



LAND AUCTION



315 +/- Acres – Grant County, OK
Tuesday, February 4 at 11:00 AM
Auction Location: Medford Civic Center
123 S Main, Medford, OK 73759



Legal Description: The N ½ of 33-29N-4W
less Hwy right of way of Grant Co., OK

Description: 315 +/- acres with 303.25 acres
of farmland and 301.41 acres of cropland
with Class 2 soils including Kirkland silt
loam and Tabler silt loam. Cultivation is
currently planted to wheat. There is a wind
tower located in the northwest quarter. Hwy
81 runs through the middle of the half-
section.

Location: From Renfrow, OK go north on
Hwy 81 for approximately 1 ¾ miles.
Property lays to the east and west of Hwy
81. From Medford, OK go north on Hwy 81
for approximately 11 miles.



Taxes: \$878.00 Taxes will be prorated to the date of closing.

Possession: Possession will be after 2020 wheat harvest. Seller shall retain the cash rent.

Minerals: Mineral interest is reserved by previous owners.

Wind Rights: Seller's wind rights will transfer to Buyer. The wind income from March 2018 to
November 2019 was \$12,043.00.

Terms: \$35,000.00 down as earnest money deposit due day of auction with balance due on or before
March 4, 2020. The Buyer and Seller shall split equally in the closing costs. Seller shall provide an
updated abstract to the Buyer. Bidding is not contingent upon financing. Financing, if necessary,
needs to be arranged and approved prior to the auction. Property will close with Humphrey &
Guarantee Abstract. The property will be sold in "as is where is" condition. All inspections should be
made prior to the auction. Statements made day of the auction take precedence over all printed
advertising and previously made oral statements. Gene Francis & Associates is an agent of the Seller.



REAL ESTATE BROKERS & AUCTIONEERS

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