



ABSOLUTE LAND AUCTION



**NATIVE GRASSLAND & CRP AUCTION
2,273.4 ± ACRES OFFERED IN 6 TRACTS
OLDHAM & DEAF SMITH COUNTIES, TX**

**Tuesday, August 1 at 2PM
Oldham County Community Center in Vega, TX**

Online Bidding Available | 5% Buyer Premium

LIVE AUCTION WITH ONLINE BIDDING

This 2,273.4 ± acre property is located in Oldham and Deaf Smith Counties near Vega, TX. Offered in six total tracts, there are five contiguous tracts consisting of a combination of native grass and expired CRP with base acres. East of Vega, TX tract six is a stand-alone section enrolled in CRP Grasslands with an existing wind lease that conveys. Rarely does acreage like this come available, and there is ample opportunity for a new owner to graze livestock, put a portion back into cultivation, or build a rural homestead.

**Tuesday, August 1, 2023
2PM CDT**

**Oldham County Community Center
304 Vega Blvd. Vega, TX 79092**

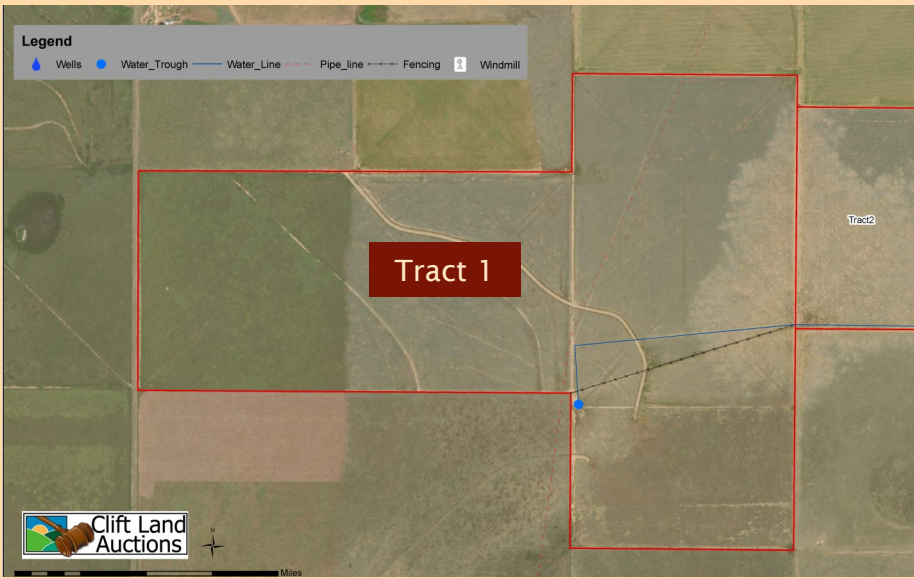
**Information Meeting
Tuesday, July 18, 2023
10AM CDT**

Oldham County Community Center

**Call for more information:
Colby Gunnels—(806) 341-1515
Hadley Perkins—(806) 206-3510
(800) 299-LAND (5623)
CLIFTLANDAUCTIONS.COM**

*Please visit our website for full auction details and updates.
To register to bid online, please call Brady Cowan at (940) 733-9608 for approval.*

