

**ABSOLUTE
MULTI-PARCEL
AUCTION**



**763.5 +/- ACRES
TEXAS COUNTY, OKLAHOMA**

**FARM CREDIT OF WESTERN OKLAHOMA
2143 N HWY 64 | GUYMON, OK**

**INFORMATION MEETING
WEDNESDAY, SEPTEMBER 24 | 10:00 A.M.**

**AUCTION DAY
WEDNESDAY, OCTOBER 8 | 2:00 P.M.**

5% BUYER PREMIUM



TX Broker License #9012960 | TX Auctioneer License #18046



TRACT 1

SIZE: 285 +/- acres

WELLS: Two irrigation wells. The northern well, near the county road, has been used for livestock. The domestic pump must be purchased from the tenant at closing at a cost of \$3,000. The southern well has not been used recently and its condition is unknown.

CRP: 265.37 +/- acres enrolled, paying \$20/acre. Contract expires in 2036.

ACCESS: Excellent access from two county-maintained roads.

TAXES: \$555.75

TRACT 2

SIZE: 318.5 +/- acres

Improvements: An uninhabitable home is located in the southwest corner.

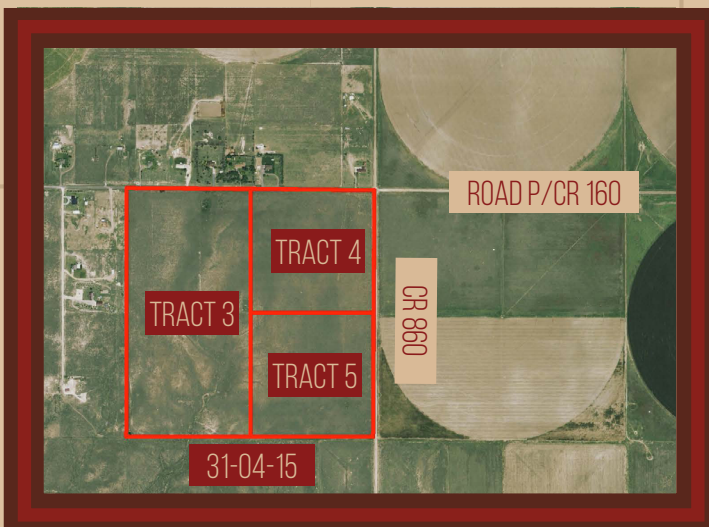
WELLS: A domestic well exists at the former homestead but will not convey to the buyer. A water well use agreement will be in place for this well to continue providing domestic water to the excluded residence.

CRP: West quarter: 148.23 +/- acres enrolled, paying \$20/acre (expires 2036).

East quarter: 152 +/- acres enrolled, paying \$24.09/acre (expires 2031).

ACCESS: Good access from two county-maintained roads.

TAXES: \$612.48



TRACT 3

SIZE: 80 +/- acres

WELLS: A domestic water well is located on the property; condition is unknown.

CRP: 77.39 +/- acres enrolled paying \$18/acre. Contract expires in 2030.

ACCESS: Access provided by a paved county road along the north boundary.

TAXES: \$153.60



TRACT 4

SIZE: 40 +/- acres

CRP: 39.1 +/- acres enrolled, paying \$18/acre.
Contract expires in 2030.

ACCESS: Access provided by a county road
along the east boundary.

