

## ★ Auctioneer's Note ★

Selling 2 nice tracts in Tillman County, OK. Tract #1, a cattle combination with creek, providing shade for cattle and habitat for wildlife. Tract 2, a vary choice piece of river land with river frontage providing an abundance of habitat for hunting and fishing. Your attendance will be appreciated by the Brown Family Trust and Brink Auction Service.

## ★ Terms ★

10% down placed in escrow day of auction on each tract with Benson Law Firm, Inc., attorneys as a down payment who have the authority to deliver a deed at time of closing; balance due in 30 days.

**GOOD & MARKETABLE TITLE:** Within ten (10) days from this date, Seller will furnish to Buyer an abstract of title, certified to date, showing marketable title vested in the Seller, free of any lien or encumbrances. Seller guarantees marketable title to the real estate and shall pay for all expenses required to solve any title requirements pointed out by Buyer's examination of the abstract of title.

**POSSESSION:** Buyer shall take possession of all cultivated land upon harvest of any growing crop, and immediate possession of pasture land at closing.

**FSA PAYMENTS:** Seller is to receive any and all government farm program payments that are attributed to any past and current growing crop planted on this farm.

**MINERALS:** Seller is selling all minerals and mineral rights owned by Seller.

**TAXES:** The 2020 and prior years ad-valorem taxes will be paid by Seller. The 2021 taxes will be prorated to the date of closing. The Seller will pay the prorated share of the 2021 taxes accruing prior to closing and Buyer will pay balance of 2021 ad-valorem taxes.

**CONDITIONS & EXCEPTIONS:** The contract is conditioned on the following: restrictions, outstanding mineral interests or mineral leases, and any discrepancies an actual survey would reveal. The property is sold "as is" and Seller makes no representations as to its condition.

**CLOSING:** The transaction shall be closed at the office of Benson Law Firm, Inc. P.C., 124 North 9th Street, Frederick, Oklahoma, 73542-0486, on or before August 17, 2021 or at such time as may be mutually agreed to in writing by both Seller and Buyer. This time may be shortened or extended by written agreement of the parties.

RETURN SERVICE REQUESTED



P.O. Box 928  
Frederick, Oklahoma 73542

2 Separate Tracts  
Tillman County, Oklahoma

# LAND AUCTION

Saturday, July 17, 2021  
10:15 a.m.

Selling 226.8 Acres of Red River Land  
plus 160 Acres Livestock/Cropland Farm

## ★ AUCTION LOCATION ★

Both tracts will be sold at  
Grandfield Community Building,  
130 E. 1st St./Hwy 70,  
Grandfield, Oklahoma

# Brown Family Trust, Owner

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

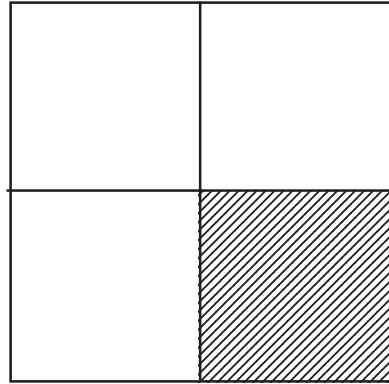
Announcements day of sale supersede all advertising

For more information, visit [www.brinkauction.com](http://www.brinkauction.com)



★ **TRACT #1** ★

160 Acres + Improvements



**LEGAL DESCRIPTION:**  
SE¼ - 20 - 4S14, W.I.M.,  
Tillman County, Oklahoma

**LOCATION:** From the intersection of State Hwy.'s 70/36 in Grandfield, Oklahoma, travel 2.6 miles South on Bridge Road (CRNS 2410) (watch for signs)

**TILLMAN COUNTY FSA 156 FARM RECORD INFO:**

- Farm No. 1521
- Tract #2945

Farmland	Cropland	DCP Cropland
158.27	103.19	103.19

**DCP CROP DATA:**

Wheat	71.20 acres	24 bu. yld.
Seed Cotton	20.32 acres	1028 lb. yld.
Unassigned	5.08 acres	0 yld.
Generic Base	96.60 total base acres	

- HEL fields on tract. Conservation system being actively applied
- Tract contains a wetland or farmed wetland
- WL violations - none
- Tract contains older brick home and metal barn/garage. All improvements sold "as is".
- Balance of farm in creek area and grass
- Stock pond and spring
- Est. 2021 ad-valorem taxes: \$786.00

**NOTE:** Tracts are known to have 2 springs, have existing stock tanks and water resources are known to persist through droughts.