TRACT 1



Total Acres: 671 ±

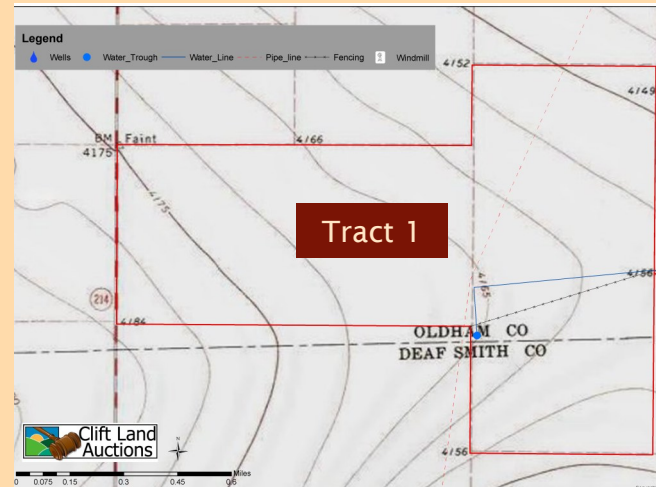
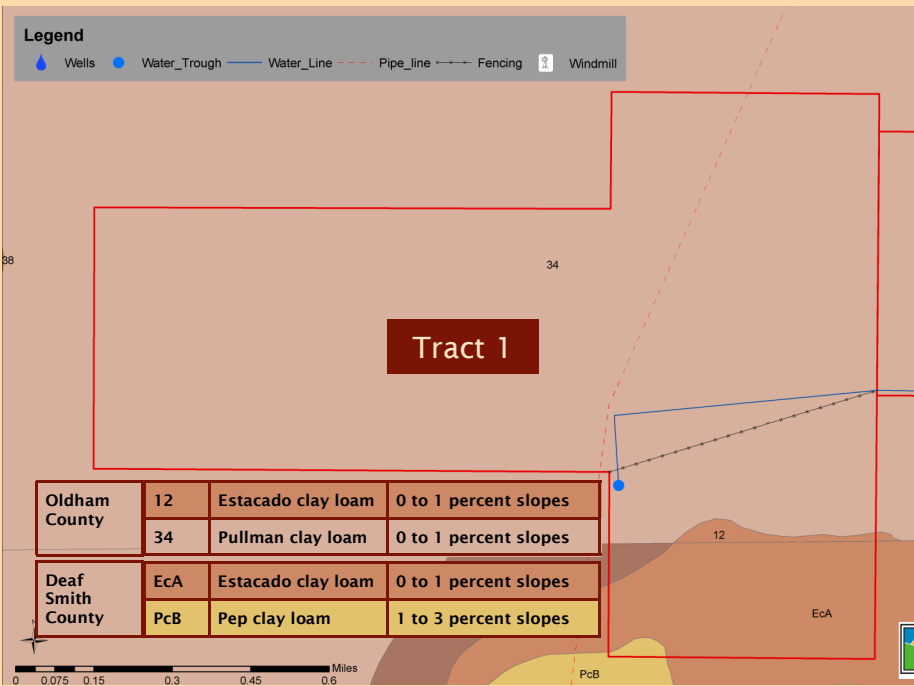
Access: Paved FM 214 on the west side of the tract.

Base Acres: Yes

Fences: Good. Cross fenced into two pastures.

Water: One 12' fiberglass stock tank on a float system. Stock water is provided by pipeline from the water well on Tract 5 and will be subject to a well use agreement if purchased separately.

Description: This is a nice tract of expired CRP that lays flat. There is bluestem but also substantial amount of gramma grasses in the mix. The fences are all in good shape, and with access to water via the pipeline and stock tank, it makes a nice stand-alone tract for grazing livestock. Considering the base acres, however, a new owner might also consider putting it back into cultivation.



