

## TERMS

10% down placed in escrow on both tracts day of auction with Benson Law Firm, Inc., attorneys for seller; balance due on or before May 8, 2024.

**Good & Marketable Abstract:** 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.

**Minerals: Tract #1A:** Seller is not reserving any minerals or mineral rights and is selling all mineral rights they own.

**Tract #1B:** Seller is not selling any minerals or mineral rights, only the surface rights. **Tract #2:** Seller is not reserving any minerals or mineral rights and they are selling all mineral rights they own.

**Taxes:** The 2023 and prior years ad-valorem taxes will be paid by Seller. The 2024 taxes will be prorated to the date of closing. The Seller will pay the prorata share of the 2024 taxes accruing prior to closing and Buyer will pay balance of 2024 ad-valorem taxes.

**Survey:** If a survey is required by the Buyer or the Lender on any of these tracts, the cost shall be paid for by the Buyer.

**FSA Payments:** Seller is to receive any and all government farm program payments that are attributed to any past and current growing crops planted on these farms.

**Possession and Rent: Tracts #1A and #2:** Buyer shall take possession of all land upon harvest of the growing wheat crop as to cultivated land, and immediate possession of pasture land and fallow land at closing. Seller will receive the landlords share of the crop rent when the wheat is harvested.

**Tract #1B:** Buyer shall take possession of all land upon harvest of the growing wheat crop as to cultivated land, and immediate possession of pasture land and fallow land at closing. Buyer will receive the landlords share of the crop rent when the wheat is harvested.

**Conditions and Exceptions:** 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. The property is sold "as is" and Seller makes no representations as to its condition.

**Closing:** Both tracts shall be closed at the office of Benson Law Firm, Inc., P.C., 124 N. 9th St., Frederick, OK 73542-0486, 580/335-7541 on or before May 8, 2024 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.

## Tillman County Land

# Auction

We will sell the 2 Farms listed below at  
Public Auction on:

**Sat., March 30, 2024  
10:15 a.m.**

★ ★ ★

**AUCTION LOCATION:**

**Grandfield Community Building**

**130 1st St./Hwy 70,**

**Grandfield, Oklahoma**

**(East of Frazer Bank) (watch for sign)**

*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](mailto:brinkauction@gmail.com)

**JOHN D. BUTCHEE, Auctioneer**  
TX Lic. #17755 - 580/471-7937  
Tx. Auct. Lic. #11052

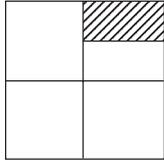
**LISA SANMANN, Web Designer**  
**CARLA BOWDEN, Clerk**  
**ELLEN L. BRINK, Cashier**

*(Announcements day of sale supersede any and all other advertising)*

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

**These two 80 acre tracts (#1A and #1B) will be combined and sold as one 160 acre tract. They are very nice 80 acre tracts and are located on State Hwy. 70 making easy access rain or shine**

**TRACT #1A**



**LEGAL DESCRIPTION:**  
 N ½ - NE ¼ - 1 - 4S 16 WIM  
 Consisting of 80 acres more or less  
 Tillman County, Oklahoma

**LOCATION:** 7.5 miles West of Grandfield, OK on State Hwy. 70 (watch for signs)

**TILLMAN COUNTY FSA & OTHER FARM INFO:**

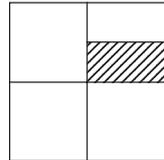
- Farm #8173
- Tract #8071
- Tract does not contain wetland
- Classed as NHEL
- 51.0 acres cropland; balance of 24.5 acres in mixed native grass
- 2 smaller ponds
- Joins Hwy. 70 on North side of the tract
- Est. 2024 ad-valorem taxes: \$159.00

**DCP CROP DATA**

Crop	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	23.60	0.00	30
Seed Cotton	21.60	0.00	1073
Unassigned Generic Base	5.40	0.00	0
<b>TOTAL</b>	<b>50.60</b>	<b>0.00</b>	

**Paula Elizabeth Brown DeSchepper,  
 & Ed DeSchepper, Owners**

**TRACT #1B**



**LEGAL DESCRIPTION:**  
 S ½ - NE ¼ - 1 - 4S 16 WIM  
 Consisting of 80 acres more or less  
 Tillman County, Oklahoma  
**Surface & Surface Rights Only**

**LOCATION:** 7.5 miles West of Grandfield, OK on State Hwy. 70 (watch for signs)

**TILLMAN COUNTY FSA & OTHER FARM INFO:**

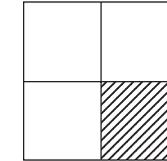
- Farm #8172
- Tract #8072
- Tract does not contain wetland
- 65.92 acres cropland classed as NHEL; balance of 12.11 acres in mixed native grass w/small pond
- Est. 2024 ad-valorem taxes: \$213.00

**DCP CROP DATA**

Crop	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	30.40	0.00	30
Seed Cotton	27.92	0.00	1073
Unassigned Generic Base	6.98	0.00	0
<b>TOTAL</b>	<b>65.30</b>	<b>0.00</b>	

**John M. Boswell  
 & Elizabeth A. Roberts  
 Successors Co-Trustees of the  
 Boswell Family Living Trust, Owners**

**TRACT #2**



**LEGAL DESCRIPTION:**  
 SE ¼ - 6 - 4S 15 WIM  
 Consisting of 160 acres more or less  
 Tillman County, Oklahoma

**LOCATION:** 7.5 miles West of Grandfield, OK on State Hwy. 70 then 1 mile South on CRNS 233, then ½ mile East on CREW 192 (watch for signs)

**TILLMAN COUNTY FSA & OTHER FARM INFO:**

- Farm #1533 • Tract #2739
- 87.02 acres cropland; balance of 65.39 acres in mixed native grass, classed as NHEL
- Tract does not contain a wetland
- 2 small stock ponds
- 1-Large pond, needs dam repair
- Est. 2024 ad-valorem taxes: \$302.00

**DCP CROP DATA**

Crop	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	42.40	0.00	30
Seed Cotton	34.40	0.00	958
Unassigned Generic Base	8.60	0.00	0
<b>TOTAL</b>	<b>85.40</b>	<b>0.00</b>	

**Irby L. Clanton, S/P/A Lynn Clanton,  
 Paula Elizabeth Brown DeSchepper  
 and Ed DeSchepper, Owners**

***Thank you for attending; Your business is appreciated***