena, Oklahoma, go east one and a half miles on CR 320. Farm will be on south side of road, watch for signs.

**Legal Description:** NE/4 Section 23 T24N-R10W

**Property Description:** The farm is productive wheat farm for grain production and livestock grazing. The farm provides easy access to Helena and to Enid.

**2021 Taxes:** \$497.00



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For additional information, please contact:

Tyler Ambrose, AFM, Broker/Auctioneer  
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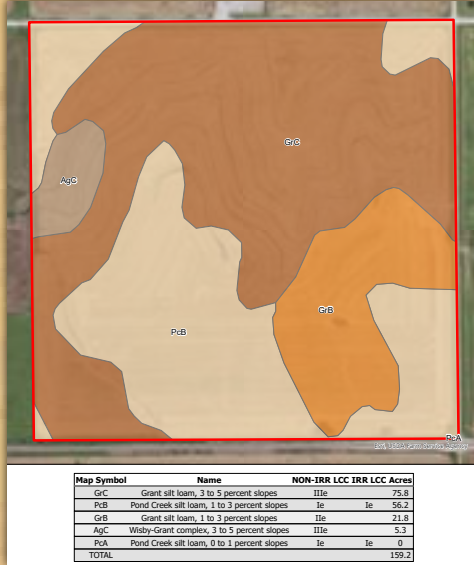


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## Aerial Map



## Soil Map



## AUCTION TERMS

**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 June 17, 2022 or such other date agreed to by the parties. Subject to the completion of 2022 Wheat Harvest or July 15, 2022.

**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 Guarantee 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 the closing agent the required earnest payment. The Seller will provide a current abstract of title at their expense. The cost of title insurance and/or an attorney's opinion will be paid for by the Buyer(s). 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 June 17, 2022 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 Guarantee Abstract Co.

**Sale Method:** The real estate will be offered in one 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 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:** JoAnn Barron Trust

**Additional Comments:** Selling Surface Rights only, no Minerals will be conveyed.