TRACT 2

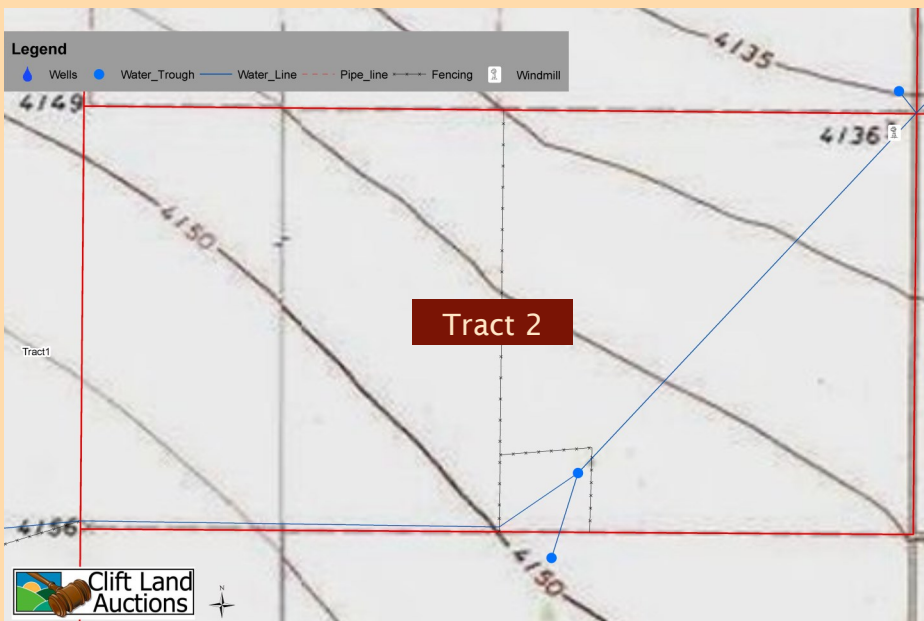
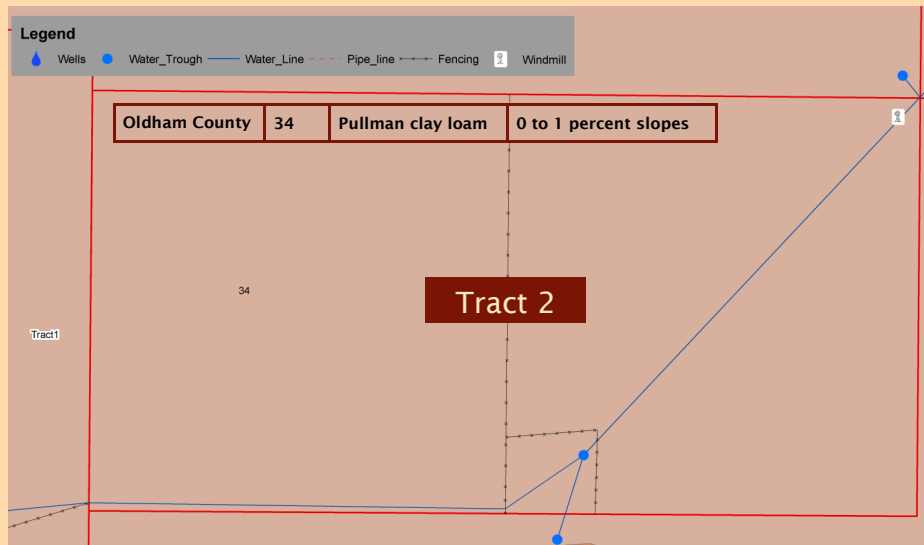
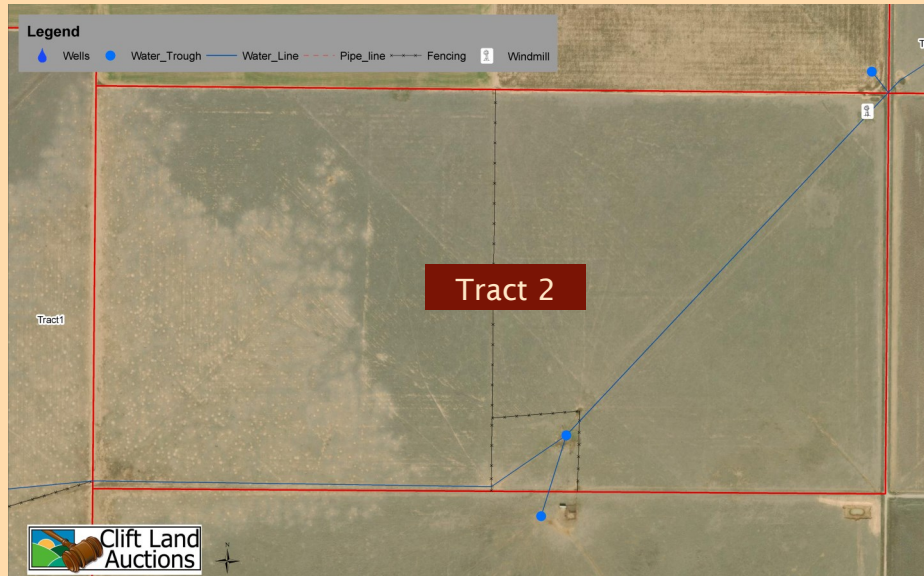
Total Acres: 320 ±

Access: All weather CR 26 on the east side of the tract.

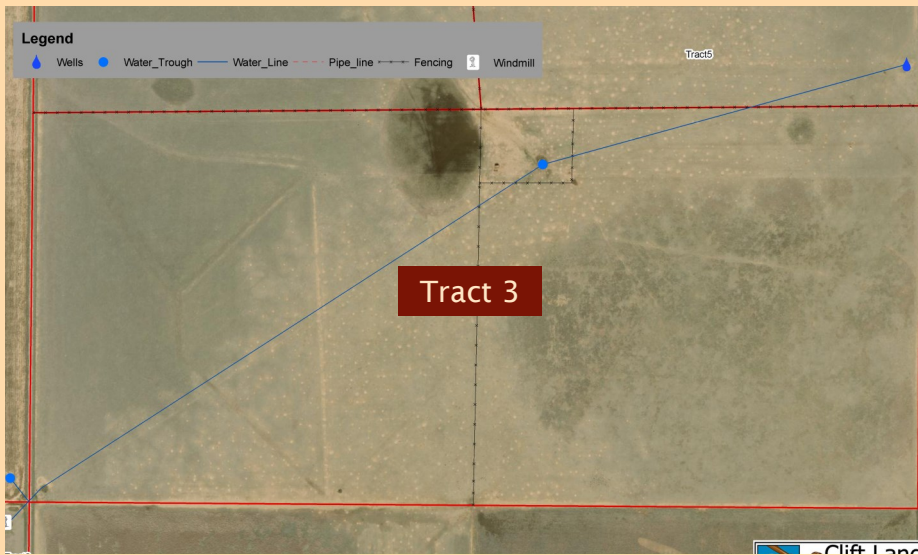
Fences: Very good. Cross fenced into two pastures with a water lot on the south side, center of the tract.

