

# FOR SALE BY BIDS

160+/- Acres • Texas County, Oklahoma

*\$500 Per Acre Minimum Opening Bid*

**BID DEADLINE: 12:00 Noon • Wednesday, April 21, 2021**

*Contact Agent for Additional Details!*

L-2000505

StockPhoto

## Location Map

**Property Location:** From Adams Oklahoma, three miles east on Road Q (black top) and one-half mile north on mile 56.

**Legal Description:** Northeast quarter (NE $\frac{1}{4}$ ) Section 32, Township 4 North, Range 19 East, Texas County Oklahoma.

**Property Description:** Productive dryland quarter just off the Adams Black top.

### Farm Data:

Cropland 160.25 acres

### FSA Information:

	Base	Yield
Wheat	106.5 Acres	28 bushels
Grain Sorghum	26 acres	37 bushels

**2020 Taxes:** \$274

**Agent Comments:** Buyer will receive the seller's share of the growing wheat. At the Seller's discretion, the Seller's wheat insurance will be transferred to the Buyer with the premium due the insurance company at closing. Buyer acknowledges that he will accept transfer of the current crop insurance policy and payment of all related premiums. Buyer affirms that he is eligible for the RMA premium subsidy subject to a proper AD-1026 on file with the Farm Service Agency office in which the land is located.



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**For additional information, please contact:**

Cole Owens, AFM/Agent

Garden City, Kansas

Business: (620) 276-4424

Cell: (620) 521-1450

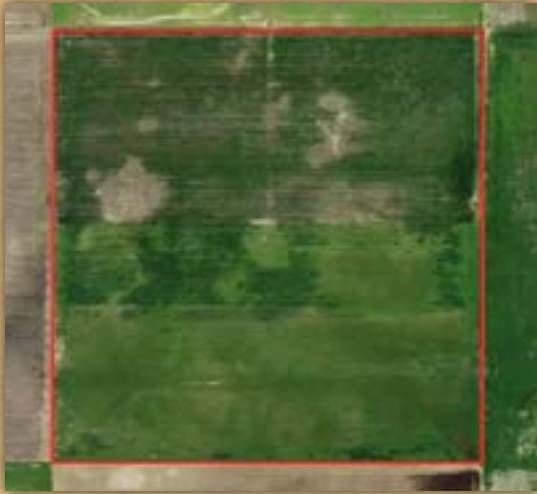
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**Aerial Map**



**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
DaA	Dalhart fine sandy loam, 0 to 1 percent slopes	128.7	79.78	3c
Rc	Gruver clay loam, 0 to 1 percent slopes	27.1	16.82	2c
DaB	Dalhart fine sandy loam, 1 to 3 percent slopes	5.5	3.41	3c
TOTALS		161.4	100%	2.83

## FOR SALE BY BID PROCEDURE AND TERMS

- All bidding parties will remain confidential during the bidding process.
- Buyers must bid on the property prior to 12:00 PM CDT, Wednesday, April 21, 2021 to be included in the bidding pool. No new bidders will be accepted after the deadline.
- After the bidding pool deadline, all active bidders will be allowed to advance their bids. Bids will be accepted until no further advances are made. Bids should be by the acre and minimum bid increments shall be \$25.00 per acre.
- All bids must be submitted via telephone.
- If a bid is accepted and a sales contract is executed by the seller and buyer, upon request, the agent will provide a copy of the bid sheet for any of the active bidders in the bidding pool.
- Minimum opening bid is \$500.00 per acre.

## AUCTION TERMS

**Minerals:** All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

**Taxes:** Real estate taxes for 2020 payable in 2020 and 2021 will be paid by the Seller. All future taxes will be the responsibility of the Buyer(s).

**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 or about May 20, 2021 or such other date agreed to by the parties. Subject to harvest of the wheat.

**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 Attorney Thad Parsons.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Attorney Thad Parsons, the required earnest payment. The Seller will provide a current abstract of title at their expense. The cost of 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 or about May 20, 2021 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 Attorney Thad Parsons.

**Sale Method:** The real estate will be offered in one individual tract. All bids are open for advancement until the bidding is closed. The real estate will sell in the manner resulting in the highest total price. Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion.

**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 auction day 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:** Dina Lousie Chester and Ruth Ellen Hill