

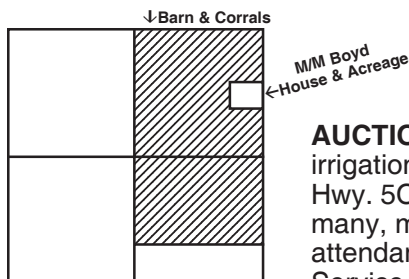
# LAND Auction

## 240 Acres +/- with Irrigation ★ Tillman County, OK (167 Acres Cropland + 66 Acres Bermuda)

We will sell the land listed below located 2½ miles West of the 4-way stop light in Tipton, OK on State Hwy. 5C, then 1 mile South on CR NS 212 (watch for signs)

**Saturday, March 30, 2019 ★ 10:15 a.m.**

**AUCTION LOCATION: 102 E. Main St., Tipton, OK • Senior Citizens Building**



**LEGAL DESCRIPTION: NE ¼ + N ½ - SE ¼ - 9 1S 19 WIM  
Tillman County, Oklahoma**

**Consisting of 240 Acres +/- less approx. 1.5 acres for homesite**

**AUCTIONEER'S NOTE:** Very nice combination livestock/cropland farm with pivot, 4 irrigation wells, 1 domestic livestock well, all steel barn & corrals, all within 1 mile of State Hwy. 5C on all weather county road. Sellers are retiring from farming. Family owned for many, many years. I encourage you to look this tract over and be ready to invest. Your attendance will be appreciated day of auction by Curtis & Linda Boyd and Brink Auction Service.

**TILLMAN CO. FSA & GENERAL INFO:**

- Farm #7295 • Tract #7553
- Farmland      Cropland      DCP Cropland  
233.77            167.69            167.69
- **Crop**                      **Base Acres**                      **PLC Yield**
- Wheat                      8.73                      55 bu.
- Corn                      0.21                      76 bu.
- Seed Cotton              116.08                      1174 lbs.
- Unassigned              29.02                      0
- Generic Base              154.04 total
- HEL field on tract. Conservation system being actively applied
- No wetlands

- No WL violations
- Zimmatic 7-tower pivot (approx. 10 yrs. old)
- 100' x 60' all steel hay barn, electricity, dirt floor
- All steel set of corrals for cattle, sorting pens, alleyways, squeeze chute, unloading/loading area
- Domestic water well by corrals for livestock use
- 2 irrigation wells @ 350 gpm
- 1 irrigation well @ 150 gpm
- 1 irrigation well @ 100 gpm
- 66.08 acres Bermuda grass pasture
- Est. 2019 Ad-valorem taxes: \$816.00

\*\*\*\*\*

**LEGAL DESCRIPTION:** The Northeast Quarter (NE/4) and the North Half (N/2) of the Southeast Quarter (SE/4), all in Section None (9), Township One (1) South, Range Nineteen (19) West of the Indian Meridian, less and except description from abstract, containing 1.48 acres, more or less, including all Zimmatic 7 tower center pivot irrigation equipment, pumps and the existing center pivot irrigation system.

**TERMS:** Ten percent (10%) down day of sale placed in escrow with Benson Law Firm; balance due in 30 days

**GOOD & MARKETABLE ABSTRACT:** Within ten (10) days from date of Contract, Sellers will furnish to Buyer an abstract of title, certified to date, showing marketable title vested in the Sellers, free of any lien or encumbrances. It is understood by both Buyer and Sellers that this sale is for the entire property. Sellers guarantee marketable title to the real estate and shall pay for all expensed required to solve any title requirements pointed out by Buyers examination of the abstract of title.

**CURRENT TENANT:** Buyer will be responsible for paying Tenant his expense in planting the wheat cover crop. The current tenant has agreed that he will relinquish possession at closing.

**MINERALS:** Sellers will reserve one-half of the minerals and mineral rights on a non-participating basis with the Buyer having the right to receive bonuses, delay rentals, and the right to execute leases, without the joinder or consent of Sellers so long as any lease is given for at least one-eighth (1/8) royalty, said reservation is for a term of twenty-five (25) years, and so long thereafter as minerals are produced in paying quantities. If no production exists in paying quantities at the end of 25 years, this reservation shall automatically terminate.

**TAXES:** The 2018 and prior years ad valorem taxes will be paid by Seller. The 2019 taxes will be prorated to the date of closing. The seller will pay the prorata share of the 2019 taxes accruing prior to closing.

**POSSESSION:** Buyer shall take possession of all land at closing.

**CONDITIONS & EXCEPTIONS:** The contract is conditioned on the following: (A) The property is sold subject to the following: easements, right-of-ways, restrictions, outstanding mineral interests or mineral leases, and any discrepancies an actual survey would reveal. (B) The property is sold "as is" and Seller makes no representations as to its condition.

**CLOSING:** Transaction shall be closed at the office of Benson Law Firm Inc., P.C., 124 N. 9th St., Frederick, OK 73542, 580/335-7541, on or before April 30, 2019, or at such time as may be mutually agreed to in writing by both Sellers and Buyer. This time may be shortened or extended by written agreement of the parties.

## Curtis & Linda Boyd, Owners

**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](http://www.brinkauction.com)**