

# Kiowa County Land

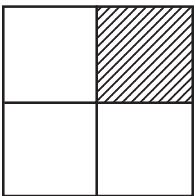
# AUCTION

## 160 Acres Mixed Native Grass

I will sell the 160 Acre Grass Quarter listed below at Public Auction on:  
**Saturday, May 4, 2024 • 10:15 a.m.**

### AUCTION LOCATION:

Farmers Coop Event Center • 612 4th St., Snyder, Oklahoma



**LEGAL DESCRIPTION**  
 NE ¼ - 36 - 2N R17 W1M  
 Consisting of 160 acres all in  
 mixed native grass  
 Kiowa County, Oklahoma

**TERMS:** Ten percent (10%) down as escrow deposit to be paid by the Buyer at the execution of contract, which sum is to be held in escrow by Benson Lawn Firm Inc. P.C., attorneys, as a down payment, who have authority to deliver a deed at time of closing. Balance of purchase price shall be paid by the Buyer to the Seller in cash, cashier's or certified check upon delivery of the deed (the "Closing").

**POSSESSION:** Buyer shall take possession of all land at closing.

**GOOD & MARKETABLE ABSTRACT:** Within ten (10) days from this date, Seller will furnish to Buyer an abstract of title, certified to date, showing marketable title vested in the Seller, free of any lien or encumbrances. Seller guarantees marketable title to the real estate and shall pay for all expenses required to solve any title requirements pointed out by Buyer's examination of the abstract of title.

**FSA PAYMENTS:** Seller is to receive any and all government farm program payments, if any, that are attributed to any past and current growing crops planted on this farm.

**MINERALS:** Seller is reserving unto himself, his heirs and assigns an undivided One-Half (½) interest in and to all mineral and mineral rights lying in and under the above described Northeast Quarter (NE/4) of Section Thirty-six (36) Township Two (2) North, Range Seventeen (17) W1M, for a term of 25 years and as long thereafter as minerals are produced in paying quantities. If no production exists at the end of said 25 years, this reservation shall automatically be cancelled and revoked.

**SURVEY:** If a survey is required by the Buyer or the Lender, the cost shall be paid for by the Buyer.

**TAXES:** The 2023 and prior years ad-valorem taxes will be paid by Seller. The 2024 taxes will be prorated to the date of closing. The Seller will pay the prorata share of the 2024 Taxes accruing prior to closing and Buyer will pay balance of 2024 ad-valorem taxes.

**CONDITIONS & EXCEPTIONS:** The contract is conditioned on the following: restrictions, outstanding mineral interests or mineral leases, and any discrepancies an actual survey would reveal.

**CLOSING:** The transaction shall be closed at the office of Benson Law Firm Inc. P.C., 124 North 9th Street, Frederick, Oklahoma 73542, on or before June 4, 2024 or at such time as may be mutually agreed to in writing by both Seller and Buyer. This time may be shortened or extended by written agreement of the parties.

**LOCATION:** From Snyder, OK, travel 3 miles South on State Hwy. 183, then 1½ miles East on CREW 1660 (watch for signs)

### TC FSA 156EZ & OTHER FARM INFORMATION:

- Farm #6974 • Tract #6844
- 66.35 acres cropland, classed as HEL, has not been farmed in approx. 10 years.
- HEL field on tract, conservation system actively applied
- Balance of farm in mixed native grass
- No cattle on this grass for 10 years. Grass is rested and is very good.
- No corral on farm
- No fence on West side, all has been cleared off for new fence
- South side has new fence, North side has ¼ mile new fence with remaining fence in fair condition. Good 5 wire fence w/wood post on East side
- 1 large and 1 small stock pond
- No rural water or electricity currently on farm
- 2024 est. ad-valorem taxes: \$221.00

### DCP CROP DATA

Crop	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	66.35	0.00	27	
<b>Total</b>	<b>66.35</b>	<b>0.00</b>		

**Erick Jensen, Owner**

### TRACT LAND DATA

Farm Land	Cropland	DCP Cropland	WRP	EWP	WRP	GRP	Sugarcane
159.31	66.35	0.00	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropland	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	66.35	0.00	0.00	0.00	0.00	0.00

Auction Conducted By:

<p><b>TERRY H. BRINK</b>                  CAI Auctioneer/Real Estate Broker                  Frederick, Oklahoma 73542                  580/335-4126                  TXS Auct. Lic. #OKS-118-006033                  E-mail: brinkauction@gmail.com</p>	<p><b>Brink</b>                  Auction Service</p>	<p><b>JOHN D. BUTCHEE</b>, Auctioneer                  TX Lic. #17755 - 580/471-7937                  Tx. Auct. Lic. #11052  <b>LISA SANMANN</b>, Web Designer  <b>CARLA BOWDEN</b>, Clerk  <b>ELLEN L. BRINK</b>, Cashier</p>
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*(Announcements day of sale supersede any and all other advertising)*

For more info. and pictures, visit our website at [www.brinkauction.com](http://www.brinkauction.com)