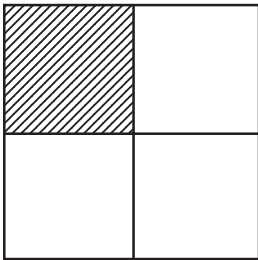


AUCTION LAND

160 +/- Acres • Tillman County, OK

Thursday, May 31, 2018 • 10:15 a.m.

Selling a nice 160 Acre tract of land located from the Tillman County Courthouse in Frederick, OK, travel 5.1 miles South on State Hwy. 183, then 3½ East on CREW 187 OR 5½ miles East of Davidson, OK on State Hwy. 70, then 4 miles North on CRNS 224 (Airport Road), then ½ mile West on CREW 187 (watch for signs)



LEGAL DESCRIPTION: NW ¼ - 16 - 3S 17 W1M

Consisting of 160 acres +/- mostly cropland - Tillman County, Oklahoma

LOCATION: From the Tillman County Courthouse in Frederick, OK, travel 5.1 miles South on State Hwy. 183, then 3½ East on CREW 187 OR 5½ miles East of Davidson, OK on State Hwy. 70, then 4 miles North on CRNS 224 (Airport Road), then ½ mile West on CREW 187 (watch for signs)

TC FSA 156 EZ & GENERAL FARM INFO:

- Farm # 6746 • Tract #2218
 - Cropland: 146.98 acres, classed as NHEL
 - Tract does not contain wetland
 - Wetland violations: None
 - 2 Stock Ponds
 - 9.3 acres in pasture and WW
 - SWRE available for electricity
 - Est. 2018 ad-valorem taxes: \$308.00
- | Crop | Base Acres | CTAP Yld | PLC Yld |
|------------------|-------------|----------|---------|
| Wheat | 79.6 | | 27 |
| Generic | <u>52.5</u> | 332 | |
| Total Base Acres | 132.1 | | |

AUCTIONEER'S NOTE:

Nice farm all in cropland except small grass pasture area and WW. Would make an ideal livestock/grain combination farm. Your attendance day of auction will be appreciated by the Sellers and Brink Auction Service.

TERMS:

Ten percent (10%) down day of sale in Escrow with Jon Lagerberg, attorney for sellers; balance due in 30 days.

Good & Marketable Abstract: Seller will furnish an up-to-date abstract at or soon after auction showing marketable title in surface rights by Seller, subject to easements of record, rights of way, discrepancies that an actual survey might reveal and subject to outstanding mineral rights in third parties (if any).

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

Taxes: The 2017 ad-valorem property taxes paid by Seller; 2018 ad-valorem property taxes will be prorated between the Seller and Buyer to the date of closing the sale.

FSA Gov't. Payments: Payments on 2017 cotton crop will be retained by Seller, if any such payments are due and payable.

Minerals: Selling surface rights only.

Possession: Possession will be given at closing.

Closing: Closing shall be at the law office of Jon Lagerberg, 120 S. Broadway, Walters, Oklahoma, 580/875-6200.

Owners: Jolee (Akin) Doucet & Hugh M. Akin

Auction Conducted By:

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



TONY TALLANT, Auctioneer
TX Lic. #11052 - 940/839-9913
JOHN D. BUTCHEE, Auctioneer
TX Lic. #17755 - 580/471-7937
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