

LAND AUCTION



480 AC± | 2 TRACTS | TEXAS CO, OK

AUCTION:

ONLINE ONLY AT RANCHANDFARMAUCTIONS.COM
BIDDING OPENS JULY 6, 2020.

BIDDING ENDS 7:00PM AUGUST 6, 2020

ONLINE ONLY AUCTION. 480 ACRES TOTAL IN 2 TRACTS SELLING ABSOLUTE. Coming to auction, a level and productive tillable land in Texas County, OK. Soils are primarily Gruver Clay Loam and Ulysses Clay Loam. To be offered in 2 tracts, 160 and 320 acres.

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LAND AUCTION | ONLINE ONLY



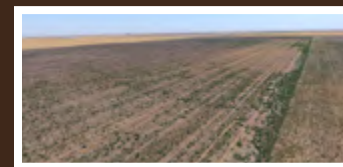
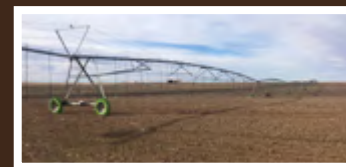
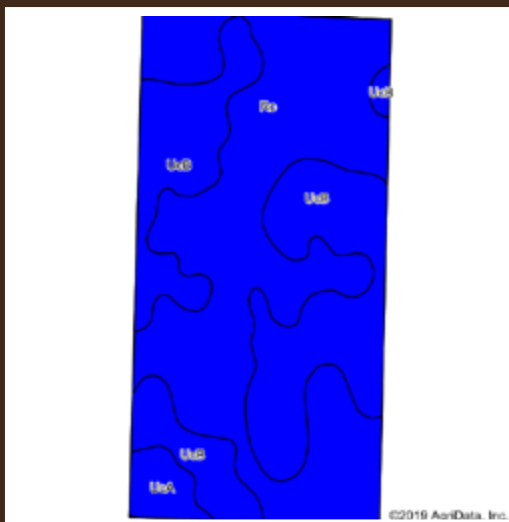
ONLINE ONLY AUCTION. 480 ACRES TOTAL SELLING ABSOLUTE. Tract 1-320 Acres of well-managed farmland with 1 well pushing approximately 120 gal/min per seller. The well is currently supplying 2 Irrigation towers; a Zimmatic sprinkler is on the SW/4 and was used to periodically water wheat for a few weeks this spring. The NW/4 has a T&L sprinkler. Please note; The T&L Sprinkler used to be towed to the quarter to the east. Tract 2-is a bordering 160 acres that has a pivot pad, electricity, and underground water pipe. So, if bought together as 480 acres, there's potential to own 3 quarters of mainly Dryland farm-ground all with supplemental-watering potential. This Equipment functions and operates(per-seller), and is sold "As-Is". For Buyers looking for an investment only, the Sellers are interested in leasing-back the farming. The last crop on this Quarter was Milo, harvested in 2019, which produced 90 bushel/acre. 2017 received even better moisture which resulted in 140 bushel/acre; per-seller. Great numbers for dryland Milo.

320 Acres of Semi-Irrigated Farm ground

- 2-Pivots with Irrigation Towers; T&L and Zimmatic Sprinklers. Sold "As-Is".
- The Zimmatic Sprinkler was used to water wheat on the SW/4 a few times this Spring
- The T&L Sprinkler has been used as a Towable to water the bordering eastern quarter.
- Izuzu 4-cylinder Diesel Motor.
- Water Well - Per Seller; Produces approximately 120 Gal/Min.. 8 inch Pump
- Excellent Farm Ground, Wheat and Milo have been the most recent crops.
- Minerals do not convey.
- Excellent Pheasant Hunting
- Pavement Frontage
- Electricity

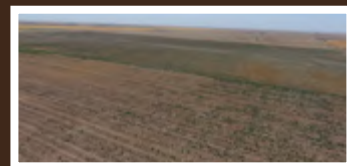
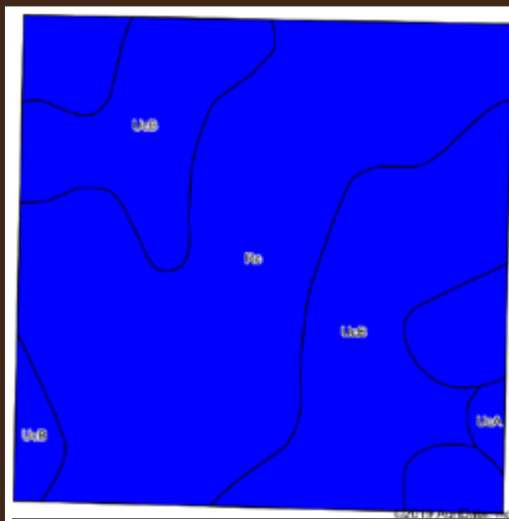
160 Acres of dryland Farm ground

- Has Pivot-Pad, Electricity, and an underground Water Pipe coming from the bordering Quarter to the west.
- If bought with bordering 320, it's possible to periodically water with a towable T&L sprinkler supplied by a 120 gal/min Well.
- *Please note, both Well and Tower are not on this 160 Acres. If bought alone, it will be Dryland only.*
- Excellent Farm Ground, Wheat and Milo have been the most recent crops.
- Minerals do not convey.
- Excellent Pheasant Hunting
- Borders Pavement on east side



Area Symbol: OK139, Soil Area Version: 17											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class *c	Irr Class *c	Corn Irrigated	Soybeans Irrigated	Wheat Irrigated	*n NCCPI Overall
Rc	Gruver clay loam, 0 to 1 percent slopes	173.24	55.8%		Well drained	Ilc	I	153	36	59	50
UcB	Ulysses clay loam, 1 to 3 percent slopes	126.65	40.8%		Well drained	Ile	Ile	124		50	58
UcA	Ulysses clay loam, 0 to 1 percent slopes	10.49	3.4%		Well drained	Ilc	Ilc	143		56	58
Weighted Average								140.8	20.1	55.2	*n 53.5

*n: The aggregation method is "Weighted Average using major components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.



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Rc	Gruver clay loam, 0 to 1 percent slopes	96.47	60.2%		Well drained	Ilc	I	153	36	59	50
UcB	Ulysses clay loam, 1 to 3 percent slopes	62.02	38.7%		Well drained	Ile	Ile	124		50	58
UcA	Ulysses clay loam, 0 to 1 percent slopes	1.70	1.1%		Well drained	Ilc	Ilc	143		56	58
Weighted Average								141.7	21.7	55.5	*n 53.2

*n: The aggregation method is "Weighted Average using major components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

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- Bidders may participate in the auction or online at ProxiBid.com or ranchandfarmauctions.com
- All properties and or any improvements thereon are sold "AS IS, WHERE IS" with no financing, inspection or other contingencies to sale. Final acreage totals are contingent on a survey.
- Announcements on the day of the sale shall take precedence over any prior advertisements.
- Each high bidder will sign a Purchase Contract and must make a non-refundable deposit of 10% of the total purchase price immediately following auction. Contract and wire instructions will be sent via Docusign immediately after the auction closes. The balance of the purchase price and all closing costs are due at closing within 30 days.
- The property is sold free and clear of all taxes and installments of assessments for prior years but taxes and installments of assessments for the current year on the basis of the actual assessment shall be apportioned as of the scheduled date for the closing of title.
- All information provided is derived from sources believed correct but is not guaranteed or warranted - Bidders shall rely entirely on their own information and judgment.
- Possession at closing with open tenancy.