Water: One 30' steel stock tank with concrete apron on a float system. Stock water is provided by pipeline from the water well on Tract 5 and will be subject to a well use agreement if purchased separately. There is also an old windmill in the northeast corner of the tract, but the condition is unknown.

Description: This is a good tract of predominantly native grasses and has very good fencing dividing it into two 160 ± acre pastures. The fences are all in good shape, and with access to water via the pipeline and stock tank, it makes a nice stand-alone tract for grazing livestock.



TRACT 3



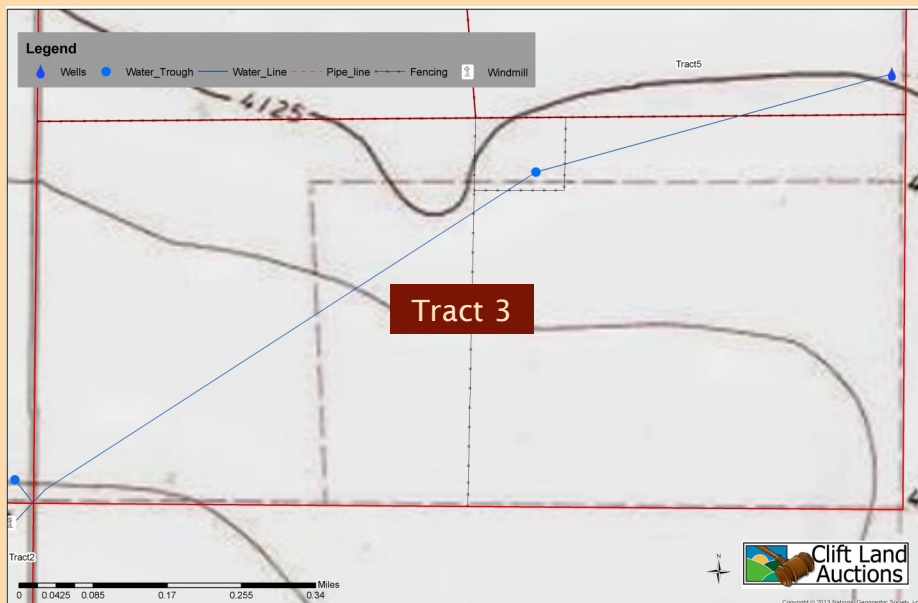
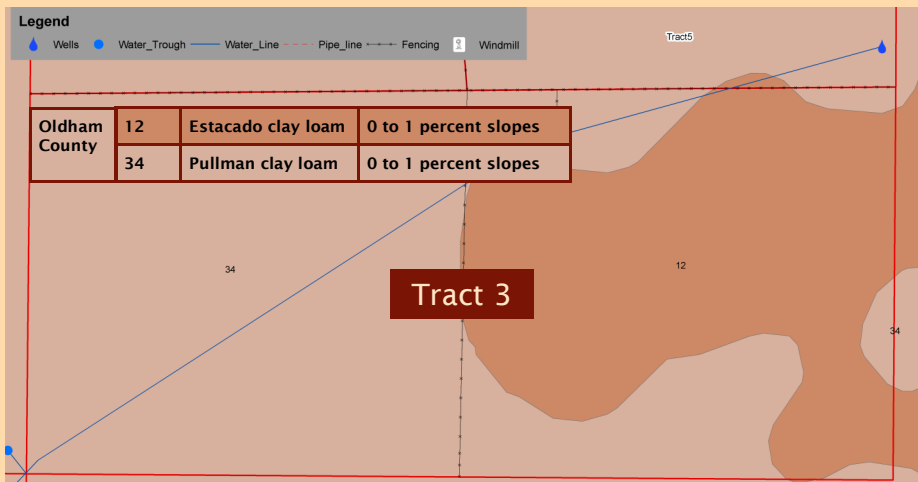
Total Acres: 282 ±**

Access: All weather CR 26 on the west side of the tract.

Fences: Very good. Cross fenced into two pastures with a water lot on the north side, center of the tract.

Water: One 30' steel stock tank with concrete apron on a float system. Stock water is provided by pipeline from the water well on Tract 5 and will be subject to a well use agreement if purchased separately.

Description: This is a good tract of predominantly native grasses and has very good fencing and is cross fenced into two pastures. The fences are all in good shape, and with access to water via the pipeline tub, it makes a nice stand-alone tract for grazing livestock.



