

# Private Auction

# 80 Acres +/-

Farmland in Expired CRP

## Texas County, Oklahoma

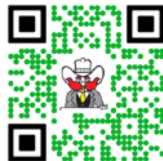
5.5 miles south & 1 mile East of Hooker!



Bidding will not end prior to **July 9, 2024**



**Faulkner**  
REAL ESTATE, INC



Call Broker: **Leslie Koehn 620-952-0256**  
**Learn the high bid & bid by phone: 620-356-5808**  
More information at: [www.faulknerrealestate.com](http://www.faulknerrealestate.com)

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**Directions:** From Hooker; go about 5.5 miles south to Road P, then 1 mile east & 1/4 north to the SW corner. (Signs posted)

**Legal Description:** Surface Rights in North-Half of the Southwest Quarter (N/2 of SW/4) of Section 25-4N-17E, Texas County, Oklahoma. **Acres:** 80+/-

**Taxes:** \$127.00

**Mineral Rights:** None.

**Tenant:** None.

**Possession:** Upon closing.

**Crops:** 100% expired CRP grass. *CRP contract expired in September of 2023.*

**Soils:** Approximately 83% Gruver clay loam 0-1% slope and 17% Dalhart fine sandy loam 1-3% slope.

**Note:** Call today to learn the current high bid or to place your bids by phone!



DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	39.64	0.00	35
Grain Sorghum	28.38	0.00	25
Barley	7.53	0.00	24
<b>TOTAL</b>	<b>76.55</b>	<b>0.00</b>	



**READ THESE IMPORTANT TERMS & NOTE & BID ACCORDINGLY:** Selling by Private Auction through Mark Faulkner, Broker, Faulkner Real Estate. Final sales price will be figured on the acreage published regardless of actual acreage. Buyer to verify accuracy of acreage and bid accordingly. Successful bidder will sign contract and deposit 10% earnest money with **American Title & Abstract** who shall act as escrow and closing agent for Buyer and Seller. 90% of purchase price shall be paid at closing in the form of a cashier's check or other certified funds made payable to **American Title & Abstract**. Seller and Buyer will split the contract preparation, escrow and closing fee equally. Real Estate taxes will be prorated to the date of closing. Within ten days after the execution of the purchase contract, or as soon as an abstract can be certified to the date of sale by **Guarantee Abstract & Title**, the Seller shall furnish the Buyer with an abstract of title showing marketable title vested in the Seller, subject to all easements, rights-of-way, and reservation of record. Within ten days after the Buyer receives the abstract from the Seller the Buyer shall have the same examined and point out any title defects, in writing, to **American Title & Abstract**. If the Buyer fails to point out any title defects within this ten day period from the receipt of the abstract, the title shall be considered as satisfactory to the Buyer. If the Buyer furnishes the Seller with their title objections, in writing, within ten days, the Seller shall have a reasonable time to cure such title defects. Closing will occur on or before Wednesday September 11, 2024, subject to clear title. **NOTE:** All information is from sources deemed reliable but is not guaranteed. Prospective buyers are urged to **INSPECT** all properties prior to bidding and to satisfy themselves as to condition, noxious weeds, well performance, acreages, lease terms, etc. Property sells "AS-IS" and subject to easements, covenants, CRP contracts and reservations, if any, now existing against said property. **NO WARRANTIES** are either expressed or implied by Seller or Faulkner Real Estate, Inc.