

**Saturday,
APRIL 5, 2025
10:00 a.m.**

**160 ACRES M/L
CROP LAND & HUNTING
GRANT COUNTY OKLAHOMA
LAMONT AREA**

**AUCTION LOCATION:
Lamont Legion Building
"Half block West of Bank"**

160 AC. M/L

LOCATION: From Lamont, Oklahoma – North Edge of Lamont at Intersection of Ellis Rd and Highway 74, 1 mile West to CR1050, Half-mile South
- Or one mile west on Highway 60

NOTE: Pond Creek "Creek" runs for 1/2 mile on south side of farm.

LEGAL DESCRIPTION: Southeast 1/4, Section 36, T26 North, Range 4 West, Grant County, Oklahoma

FARMLAND	CROPLAND	WHEAT BASE	WHEAT PLC YIELD	CREEK/TREES	HEL
155.92 ac. Balance in Road Right of Way	134.68 ac.	128.70 ac.	38 bu./ac.	21.24 ac.	none

SOIL TYPES: Mclain Silt Loam, Class I,
Mclain Drummond Silt Loams Class IIIS,
Pond Creek Silt Loam 0-1% slope Class I

GENERAL TERMS & CONDITIONS

TERMS: \$20,000.00 down day of sale, balance due at closing.

TAXES: 2025 taxes prorated one-half To seller and one-half to buyer,
based on 2024 taxes. 2024 were \$574.49

CROPS: No crops sale with land.

MINERALS: Intact and sell with land.

POSSESSION: Immediate

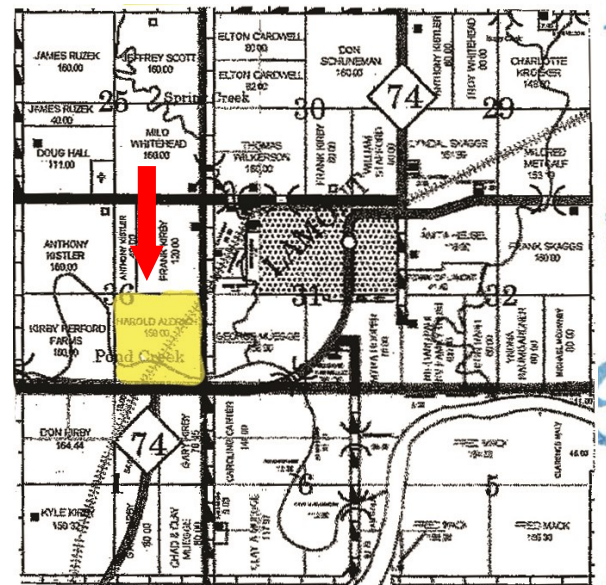
TRANSFER OF PROPERTY: Shall be by Abstract & Deed. Sellers shall pay 1/2 and Buyers shall pay 1/2 of Escrow Deed and Closing cost. Closing at Grant County Abstract, 101 West Cherokee, Medford, Oklahoma.

SURVEY: Any survey shall be paid by buyer.

CLOSING: On or Before May 15, 2025, unless further Title Requirements are required.

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 believed 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 dat. Any announcements made the day of the auction supersede all advertising.

Not responsible for accidents.

Harold Aldrich Estate, Stan Aldrich, Executor 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

LANCE COCHRAN – Auctioneer, Sales Associate, OK

TRACY COCHRAN – Sales Associate, OK

Website: www.cochran-auction.com