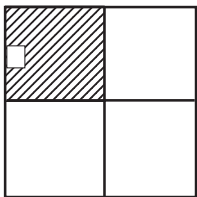


Land Auction

154.7 ACRES + COTTON COUNTY (LESS HOME & 2.89 ACRES)

I will sell the farm listed below located from the East edge of Chattanooga, OK, travel 1 mile South on SW County Hwy., then 4 miles East on CR EW 1800 or 1 mile West of the Apheatone Grain Elevator on Hwy. 5, then 2½ miles North on CR NS 2470 (watch for signs)

SATURDAY, SEPTEMBER 22, 2018 • 9:30 A.M.



LEGAL DESCRIPTION:

Northwest Quarter (NW/4) of Section Nine (9), Township Two (2) South, Range Thirteen (13) West of the Indian Meridian, LESS AND EXCEPT A 2.89 acre tract. Cotton County, Ok

POSSESSION & FSA PAYMENTS. The Buyer will receive possession of said property after the 2018 milo crop is seasonably harvested. Buyer will receive possession of all remaining property not in milo at closing. Seller or Seller's tenant shall receive all FSA payments on harvested crops, or on the 2018 wheat crop, whether paid before or after closing. Buyer shall only be entitled to FSA payments on future crops planted by Buyer.

MINERALS: Seller is selling all of the oil, gas and other minerals and mineral rights currently owned by the Seller in and under the surface of the above described property.

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

TAXES & SPECIAL ASSESSMENTS: The 2018 ad valorem taxes will be prorated between the Seller and the Buyer to the date of closing the sale.

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

CLOSING: Closing shall be at the law offices of Massad, Evens & Kent, Inc., 120 N. 9th St., Frederick, Oklahoma 73542 within 30-45 days of the auction date, or as mutually agreed between Seller and Buyer.

COTTON COUNTY GENERAL FARM INFO:

- Farm #4772 • Tract #1710
- 154.77 acres Farmland
- 127.04 acres Cropland, classed as NHEL
- Tract does not contain wetland
- Balance of farm in small native grass pasture
- 2 small stock tanks in pasture
- 2 Grain Bins w/older large WF Barn in need of roof repairs, etc.

	<u>Base Acres</u>	<u>PLC Yield</u>
Wheat	127.0	32 bu.
Total Base	127.0	

TERMS: Ten percent (10%) down paid at time of signing the contract into the trust account of Massad, Evans & Kent, Inc., Law Firm of John P. (Pat) Kent in Frederick, Oklahoma. Balance due in 45 days.

GOOD & MARKETABLE TITLE: The Seller will furnish the Buyer(s) with an abstract of title, certified to August 1, 2018, or as soon as an abstract can be made after sale date by the Cotton County Abstract Company, Walters, Oklahoma.

ANITA JUNE COURVILLE REV. TRUST, OWNER

Auction Conducted By:

TERRY H. BRINK
CAI Auctioneer/Real Estate Broker
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Tx. 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