TAXES: \$76.80

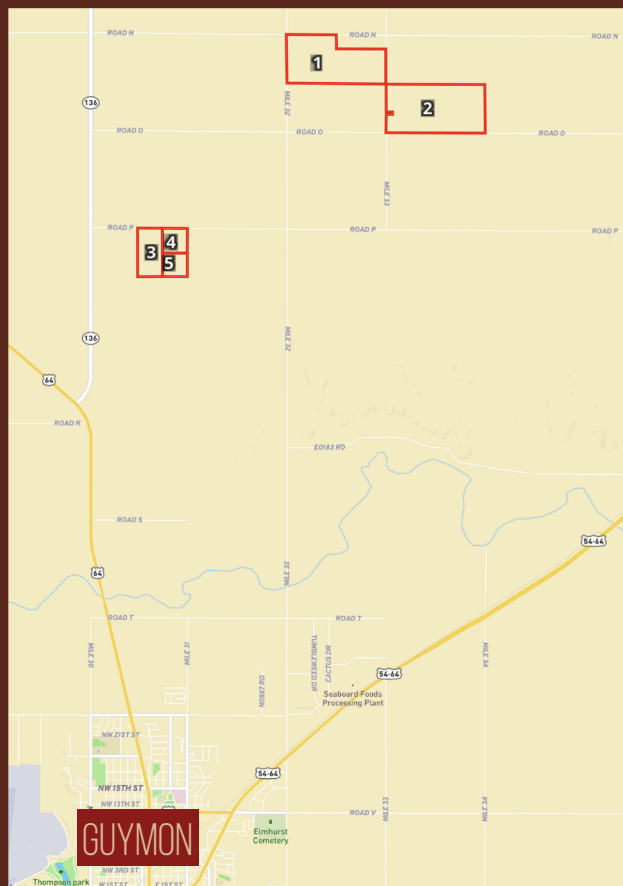
TRACT 5

SIZE: 40 +/- acres

CRP: 39.1 +/- acres enrolled, paying \$18/acre.
Contract expires in 2030.

ACCESS: Access provided by a county road
along the east boundary.

TAXES: \$76.80



CALL FOR MORE INFORMATION:

Amarillo Office
806.355.9856

Bryan Clift
806.679.9421

Brady Cowan
940.733.9608



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TO VIEW
ONLINE

**SMALL TRACTS LOCATED APPROXIMATELY
5 MILES NORTH OF GUYMON**

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AUCTION TERMS & CONDITIONS

PROCEDURE: This 763.5+/- Acres will be offered in five (5) individual surface 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, with the following restrictions.

BUYER'S PREMIUM: A five percent (5%) Buyer's Premium is in effect for all purchases. The Buyer's 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.

DOWN PAYMENT: Ten percent (10%) down payment on the day of the auction, upon signing a purchase agreement immediately following the close of bidding. The down payment may be paid in the form of cash, 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 2025 Property Taxes will be prorated to the date of closing. Seller shall have paid all Property Taxes for 2024 and 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 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 November 25, 2025 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 Abstract of Title for the parcel or combination of parcels. Buyer(s) will be responsible for all expenses related to acquiring an owner's title policy and a mortgagee's title policy, if required. Seller shall execute a Special Warranty Deed conveying the real estate to the Buyer(s).

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.

CONSERVATION RESERVE PROGRAM: Buyer shall become successor to the USDA FSA Conservation Reserve Program contract, along with all rights and responsibilities. The 2026 and all remaining payments will be made to Buyer, and the contract will be in compliance at time of closing.

SURVEY: No survey will be provided unless required for title insurance purposes. Any existing surveys will be provided. All advertised acreages are approximate and have been estimated based on current legal descriptions and/or aerial photos.

EQUIPMENT: The domestic pump in the North well on Tract 1 is owned by the tenant and must be purchased by the Buyer at closing at a cost of \$3,000.

MINERAL RIGHTS: All owned to be reserved.

AGENCY: Clift Land Auctions and Clift Land Brokers and its representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are 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 seller 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 contained in this brochure 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 in this brochure are approximate. All acreages are approximate and have been estimated based on legal descriptions or aerial photographs. 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: Video taping, flash photography and/or public announcements will be allowed on auction day ONLY with prior approval from Clift Land Auctions.



**Clift Land
Auctions**

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Amarillo, Texas 79101

www.CliftLandAuctions.com | 800.299.LAND

Clift Land Auctions is a member of the Texas Auctioneers Association, Oklahoma State Auctioneers Association, and the National Auctioneers Association.

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