

LAND AUCTION

1,738 AC± | 8 TRACTS | TEXAS CO, OK



LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 9/18/26 **AUCTION TIME:** 1 PM CT
AUCTION HELD AT: MORTON COUNTY CIVIC CENTER
400 E ORCHARD ST, ELKHART, KS 67950

Don't miss this exceptional opportunity to purchase quality farmland and investment acreage in the heart of the Oklahoma Panhandle. This 1,738± acre auction in Texas County, Oklahoma, offers eight individual tracts designed to fit a variety of buyers, whether you're looking to expand your farming operation, add long-term CRP income, or invest in productive High Plains real estate.

The auction features tract sizes ranging from approximately 60± acres to 640± acres, allowing bidders the flexibility to purchase a single tract or multiple tracts to meet their operational or investment goals.

Two of the tracts are productive tillable farms with open tenancy, providing immediate possession for the upcoming planting season. This is an outstanding opportunity for producers looking to put acres into wheat production without delay.

The remaining six tracts are enrolled in active Conservation Reserve Program (CRP) contracts, offering dependable annual income while promoting soil conservation and wildlife habitat. These CRP acres provide an attractive investment opportunity for buyers seeking steady returns with minimal management requirements.

Whether you're a local producer, agricultural investor, or landowner looking to diversify your portfolio, this auction presents a rare chance to acquire quality Oklahoma farmland in multiple configurations. Purchase one tract or combine several to create an operation tailored to your needs.



1

Tract 1 Description: 240± Acres

Tract 1 is nearly all tillable. The primary soil content is Perico-ulysses complex, with the majority being 0 to 1% slopes. Open tenancy and is ready for a winter wheat crop this fall. N/2 NE/4 & NW/4 10-5-10

Deeded acres: 240± Acres

Soil Types: Perico-ulysses complex and Gruver clay loam

Soil PI/NCCPI/CSR2: NCCPI 50

CRP Acres/payment: No CRP

Taxes: \$391

Lease Status: Open tenancy for 2026

Possession: Possession to prepare the ground immediately. Planting at buyer's risk.

Survey needed?: No survey needed

Brief Legal: 240± acres NW 1/4 and N 1/2 NE 1/4 S10 T5N R10E
PIDs: 700009049, 700009046
Lat/Lon: 36.9199, -101.9606
Zip Code: 73939



2

Tract 2 Description: 60± Acres

This tract is the smallest of the offerings and may very well be the best. It is all tillable with a soil make-up of Gruver clay loam with 0-1% slopes. Paved road and electric in front of the property. This tract is ready for a winter wheat crop this fall. East 60 ac. SE/4 8-5-12

Deeded acres: 60± Acres

Soil Types: Gruver clay loam

Soil PI/NCCPI/CSR2: NCCPI 49.5

CRP Acres/payment: No CRP

Taxes: \$115

Lease Status: Open tenancy for 2026

Possession: Possession to prepare the ground immediately. Planting at buyer's risk.

Survey needed?: No survey needed

Brief Legal: 60± acres pt E 1/2 SE 1/4 S8 T5N R12E
PIDs: 700009288
Lat/Lon: 36.91055, -101.7776
Zip Code: 73939



3

Tract 3 Description: 640± Acres

Tract 3 is the largest tract of the offering. The current CRP contract is paying \$14,996 annually and is good through 9/30/2031. This is a good opportunity to own a full section with automatic revenue. FSA Tract #: 2225. All of 14-4-12.

Deeded acres: 640± Acres

Soil Types: Rickmore fine sandy loam, Dalhart fine sandy loam, Ulysses clay loam

Soil PI/NCCPI/CSR2: NCCPI 45.8

CRP Acres/payment: 623.78 acres/\$14,996 annually/expires 9/30/2031

Taxes: \$1597

Lease Status: CRP contract

Possession: At closing

Survey needed?: No survey needed

Brief Legal: 640± acres S14 T4N R12E
PIDs: 700014203
Lat/Lon: 36.81285, -101.7359
Zip Code: 73939



