

Kerr Land

AUCTION DAY ANNOUNCEMENTS

Friday, August 12, 2022

Welcome to all!

I would like to personally welcome and thank each of you for attending today's auction. Auctions prove themselves time and again to be the most effective and fairest methods to sell property as well as establishing true market value in any economic climate.

I would also especially like to thank Marilyn for her confidence and trust in our company in conducting this auction.

The opportunity lays before you today to add to your own holdings or start your own land investment. The time is now- Good luck and we wish all of you the very best.

On behalf of Pickens Auctions – Thanks again!

Your Auctioneer,
Gregg Pickens

240 +/- acres HWY 177 & Pioneer Rd

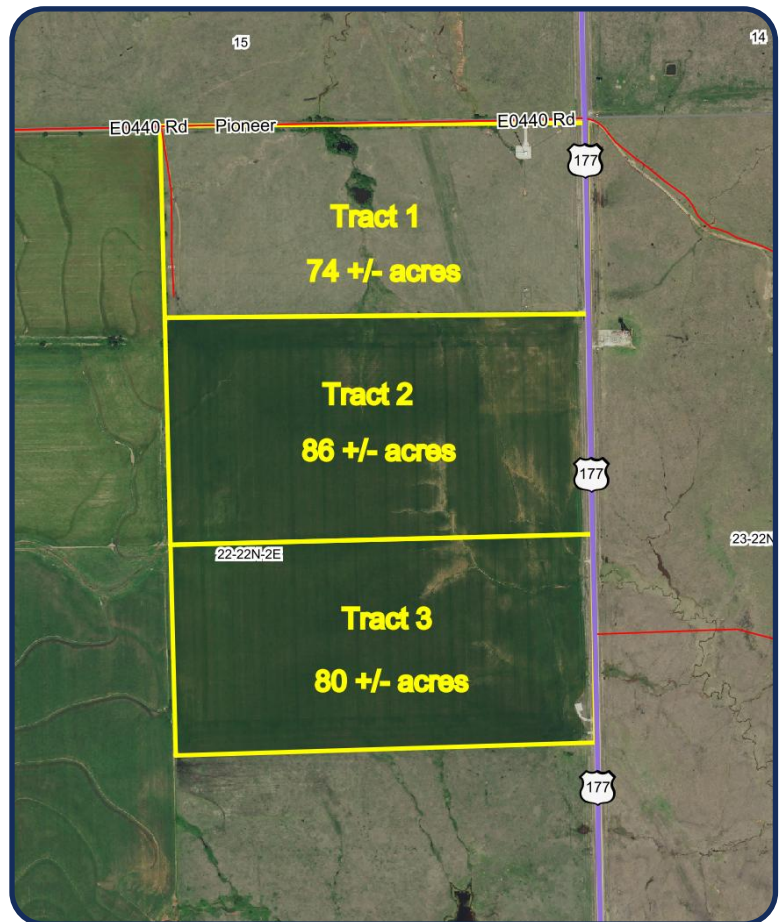
LEGAL DESCRIPTION:

THE NE4 AND THE N2SE4 OF SECTION
22-T22N-R2E OF THE IM-NOBLE
COUNTY-OK - SURFACE RIGHTS ONLY

TRACT DESCRIPTIONS

TRACT 1: (74+/- ACRES) HWY 177 AND PIONEER RD. THIS TRACT IS PRIMARILY ALL NATIVE GRASS HAY MEADOW FOR THE PAST SEVERAL YEARS. IT HAS BEEN WELL MANAGED WITH GOOD PRODUCTION AND HAS 2 SMALL PONDS.

TRACTS 2 AND 3: (TRACT 2 - 86+/- ACRES) (TRACT 3 - 80+/- ACRES) ALL CROP LAND WITH WHEAT THE LAST CROP AND IS SUITABLE FOR A VARIETY OF CROPS. **HWY 177 FRONTAGE



AUCTION DAY TERMS AND CONDITIONS

By participating in today's auction, you hereby agree to all auction company terms and conditions, as applicable. Please read the terms carefully as they are a legal binding contract between you and the sellers.

REAL ESTATE

\$10,000 down per Tract or \$25,000 for the entirety, day of Auction. Balance due at closing. 45 day close period.

No buyer's premium at this event Bidding is not contingent on the buyer's ability to acquire financing, you must have all financing completed prior to bidding. ANY and ALL IMPROVEMENTS ARE SELLING AS IS.

THERE IS A WIND TURBINE LEASE IN EFFECT.

BUYERS ARE TO SATISFY THEMSELVES AS TO CONDITION, INCLUDING SIZE OF ACREAGE, AVAILABILITY OF UTILITIES AND ACCESS TO ALL PARCELS PRIOR TO BIDDING.

Seller will provide an Abstract and survey of each tract or combination of tracts depending on the manner in which they sell unless all tracts sell to the same buyer, then only an abstract will be provided. Acreage, square footage, aerial photos as well as other Information is gathered from sources deemed to be reliable though is subject to inaccuracies or misinterpretations. Any survey completed after the auction will take precedence over pre-auction estimates.

TAXES: Will be prorated to closing.

POSSESSION: Tract 1 at closing.

Tracts 2 and 3, for NORMAL FARMING PRACTICES, day of auction immediately following execution of the purchase contract and receiving earnest money

CLOSING: On or before Sept. 30, 2022

MINERALS: NO MINERALS ARE SELLING

CONDITIONS OF SALE:

EVERYONE MUST REGISTER FOR A BIDDER NUMBER

TITLE:

The sellers do warrant that they have a good merchantable title to the real estate and that they will convey the same with a General Warranty Deed or appropriate Deed, free from all encumbrances, liens or judgments at the time of closing. Title Insurance is available at Buyers Expense.

RESTRICTIONS:

Subject only to Noble County and State of Oklahoma laws, ordinances and regulations. Also selling subject to all easements of record. Seller is placing no restrictions on the property.

SPECIAL NOTES:

All property is being sold "As Is, Where Is" with no warranty written or implied by Pickens Auctions Co. or by the sellers. BUYERS SHOULD SATISFY THEMSELVES WITH THE AVAILABILITY OF UTILITIES FOR THEIR INTENDED USE.

CLOSING LOCATION/AGENT:

TBD - Please call our office @ 405-533-2600 M-F from 9 am -5 pm for closing information.

AUCTION DAY ANNOUNCEMENTS:

Any announcements made the day of auction take precedence over any previously stated or material published.

BACK UP BIDS:

If you are not the successful bidder on the real estate today and wish to make a back up bid in case of default by the higher bidder, please see Gregg to receive a Back Up Bidder Form.

GENERAL INFORMATION:

All information published, announced or contained herein was derived from sources believed to be correct; however, it is not guaranteed by the seller or the auctioneers. Personal on-site inspection of all property is recommended. The failure of any bidder to inspect, or to be fully informed as to the condition of the property, will not constitute grounds for any claim or demand for adjustment or withdrawal of bid, return of deposit money after it's opening tender. This includes but is not limited to public information such as easements, restrictions, zoning, right-of-ways, or any other information that can be obtained as public record in the Noble County Court House concerning subject properties.

Any and all announcements made from the auction stand take precedence over all other verbal, printed, announced, and/or distributed information. Please note that you are buying the property "As Is, Where Is" with no guarantee or warranty.