

**127.35 + Acres  
Kiowa County Land**

# Auction

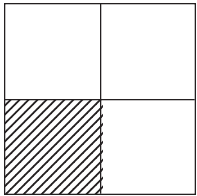
We will sell the Farm listed below at Public Auction on:

**Saturday, April 27, 2024 ★ 10:15 a.m.**

**AUCTION LOCATION:**

**Snyder Farmers Co-op Event Center ★ 512 4th St., Snyder, OK**

**LEGAL DESCRIPTION:**



A tract of land located in the South-west Quarter (SW/4) of Section Twenty-Six (26), Township Four (4) North, Range Seventeen (17) W.I.M., Kiowa County, Oklahoma consisting of 127 acres more or less.

**LOCATION:**

Travel 6 miles North of Mt. Park, OK on State Hwy. 183 then less than ¼ mile West on CREW 1540 (just across RR tracks). Watch for signs. Property runs along RR track & State Hwy. 183.

**Kiowa County FSA & Other Farm Info:**

- ★ Farm #8963 ★ Tract #2665
- ★ 127.35 acres farmland, all in mixed native grasses classed as NHEL
- ★ 94.94 acres cropland, 80 acres was planted with 2 mixes native grass as recommended by NRCS, used to be in Government CRP Programs
- ★ Wetland violations are None
- ★ Estimated 2024 Ad-valorem taxes: \$350.00
- ★ 2-wire barbed wire fence around acreage
- ★ 3 small ponds
- ★ 1 good domestic water well, small WF building to cover pump, etc.
- ★ SWRE meter
- ★ On the west side of the property is black top road entrance to Great Plains State Park Gold Bell Mine that has boat ramp access

**DCP CROP DATA**

Crop	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	60.20	0.00	29
Seed Cotton	19.28	0.00	658
Unassigned Generic Base	4.82	0.00	0
<b>TOTAL</b>	<b>84.30</b>	<b>0.00</b>	

**TERMS:**

10% down placed in escrow day of auction with Benson Law Firm, attorneys for seller; balance due in 30 days.

**Good and Marketable Title:** Within ten (10) days of Sale, Sellers will furnish to Buyer an abstract of title, certified to date showing marketable title vested in the Seller, free of any lien or encumbrances. Sellers guarantee marketable title to the real estate and shall pay for all expenses required to solve any title requirements pointed out by the Buyer's examination of the abstract of title.

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

**FSA Payments:** Sellers are to receive any and all government farm program payments that are attributed to any past and current growing crops planted on this farm.

**Minerals:** Sellers are not reserving any minerals or mineral rights and will convey to Buyers all minerals and mineral rights owned by Sellers.

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

**Taxes:** The 2023 and prior years ad valorem taxes will be paid by Sellers. The 2024 taxes will be prorated to the date of closing.

**Conditions and Exceptions:** (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:** 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 May 30, 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.

**Rikki J. Willis, Bradford Glen Kirk II, John Mark Kirk,  
Matthew W. Kirk & Kristi K. Woodward, Owners**

*Auction Conducted By:*

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**ELLEN L. BRINK**, Cashier

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

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