★ **TRACT #2** ★

226.8 Acres Red River Land  
+ Accretion Rights

**LOCATION:** From the intersection of State Hwy. 70/ Bell Rd., in Grandfield, Oklahoma, travel 5 miles South on Bell Road (CRNS 2400), then 1.1 miles East on CREW 1970 (watch for signs)

**LEGAL DESCRIPTION:** Lot One (1) in Section Four (4), Township Five (5) South, Range Fourteen (14) W.I.M., Tillman County, Oklahoma; and Lot Two (2) of the Northwest Quarter (NW/4) of Section Four (4), Township Five (5) South, Range Fourteen (14) W.I.M., Tillman County, Oklahoma, and the Southwest Quarter (SW/4) of Section Thirty-Three (33), Township Four (4) South, Range Fourteen (14) W.I.M., Tillman County, Oklahoma, containing 160 acres more or less, including all Accretions and Riparian Rights to all of the above described real property together with all improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

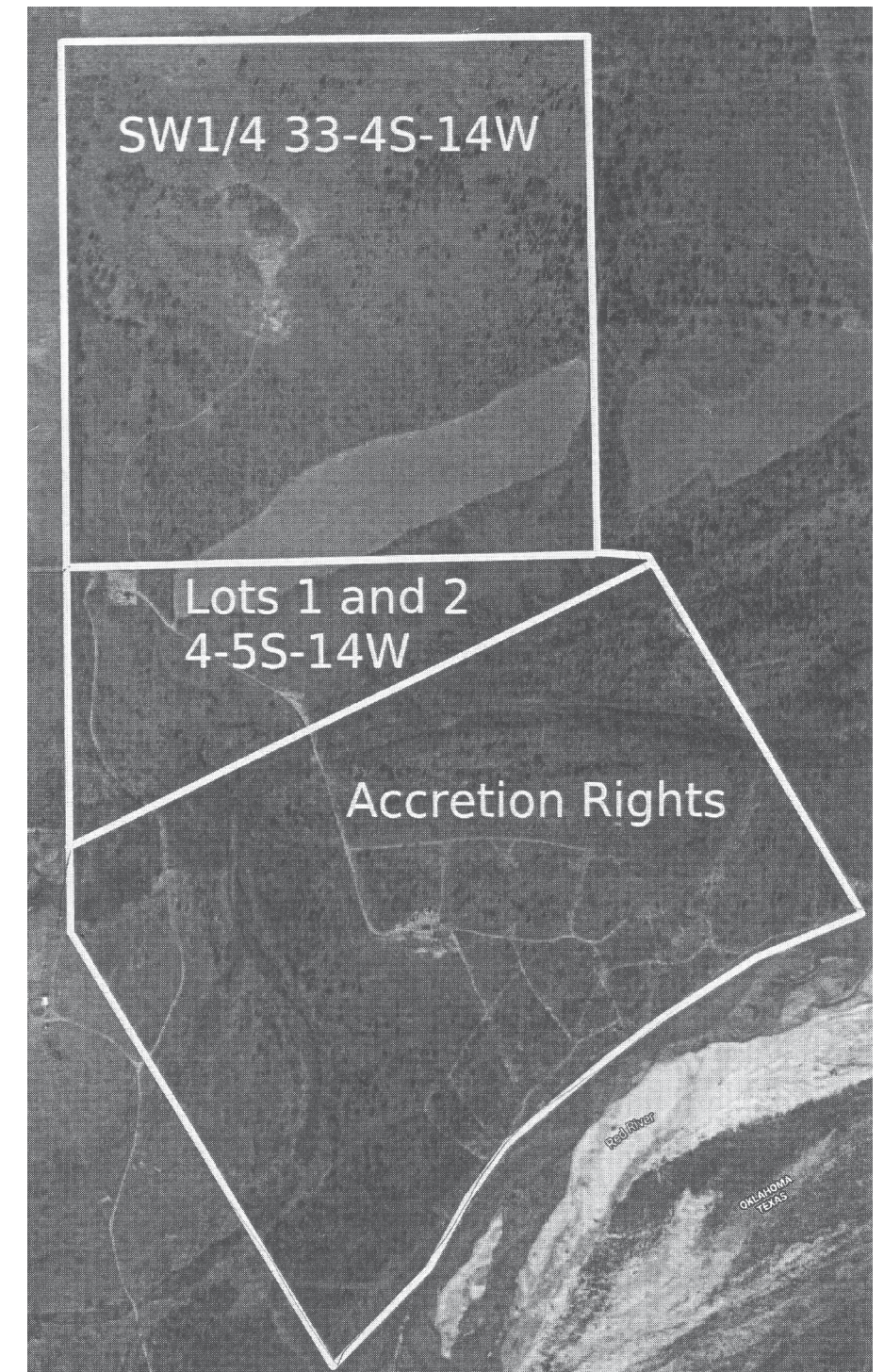
**TILLMAN COUNTY FSA 156 FARM RECORD INFO:**

- Farm #1521
- Tract #2946
- 242.45 acres farmland; balance in Bermuda grass and river land. Excellent hunting and fishing habitat and ATV terrain for family outings.
- 23.91 acres cropland, DCP cropland 23.91 acres
- HEL field on tract, conservation system being actively applied.
- Tract does not contain wetland
- WL violations - none
- Est. 2021 ad-valorem taxes: \$206.00

**DCP CROP DATA:**

Wheat	6.50 acres	24 bu. yld.
Seed Cotton	1.84 acres	1028 lb. yld.
Unassigned	0.46 acres	0 yld.
Generic Base	8.80 total base acres	

**TRACT #2**



**Brown Family Trust,  
Owner**