



ABSOLUTE LAND AUCTION



640 $\pm$ Acres Offered in 3 Tracts
Texas County, OK

Irrigated, Dryland, & CRP

Tuesday, May 16 at 2PM

Texas County Activity Center in Guymon, OK

Online Bidding Available | *5% Buyer Premium*

Property Overview



Tract 1



Tract 1 — 160 ± Acres: This tract is a dryland farm currently being farmed in a third rotation: wheat/milo/fallow. There are two old wells of unknown conditions. This is a nice flat farm that would fit in to any farming operation. Early Possession will be given to the fallow 2/3rds.



Tract 2



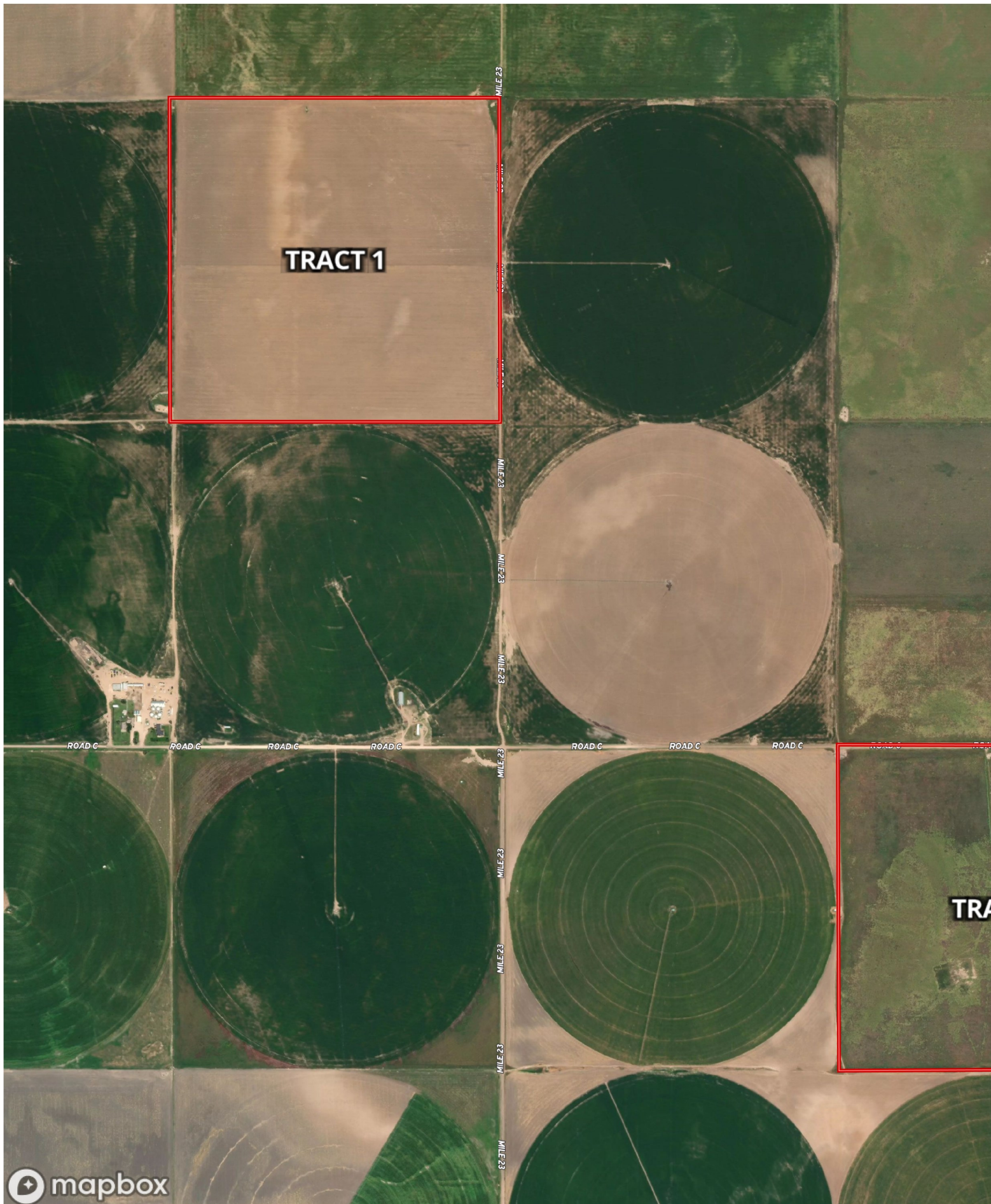
Tract 2 — 160 ± Acres: 156.85 acres currently enrolled into the CRP program at a total annual payment of \$2,823.00 or \$18.00 per acre and expires in 2032. The full 2023 payment will be conveyed to buyer. This is a nice flat quarter that lies just west of tract three.

