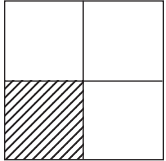


960 Acres ± Tillman County Farm & Ranch Land Sold in 2 Separate Tracts

Land Auction

Saturday, April 13, 2024 • 10:15 a.m.

Auction Location: Both tracts sell from
BancFirst Conference Center 201 S. Main St. • Frederick, OK



Tract #1

LEGAL: SW ¼ - 36 - 1N 17 WIM
consisting of 160 ± acres
Tillman County, OK

LOCATION: 2 miles East of Manitou, OK on Baseline/
CREW 1630 all weather paved road.

TILLMAN COUNTY FSA 156 EZ FARM INFO:

- Farm #8130, farmland 157.21 acres ±
- Tract #3006
- 113.92 acres cropland, classed as NHEL
- Tract does not contain a wetland
- 2 stock ponds
- 40.77 acres ± Native Grass pasture
- 2024 estimated ad-valorem taxes: \$297.00
- Effective DCP Cropland 113.92 acres

Crop	DCP CROP DATA		PLC Yield
	Base Acres	CCC-505 CRP Reduction Acres	
Wheat	105.20	0.00	31
Seed Cotton	6.98	0.00	845
Unassigned	1.74	0.00	0
Generic: Base			
TOTAL	113.92	0.00	

TERMS:

10% placed in escrow on each tract day of auction with the offices of Gungoll, Jackson, Box & Devol, P.C, 101 Park Avenue, Suite 1400, Oklahoma City, OK 73012, attorneys for seller, balance due on or before June 7, 2024. Vance T. Nye, 405/372-4710. Online bidding available at CCI.Live.com - 405/400-9505.

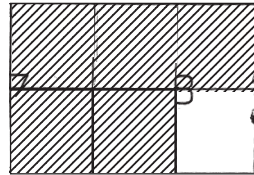
Selling real estate subject to any existing easements which may be of record. Property is being and shall be conveyed by the Seller to the Buyer "as is" with all faults and in its current condition.

FSA Payments: Any government FSA Crop Payments, if any, will be retained by sellers prior to closing. Buyer will receive any FSA Government Payments, if any, after closing.

Risk of Loss or Taking: Until the closing, the risk of loss of any or all of the property shall be on the Seller, and the Seller shall be entitled to receive any and all insurance or condemnation proceeds associated with any loss or taking of any or all of the property.

Minerals: Selling surface right only on all tracts.

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



Tract #2

LEGAL:
E ½ - 7, N ½ - 8 - SW ¼ -
8 - 1N 16 WIM
consisting of 800 ± acres
all grass, Tillman County, OK

LOCATION: 4 miles North of Manitou, OK on State Hwy. 183, then 2½ miles East on CREW 1690 or 6 miles South of Snyder, OK on State Hwy. 183, then 2.5 miles East on CREW 1690.

TILLMAN COUNTY FSA 156 EZ FARM INFO:

- Farm #8130 • Tract #167
- Tract does not contain wetland
- 786.91 acres ± Farmland
- No cropland, all grass
- DCP crop data: None. No base acres
- 6 stock ponds
- CKT rural meter w/tap
- Water main line runs through this tract from Tom Steed to Lake Frederick
- Commercial watering troughs for livestock
- 2024 estimated ad-valorem taxes: \$629.00

Auctioneer's Note: Very exceptional tract of land here. You will look high and low before finding this much grassland under 1 fence in SW Oklahoma. A chance of a lifetime to put this much cattle country together in one location. Make plans to attend and invest.

Taxes: 2024 ad-valorem taxes prorated to the date of closing.

Possession: The Buyer shall be given possession of the property upon completion of the Closing.

Time & Place of Closing: Unless the parties agree otherwise in writing, the closing shall take place at the offices of BancFirst, 200 N. Main St., Frederick, OK 73542 on or before June 7, 2024 at a time that is mutually convenient to the parties.

BancFirst, Owner



**Live Stream of Auction
+ Online Bidding Service**
www.CCI.Live - 405/400-9505
Online Bidders must be approved by BancFirst,
Frederick, OK, 580/335-7522
Please ask for Brad Kent, Pres., BancFirst

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



(Announcements day of sale supersede all other advertising)

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

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