

Land Auction

S 1/2 - SE 1/4 - 18 - 1S 24 WIM

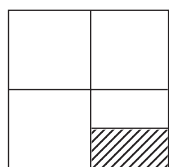
80 Acres ± in Jackson County, Oklahoma

Selling a very nice 80 acre tract all in WW-B-Dahl Bluestem grass, located 5 miles West of Eldorado, Oklahoma on State Hwy. 5, then 1 mile South on CRNS 180 (watch for signs) for Janice K. Reynolds at Public Auction on:

Sat., September 9, 2023 ★ 10:15 a.m.

AUCTION LOCATION:

Eldorado Community Building, Eldorado, Oklahoma



LEGAL DESCRIPTION:
S 1/2 - SE 1/4 - 18 - 1S 24 WIM
Jackson County, Oklahoma
80 Acres ± all in WW-B-Dahl grass

TERMS: 10% placed in escrow w/Mark T. Coke, attorney for seller; balance due in 30 days. Prorate the 2023 ad-valorem taxes to day of closing. Seller to furnish marketable abstract.

Minerals: Mineral interest announced day of sale.

Possession: Possession given at closing.

• Real Estate sold subject to any existing easements which may be of record. Tract is enrolled in the NRCS Grassland Conservation Initiative (GCI) program. Upcoming GCI payments for 2023 and prior years will be retained by Sellers and Buyers will receive any future GCI or FSA payments. Real Estate sells in "as is" condition.

Closing: Closing will be at the office of Mark T. Coke, attorney at law, 205 W. Cypress St., Altus, Oklahoma, 580/482-5474 on or before 30 days after conclusion of auction or at a time mutually agreed upon between Buyer & Seller.

JACKSON COUNTY FSA 156-EZ INFO & OTHER FARM INFO.

- Farm No. 1760 • Tract #2623
- 76.76 acres cropland, classed as NHEL
- Tract does not contain wetland
- WL violations are none
- Estimated 2023 ad-valorem taxes: \$188.00
- 4 and 5 wire fencing on all sides, except West side
- Harmon County Rural Water system w/meter
- Small corral in SE corner of the 80

TRACT LAND DATA							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
77.85	76.76	76.76	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	76.76	0.00	0.00	0.00	0.00	0.00

DCP CROP DATA			
Crop Name	Base Acres	CCC-505 CRP	
		Reduction Acres	PLC Yield
Wheat	47.20	0.00	23
Oats	4.00	0.00	35
Grain Sorghum	1.00	0.00	34
Barley	1.50	0.00	34
Unassigned Generic Base	22.90	0.00	0
TOTAL	76.60	0.00	

Janice K. Reynolds, Owner

Auction Conducted By:

<p>TERRY H. BRINK CAI Auctioneer/Real Estate Broker Frederick, Oklahoma 73542 580/335-4126 TXS Auct. Lic. #OKS-118-006033 E-mail: brinkauction@gmail.com</p>	 Auction Service	<p>TONY TALLANT, Auctioneer TX Lic. #11052 - 940/839-9913 JOHN D. BUTCHEE, Auctioneer TX Lic. #17755 - 580/471-7937 Tx. Auct. Lic. #11052 LISA SANMANN, Clerk ELLEN L. BRINK, Cashier</p>
---	----------------------------	---

(Announcements day of sale supersede any and all other advertising)

For more info. and pictures, visit our website at www.brinkauction.com