Tract 3

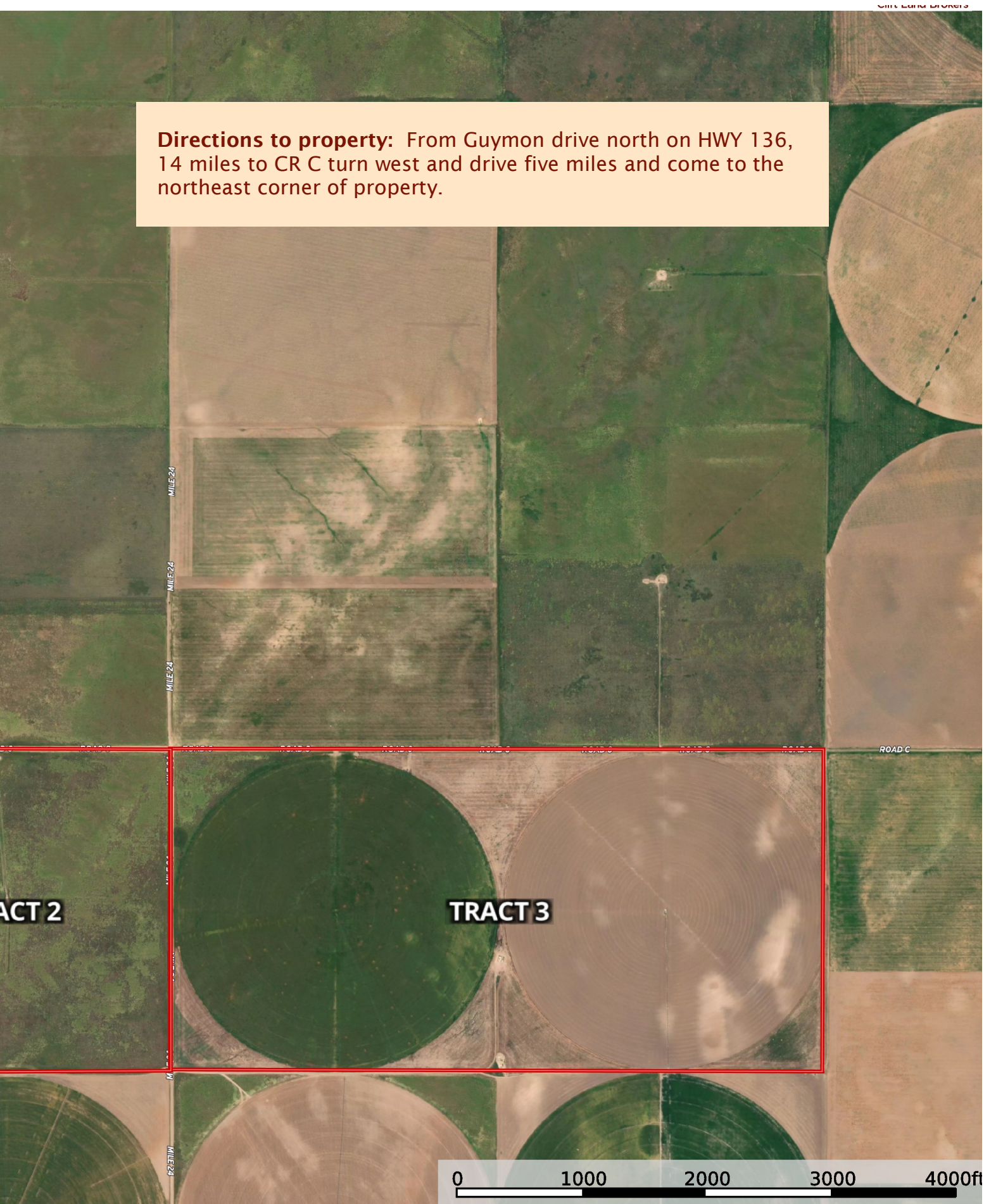


Tract 3 — 320 ± Acres: This is a nice half section with two quarter mile pivots (**The above ground irrigation equipment is owned by the tenant and will be made available for purchase to buyer after auction**) and one irrigation well producing 400+/- GPM per tenant. T&L Pivot is located on the west quarter and nozzled at 375 GPM. Zimmatic