

80 acres M/L
Kay County, Oklahoma
Land

FRIDAY,
AUG. 14, 2026
10:00 a.m.

AUCTION LOCATION:
Southern Plains Livestock Auction
606 N. 29th, Blackwell, OK 74631

LOCATION

From Braman, OK: 4.1 miles west on Bender Rd. to 108th St., 1 mile North,
1 mile west to NE Corner of farm.

From Nardin, OK: 9 miles north, ½ mile east to NW corner of farm.

From Renfrow, OK: 11 ½ miles east on Logan Rd. "Bender Rd.", 1 mile North,
½ mile east to NW corner of farm.

Legal description: North ½ of the NE ¼, Section 5, T28N-R2W, Kay County, Oklahoma.

Farmland	Cropland	Pasture/Meadow w/pond	Old Farm yard	Waterway	Base Acres
78.3 ac.	53.63 ac.	22.91 ac.	0.88 ac.	0.88 ac.	50.60 ac.
		Wheat Field	HEL		
		36 bu./ac.	NONE		

Primary Soil Type & Class: Kirkland Silt Loam 1-3% Slopes
Class IIIe-1
Kirkland – Renfrow Complex 2-5% Slopes
Class IIe-2
Renfrow – Kirkland Silt Loam 3-5% slopes
Class IIVe-7

Terms: \$10,000 down day of sale, balance due at closing. Seller shall pay ½
and buyer shall pay ½ of the cost of closing and escrow fees. Seller shall pay
for the cost of the contract and deed.

Transfer of Property: Shall be by abstract & deed.

Taxes: Buyer shall pay all of the 2026 taxes, based on the 2025 taxes. 2025
taxes were \$241.00.

Minerals: Intact and sell with land.

Crops: No crop sell with land.

Possession: Immediately after signing contract and earnest money
deposited.

Closing: On or before September 18, 2026.

Escrow & Closing Agent: Grant County Abstract, 101 W. Cherokee, Medford, OK 73759.

Survey: Any survey shall be paid by buyer.

All land Subject to easements, right of way and leases of record if any.

DISCLOSURE OF REPRESENTATION: BUYER acknowledges receipt of notification that the Real Estate Broker,
Salesman and Auctioneer are acting as agents of the SELLER, with duty to represent the SELLER'S interest; that said,
persons will not be agents of the prospective BUYER; and that information given to said persons will be disclosed to
the SELLER.

NOTE: The purchaser accepts the described property in its existing condition, without warranty by the seller
or the listing broker, unless the same is expressly set forth in this contract. All information is taken from sources be-
lieved to be reliable; however, no guaranty is made by the Real Estate and Auction Service nor its employer. Buyers
shall inspect property prior to purchasing and satisfy themselves as to the acreage, crop bases, etc. prior to auction day.

TERMS: Cash or check with proper ID. All items to be paid for the day of the auction. All information pertaining to
personal property is taken from sources believed to be reliable; however, no guarantee is made by the auction company
or its employer. Buyers should satisfy themselves as to size, condition, authenticity, etc. prior to auction. Any announce-
ments made the day of the auction supersede all advertising. Not responsible for accidents.

CATHY PEETOOM - OWNER
Peetoom Family Revocable Living Trust

COCHRAN REAL ESTATE AND AUCTION

743 W. 175TH St. So. Caldwell, KS 67022

J.E. Cell 580-395-0907

DEBORAH COCHRAN – Broker, KS & OK

J.E. COCHRAN – Auctioneer, Sales Associate, KS & OK

TRACY COCHRAN – Sales Associate, OK

Website: cochran-auction.com