** Total acreage will be determined by a professional survey following the existing fence lines and purchase price adjusted accordingly if purchased separate from Tracts 4 & 5.

Legend



Wells



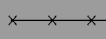
Water_Trough



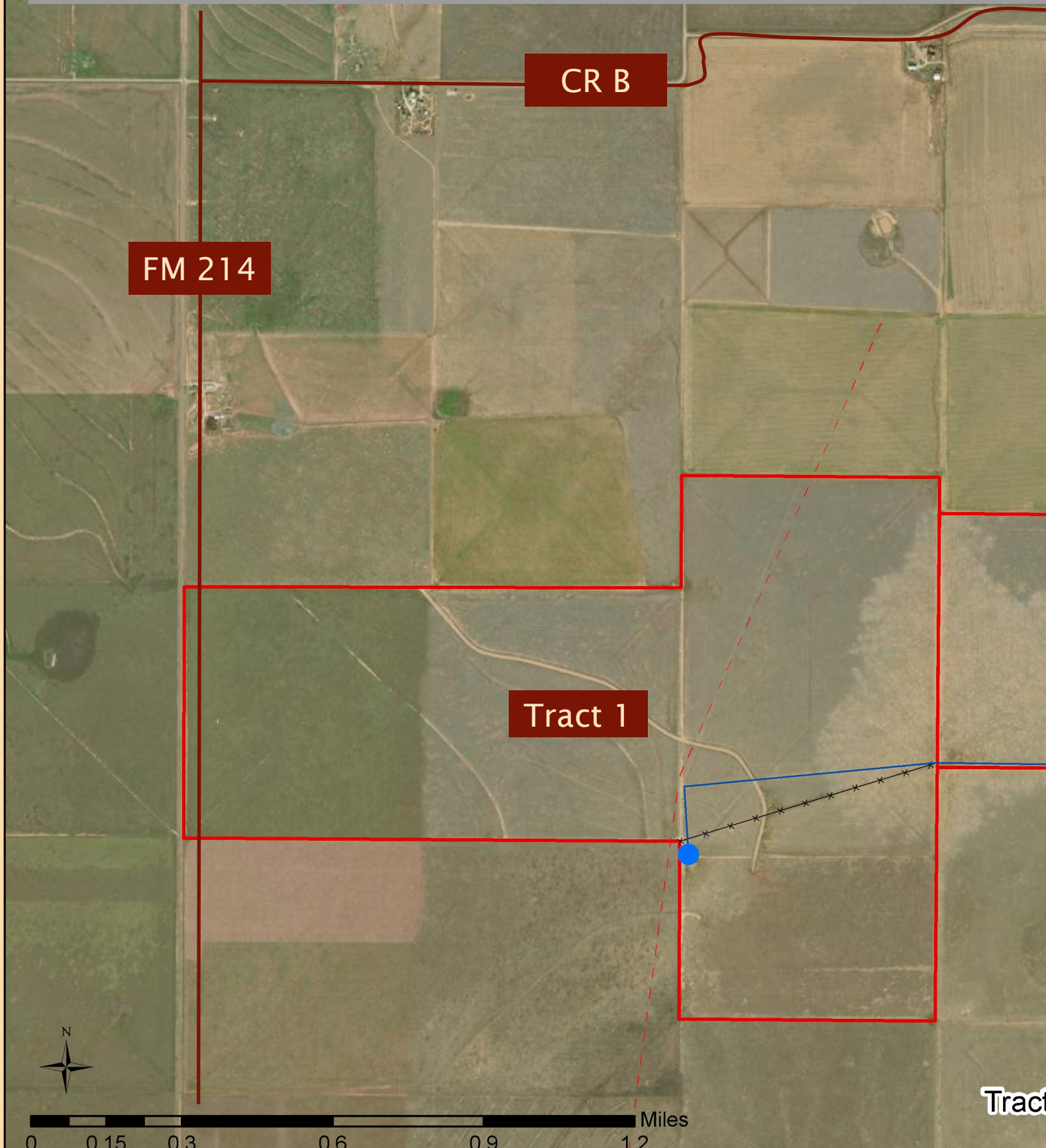