pivot is located on the east quarter and nozzled at 400 GPM. The east Circle is currently planted to wheat, early possession of the West circle will be granted to buyer after auction.

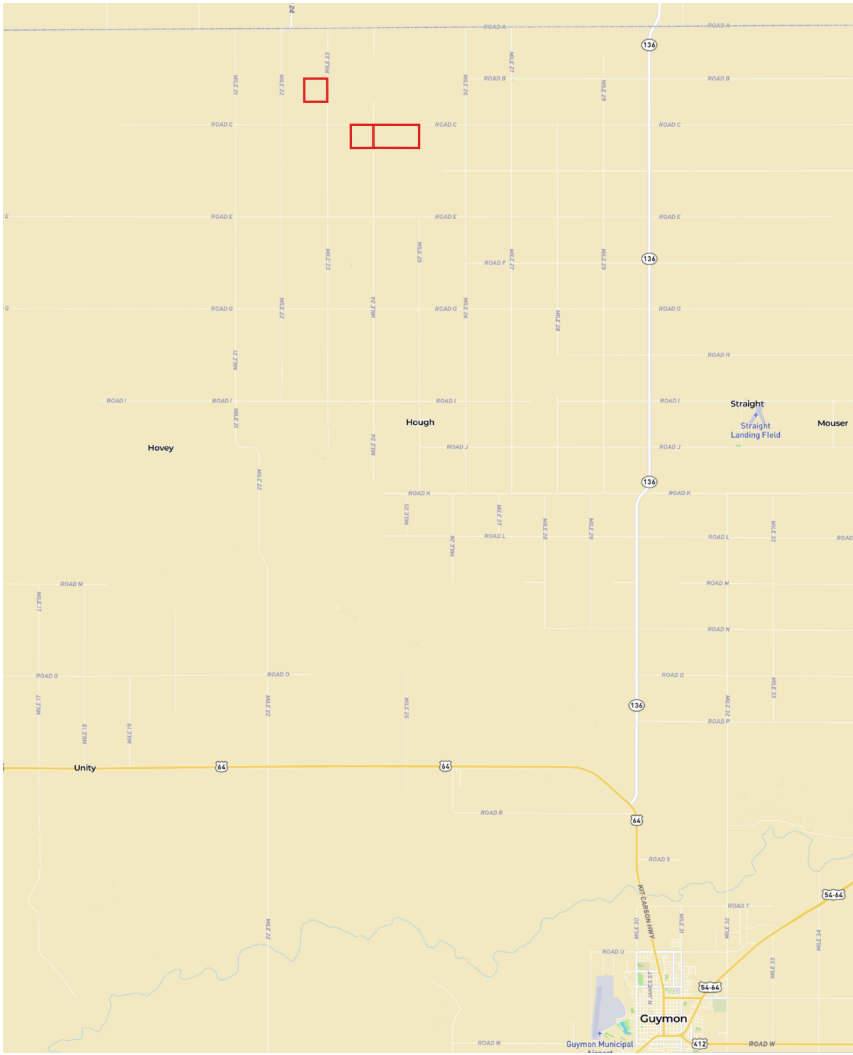




Directions to property: From Guymon drive north on HWY 136, 14 miles to CR C turn west and drive five miles and come to the northeast corner of property.







