

Comanche County LAND AUCTION

56.23 Acres ±
all in Native
Grasses

AUCTION LOCATION:

Indiahoma City Hall • 900 SW Indiahoma Road
Indiahoma, Oklahoma

GPS Address:

1355 Indiahoma Road, Indiahoma, OK

Sat., October 28, 2023 • 10:15 am

LOCATION: Approx. 1 mile North of the City Hall in Indiahoma, OK on Indiahoma Road (watch for signs)

LEGAL DESCRIPTION: A portion of the North Half (N/2) of the Southeast Quarter (NE/4) of Section Twenty-two (22), Township Two (2) North, Range Fifteen (15) West of the Indian Meridian, Comanche County, Oklahoma, with the balance remaining being 56.32 acres, more or less.

Comanche Co. FSA 156EZ & other Farm Info:

- Farm #4563
- Tract #5296
- 2 small ponds
- All in mixed Native Grasses
- CKT Rural Water Meter w/frost-proof hydrant
- Tract is very well fenced
- Tract joins State Hwy. 52, major 4-lane hwy. between Lawton, OK and Altus, OK
- Excellent building site for any commercial business (truck stop, convenience store, etc.)
- Indiahoma, OK School District
- Currently no electric utility service on farm (services nearby and available)
- HEL field on tract. Conservation system being actively applied
- Tract does not contain wetland
- WL violations: None
- Estimated 2023 Ad-valorem taxes: \$99.00

TERMS: 10% down placed in escrow day of sale with Benson Law Firm, attorney for seller; balance due in 30 days.

Good & Marketable Abstract: 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.

Possession: Buyer shall take possession of all land upon closing.

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 this farm.

Minerals: Seller is not reserving any minerals or mineral rights and will convey to Buyers, all minerals and mineral rights owned by Seller.

Taxes: The 2022 and prior years ad valorem taxes will be paid by Seller. The 2023 taxes will be prorated to the date of closing. The Seller will pay the prorata share of the 2023 Taxes accruing prior to closing.

Conditions & 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: The transaction shall be closed at the office of Benson Law Firm Inc., P.C., 124 North 9th St., Frederick, OK 73542-0486, 580/335-7541 on or before November 28, 2023 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.

FARM LAND DATA

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	No. of Tracts
52.48	46.02	46.02	0.00	0.00	0.00	0.00	0.0	Active	1

DCP CROP DATA

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	39.40	0.00	26	
TOTAL	39.40	0.00		

Auction Conducted By:

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LISA SANMANN, Clerk
ELLEN L. BRINK, Cashier

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

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