Water_Line



Pipe_line



Fencing



Windmill

CR 26

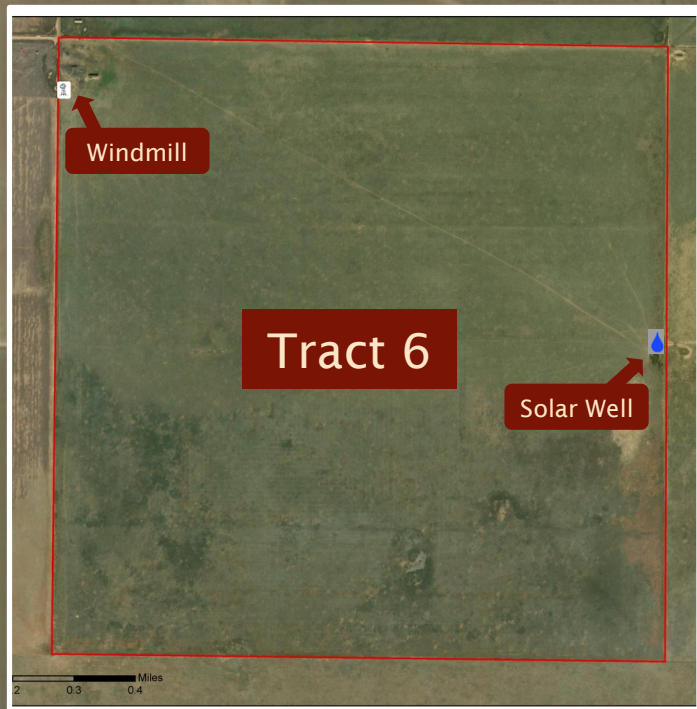
Tracts 4

Tract 5

Tract 3

Tract 2

CR 26



Tract 6

Solar Well



TRACT 4

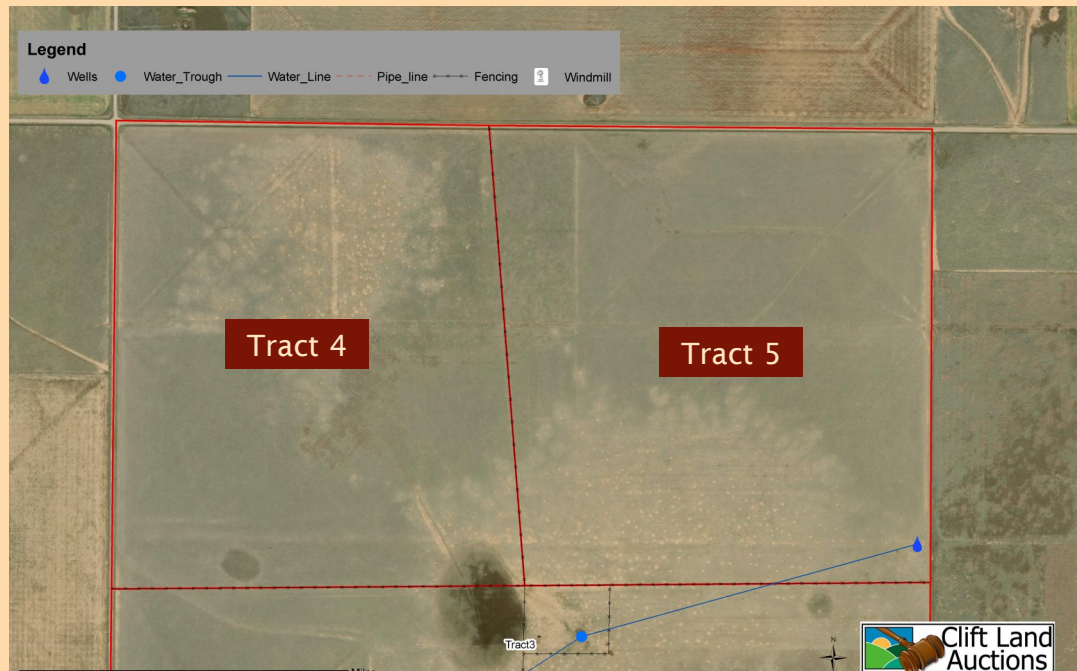
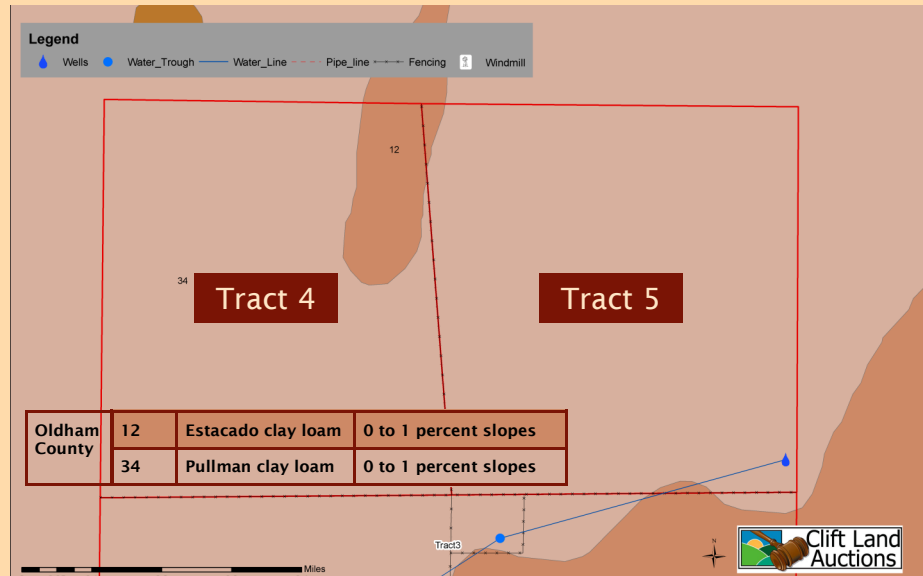
Total Acres: 174 ± **