Please visit our website, cliftlandauctions.com for full auction details and updates.

AUCTION TERMS & CONDITIONS

PROCEDURE: This 640+/- Acres will be offered in 3 individual tracts. There will be online and open bidding on all tracts and combinations until the close of the auction. The property will be sold in the manner resulting in the highest total sale price.

BUYER PREMIUM: A five percent (5%) Buyer Premium is in effect for all purchases. The Buyer Premium will be added to the "Auction Price" to determine the "Sales Price" or "Contract Price".

ACCEPTANCE OF BID PRICES: This is an Absolute Auction. All successful bidders will sign a purchase agreement at the auction site immediately following the close of the auction.

EARNEST MONEY: Ten percent (10%) earnest money on the day of the auction, upon signing a purchase agreement immediately following the close of bidding. The earnest money may be paid in the form of personal check, business check, or cashier's check. The remainder of the purchase price is payable in cash at closing. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

REAL ESTATE TAXES AND ASSESSMENTS: The Property Taxes will be prorated to the date of closing. Seller shall have paid all Property Taxes for prior years before closing. The Buyer(s) will be responsible for any "rollback" in the property taxes. The Buyer(s) will be responsible for all additional taxes imposed after the date of execution of the Special Warranty Deed by seller as a result of any change in use of any part of the subject property, the intent being that all such additional taxes shall be the responsibility of the Buyer(s) and the Buyer's heirs, personal representatives and assigns.

BROKER PARTICIPATION: Contact the Auction office to obtain the broker participation guidelines.

CLOSING: Will take place on or before June 30, 2023, or as soon as applicable closing documents and surveys (if needed) are completed.

POSSESSION: Possession will be given at closing, however the growing wheat crop will not convey. If requested Early possession of the available farm ground can be given upon executed agreement.

TITLE: Seller shall provide an Abstract of title on the surface tracts in the amount of the purchase price. Buyer(s) will be responsible for all expenses related to acquiring a mortgagee's title policy, if required. Seller shall execute a Warranty Deed conveying the real estate to the Buyer.

PROPERTY CONDITION: Property to be sold AS IS—WHERE IS and no warranty or representation, either express or implied, will be given to any bidder or Buyer. Buyer shall release Seller of any and all liability.

EASEMENTS AND LEASES: Sale of the property is subject to any and all easements of record and any and all leases. No surface lease will survive closing.

SURVEY: AT THE SELLER'S OPTION, the Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in the auction. Any need for a new survey will be determined solely by the Seller. The Seller will provide a survey at its own cost, if needed. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. All advertised acreages are approximate and have been estimated based on current legal descriptions and/or aerial photos.

MINERAL RIGHTS: This auction is for Surface Estate only.

CONSERVATION RESERVE PROGRAM: Buyer shall become successor to any USDA FSA Conservation Reserve Program contract, CRP payments shall be prorated, and CRP contract shall be in compliance at the time of closing.

GROWING CROP CONVEYANCE: The growing wheat crop will be harvested by current tenant of those tracts where current growing wheat crop exists.

Irrigation Equipment: The above ground irrigation Equipment Will not convey with surface. (Sprinklers, Gear head and Power unit are all owned by tenant)

AGENCY: Clift Land Auctions, LP and Clift Land Brokers and its representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information used in the marketing of this property is subject to the terms and conditions outlined in the agreement to purchase. **ANNOUNCEMENTS MADE BY THE AUCTIONEER AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE**

OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Sellers or the

Auction Company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information used in marketing this property is believed to be accurate, but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Seller, the Broker, the Auction Company or any of their

respective representatives. All sketches and dimensions are approximate. Conduct at the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller, Broker and Auction Company reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

NEW DATA, CORRECTIONS AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes, corrections or additions to the property information.

NOTE: Videotaping, flash photography and/or public announcements will be allowed on auction day ONLY with prior approval from Clift Land Auctions, LP.

Auction & Information Meeting Location
Texas County Activity Center
924 County Hwy 31
Guymon, OK

Information Meeting
Tuesday, May 2
10AM



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