

Land AUCTION!

240 Acres Choice Cropland - Tillman County, OK (160 Irrigated + 80 Dryland)

Selling 2 Tracts of Irrigated and Dryland farms for the Chloe Delle Laughlin Living Trust, located from the intersection of Hwy.'s 5 & 5C at the East edge of Tipton, OK, travel 2 miles South on Hwy. 5, then 1 mile West on CR EW 175, or 1 mile West of Int. 5 & 5C from Tipton, OK on Hwy. 5, then 2 miles South on CR NS 214 (watch for signs)

Saturday, February 3, 2018 • 10:15 am.

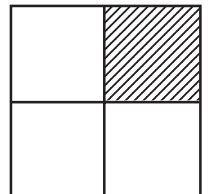
AUCTION LOCATION: Both tracts will be sold at the Tipton Senior Citizens Building, Tipton, OK

NOTE: Tracts will be sold separate, then combined to determine highest bid.

Tracts are across the road from each other.



LEGAL DESCRIPTION: NE¼ - 14 - 1S 19 (Irrigation)
Consisting of 160 acres ± all in cropland - Tillman County, OK
LOCATION: From the intersection of Hwy.'s 5 & 5C at the East edge of Tipton, OK, travel 2 miles South on Hwy. 5, then 1 mile West on CR EW 175, or 1 mile West of Int. 5 & 5C from Tipton, OK on Hwy. 5, then 2 miles South on CR NS 214 (watch for signs)



- Tillman County 156EZ & General Farm Info:**
- Farm #3143 • Tract #709
 - 158.7 acres cropland, classed as NHEL
 - Tract does not contain wetland • No WL violations
 - Currently 6 irrigation wells located in SE corner of farm (not tied together)
 - SWRE Tipton, OK provides utility service

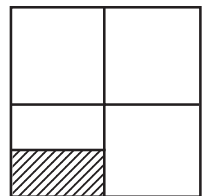
- Currently being row watered (no pivot)
- Est. 2018 Ad-valorem taxes: \$522.00

DCP Crop Data

Crop	Base Acres	CTAP Yld	PLC Yld
Wheat	125.80	0	27
Generic	31.40	343	0
	157.20		



LEGAL DESCRIPTION: S½ - SW¼ - 12 - 1S 19 (Dryland)
Consisting of 80 acres ± all in cropland - Tillman County, OK
LOCATION: From the intersection of Hwy.'s 5 & 5C at the East edge of Tipton, OK, travel 2 miles South on Hwy. 5, then 1 mile West on CR EW 175, or 1 mile West of Int. 5 & 5C from Tipton, OK on Hwy. 5, then 2 miles South on CR NS 214 (watch for signs)



- Tillman County 156EZ & General Farm Info:**
- Farm #3143 • Tract #492
 - 78.37 acres cropland, classed as NHEL
 - Tract does not contain wetland • No WL violations
 - Est. 2018 Ad-valorem taxes: \$253.00

DCP Crop Data

Crop	Base Acres	CTAP Yld	PLC Yld
Wheat	51.70	0	27
Generic	22.30	343	0
	74.00		

TERMS: 10% placed in escrow day of auction on each tract with Massad, Evans & Kent, Inc., attorneys, Frederick, OK. Balance due in 30 days or time mutually agreed upon between Buyer and Seller.

Good & Marketable Abstract: The Seller will furnish the Buyer(s) with an abstract of title, certified to a date not more than thirty (30) days prior to auction sale date, or as soon as an abstract can be made by the Crawford Abstract and Title Company, Frederick, OK, after the sale date.

Possession: (a) Current tenant in possession. Curtis Boyd is now in possession of the above-described property as farm tenant and he has agreed to terminate his lease allowing possession to be given to the Buyer upon seasonable harvest of 2017 cotton crop, or upon destruction of the 2017 cotton crop, and compliance with crop insurance regulations. Curtis Boyd will have the right to remove his cotton bales or modules in a reasonable time. (b) FSA Payments or other farm income. Curtis Boyd has this property as leased from Seller. However, FSA payments for past or currently growing crops, if any, will belong to SELLER and NOT to the Buyer, and Buyer will receive no other Farm Income from the farm until Buyer obtains possession and harvests future crops planted by Buyer

Survey: If a survey is required by a Lender, or required by the Buyer(s), the costs of survey shall be paid by the Buyer(s).

Taxes: The 2018 ad valorem taxes shall be prorated to the date of closing based upon the tax computations of the Treasurer of Tillman County, OK, available at time of closing.

Conditions & Exceptions: This sale is subject to all easements, rights-of-ways, restrictions, reservations, outstanding mineral interests or mineral leases, highway or railroad boundaries and/or government or private surveys.

Closing of Sale: Closing shall be at the law offices of Pat Kent (Massad, Evans & Kent, Inc.), 120 N. 9th, Frederick, OK 73542 on March 6, 2018 at 2:00 p.m., unless delayed for Seller to provide Buyer with abstracts If Seller does not deliver abstracts to Buyer at day of sale, then closing will be thirty (30) days after abstracts are delivered to Buyer.

Chloe Delle Laughlin Living Trust, Owner

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TxS. Auct. Lic. #11052
LISA SANMANN, Clerk
ELLEN L. BRINK, Cashier

(Announcements day of sale supersede all other advertising)

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