4

Tract 4 Description: 160± Acres

Tracts 4 and 5 are being offered separately but are contiguous, and each have their own individual CRP contracts and road frontage for access. The CRP contract incorporates 135.06± acres and has an annual income of \$2304 through 9/30/2030. FSA Tract #: 3329. NW/4 20-5-12

Deeded acres: 160± Acres

Soil Types: Ulysses clay loam, Conlen loam, Gruver clay loam, Conlen clay loam

Soil PI/NCCPI/CSR2: NCCPI 39.6

CRP Acres/payment: 135.06 acres/\$2304 annually/expires 9/30/2030

Taxes: \$210

Lease Status: CRP contract

Possession: At closing

Survey needed?: No survey needed
Brief Legal: 160± acres NW 1/4 S20 T5N R12E
PIDs: 700009338
Lat/Lon: 36.8888, -101.7894
Zip Code: 73939

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

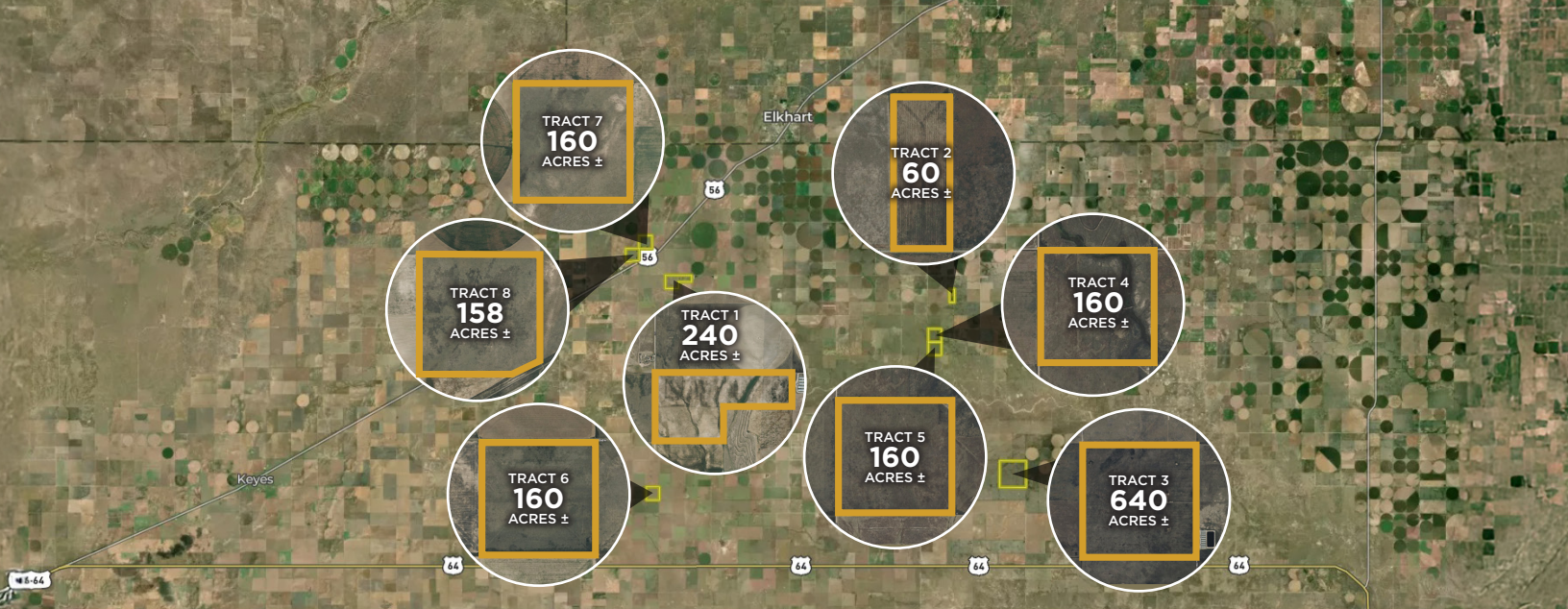
RUSTIN HAYES, AGENT: 580.334.5055 | rustin.hayes@whitetailproperties.com