Access: All weather CR 26 on the west and CR B on the north side of the tract.

Fences: Very good.

Water: There is not currently a livestock water tank on the tract; however, stock water can be provided by pipeline from the water well on Tract 5 and will be subject to a well use agreement if purchased separately.

Description: This is a nice native grass tract with very good fences and all-weather road access. This would be an ideal tract for a new owner to keep a few head of livestock, or it would also make a nice rural homestead.



** Total acreage will be determined by a professional survey following the existing fence lines and purchase price adjusted accordingly if purchased separate from Tracts 3 & 5.

TRACT 5



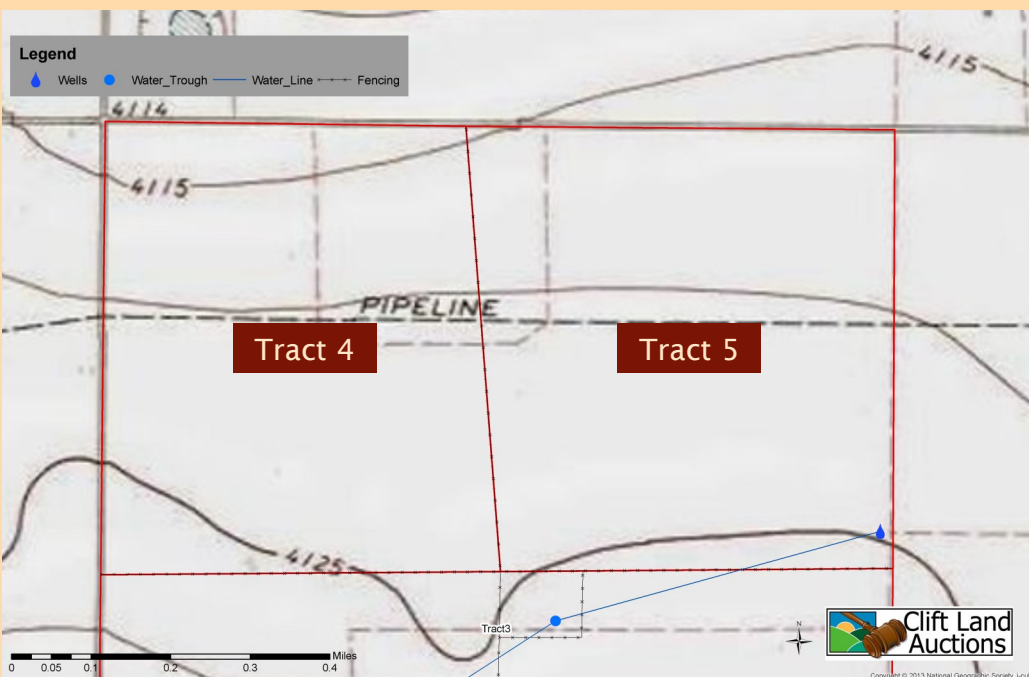
Total Acres: 184 ± **

Access: All weather CR B.

Fences: Very good to poor (east fence).

Water: There is an electric submersible well in the southeast corner of the tract. There is not currently a livestock water tank on the tract. Tract 5 will be subject to a well use agreement that will furnish water to tracts 1- 4 if purchased separately.

Description: This is a nice native grass tract with very good fences and all-weather road access. This would be an ideal tract for a new owner to keep a few head of livestock, or it would also make a nice rural homestead.



** Total acreage will be determined by a professional survey following the existing fence lines and purchase price adjusted accordingly if purchased separate from Tracts 3 & 4.

TRACT 6

Total Acres: 642 ±

CRP: There are 631 acres enrolled in the CRP Grasslands Program through 2032 with an annual payment of \$18/acre.