STEVE PURVIANCE, AGENT: 580.571.7305 | steve.purviance@whitetailproperties.com

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GO TO RANCHANDFARMAUCTIONS.COM FOR MORE INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC | Dean Anderson, OK Broker for Whitetail Properties Real Estate, LLC, OK Lic 159163 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Rustin Hayes, Oklahoma Land Specialist for Whitetail Properties Real Estate, LLC, 580.334.5055 | Steve Purviance, Oklahoma Land Specialist for Whitetail Properties Real Estate, LLC, 580.571.7305



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5

Tract 5 Description: 160± Acres

Tract 5 lies directly south of Tract 4. The CRP contract has an annual revenue of \$2928 and incorporates 153.13± acres and is good through 9/30/2030. FSA Tract#: 2230. SW/4 20-5-12

Deeded acres: 160± Acres

Soil Types: Ulysses clay loam, Conlen loam, Gruver clay loam, Conlen clay loam

Soil PI/NCCPI/CSR2: NCCPI 49.3

CRP Acres/payment: 153.13 acres/\$2928 annually/expires 9/30/2030

Taxes: \$288

Lease Status: CRP contract

Possession: At closing

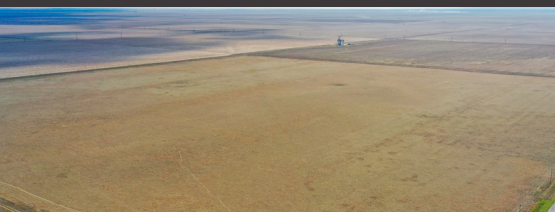
Survey needed?: No survey needed

Brief Legal: 160± acres SW 1/4
S20 T5N R12E

PIDs: 700009339

Lat/Lon: 36.88155, -101.7894

Zip Code: 73939



6

Tract 6 Description: 160± Acres

Tract 6 features a paved road and electric frontage. It also has the longest remaining CRP contract of the offering. There are 152.63± acres enrolled and have an annual income of \$4064, which doesn't expire until 9/30/2032.

Deeded acres: 160± Acres

Soil Types: Ulysses clay loam, Sherm clay loam

Soil PI/NCCPI/CSR2: NCCPI 46.9

CRP Acres/payment: 152.63 acres/\$4064 annually/expires 9/30/2032

Taxes: \$275

Lease Status: CRP contract

Possession: At closing

Survey needed?: No survey needed

Brief Legal: 160± acres NE 1/4 S21 T4N R10E

PIDs: 700008753

Lat/Lon: 36.8022, -101.9828

Zip Code: 73939



7

Tract 7 Description: 160± Acres

Tracts 7 and 8 are catty-cornered from each other and are very comparable. The CRP contract on this one has an annual income of \$3207 with a contract through 9/30/2030. FSA Tract#: 6925. SW/4 33-5-10

Deeded acres: 160± Acres

Soil Types: Gruver loam, Dalhart fine sandy loam, Eva fine sand

Soil PI/NCCPI/CSR2: NCCPI 44.4

CRP Acres/payment: 160.27 acres/\$3207 annually/expires 9/30/2030

Taxes: \$228

Lease Status: CRP contract

Possession: At closing

Survey needed?: No survey needed

Brief Legal: 160± acres SW 1/4
S33 T6N R10E

PIDs: 700009464

Lat/Lon: 36.93985, -101.98775

Zip Code: 73939



8

Tract 8 Description: 158± Acres

Tract 8 has access across the train tracks and onto Highway 94. The CRP income is \$3139 annually, with an active contract through 9/30/2030. FSA Tract#: 6962 NE/4 5-5-10

Deeded acres: 158± Acres

Soil Types: Perico-Ulysses complex, Gruver loam

Soil PI/NCCPI/CSR2: NCCPI 49.4

CRP Acres/payment: 157.04 acres/\$3139 annually/ expires 9/30/2030

Taxes: \$294

Lease Status: CRP contract

Possession: At closing

Survey needed?: No survey needed

Brief Legal: 158± acres NE 1/4 S5 T5N R10E

PIDs: 700009030

Lat/Lon: 36.93305, -101.9967

Zip Code: 73939

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
RUSTIN HAYES, AGENT: 580.334.5055 | rustin.hayes@whitetailproperties.com
STEVE PURVIANCE, AGENT: 580.571.7305 | steve.purviance@whitetailproperties.com

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