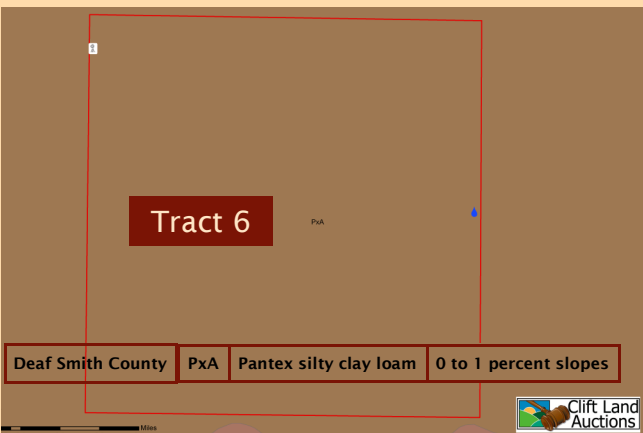
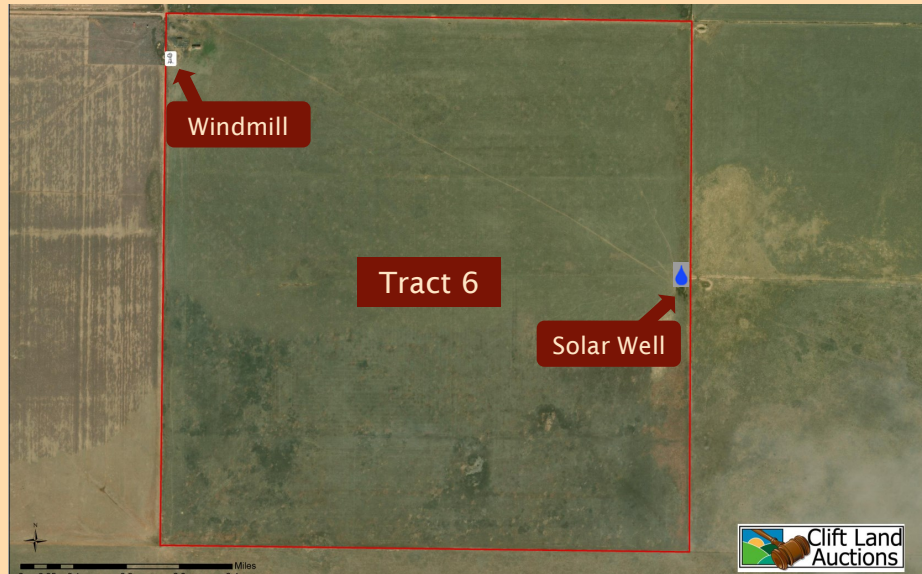
Wind Lease: There is a wind lease in place that has historically generated an annual payment of \$11,500 ± and is paid quarterly.

Access: Intersection of all-weather Everett Road and CR 29.

Fences: Good to excellent.

Water: There is a good solar well on the east side of the tract complete with a 12' livestock water tank. There is also an old windmill in the northwest corner of the tract, but the condition is unknown.

Description: This is a nice grass section approximately 25 miles west of Amarillo, TX. There is a blend of both bluestem and native grasses with a well-established stand of both making for excellent pasture. The fences are all in good to excellent shape, and there is good stock water via the solar stock well. Tract 6 makes a nice stand-alone tract for grazing livestock, and offers two forms of revenue for a new owner from the Wind Lease & CRP Grasslands Contract.



AUCTION TERMS & CONDITIONS

PROCEDURE: This 2,273.4 +/- Acres will be offered in 6 individual tracts. There will be 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 September 15, 2023, or as soon as applicable closing documents and surveys (if needed) are completed.

POSSESSION: Possession will be given at closing.

TITLE: Seller shall provide an Owner's Policy of Title Insurance 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 Special 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.

WATER WELL USE AGREEMENT: Located on Tract 5, the electric submersible well currently provides water to Tracts 1, 2, and 3. A well use agreement will be recorded at closing, pending tracts being sold separately, in order to furnish one livestock tank per tract for Tracts 1-5. Additionally, there is a recorded well use agreement in place for two adjacent properties who will also have one livestock tank each.

MINERAL RIGHTS: All Owned Mineral Rights will convey.

CONSERVATION RESERVE GRASSLAND PROGRAM: On tract 6 Buyer shall become successor to any USDA FSA Conservation Reserve Grasslands Program contract, The 2023-2024 and all subsequent payments will be transferred to buyer, and CRP contract shall be in compliance at the time of closing.

WIND LEASE: On Tract 6 the current wind lease will convey to Buyer with no reservations, and all subsequent payments will be paid to Buyer.

AGENCY: Clift Land Auctions 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



cliftlandauctions.com
905 S. Fillmore St. Ste. 102
Amarillo, TX 79101
(800) 299-LAND(5263)
TX Auctioneer License #18046 OK Broker License # 205827