

CRP Land Online Auction



160 ± Acres in
Texas Co., OK
Offered in
Two Tracts

5% Buyer Premium

There are a total of 160 ± Acres that will be offered in two 80 Acre Tracts.

This auction is **ABSOLUTE** with **NO RESERVE**.....surface only.

This property is nice CRP land located one mile east of Texhoma, Oklahoma. This is your opportunity to buy the entire quarter section or a smaller 80 acre tract. Grain and livestock markets are located conveniently within the trade area, and electricity is located across the road to the west.

157.96 Acres are enrolled in the Conservation Reserve Program. This CRP contract will expire September 30, 2023.

The Rental Rate on this contract is \$27.76 per acre. You should contact the Texas County Farm Service Agency in Guymon, OK at (580) 338-7379 for more information regarding this contract. The CRP contract shall be in compliance at the time of closing. The 2020/2021 CRP annual payment and all subsequent payments shall convey to the Buyer.

This is a great investment opportunity with future development potential for farming or livestock operation.



ONLINE BIDDING ONLY

Bidding begins at 8:00 am CDT on
Friday, September 11th

“Soft” close at 12:00 noon CDT
Thursday, September 17th

(Auction will close after 12:00 pm when we
have a 5 minute interval with no new bid)

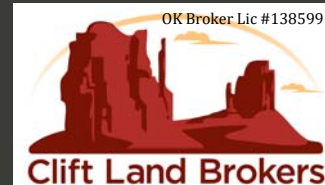
Member TX, OK, & National Auctioneers Assoc.

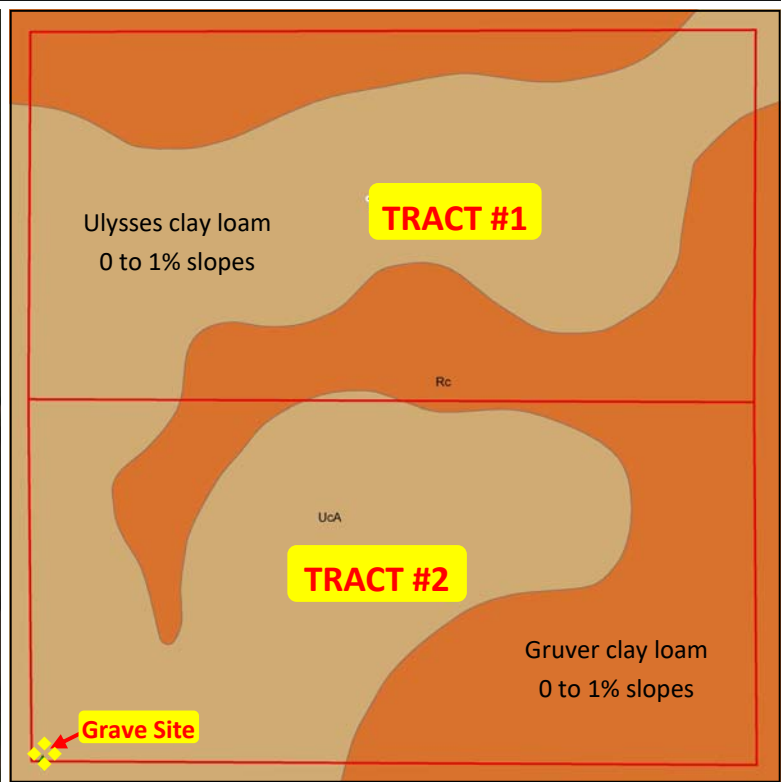
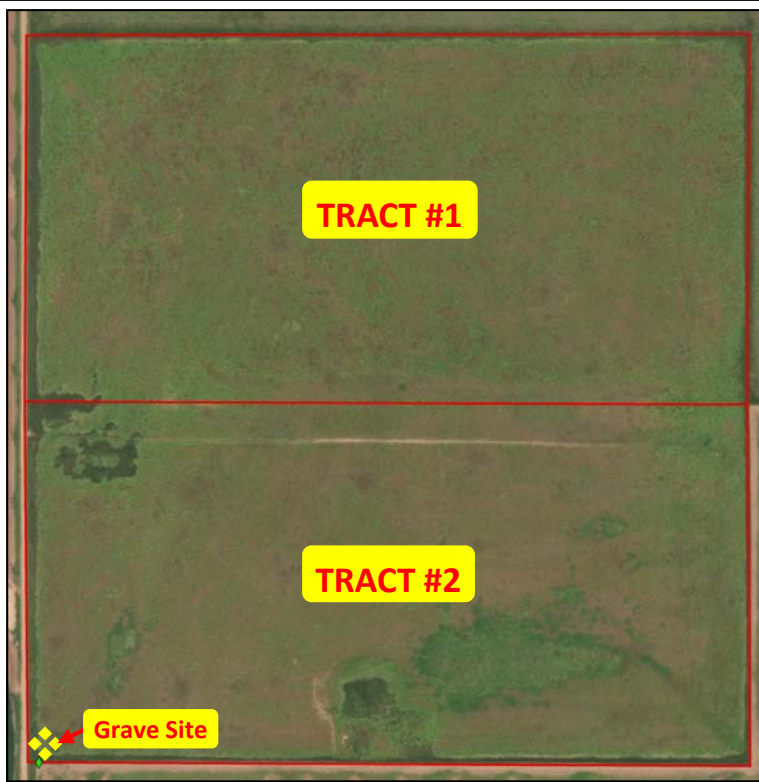


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CliftLandAuctions.com





AUCTION TERMS & CONDITIONS

PROCEDURE: This 160 ± Acres will be offered in two (2) individual surface tracts. Online bidding will take place beginning at 8:00 am CDT Friday, September 11, 2020 and will “soft close” at 12:00 noon CDT Thursday, September 17, 2020. At 12:00 noon CDT on Thursday, September 17, 2020, bidding will continue in five minute increments until five minutes have passed with no new bids.

BIDDER QUALIFICATION: YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, and are capable of paying cash at closing. Potential bidders must register to bid at this auction through our Clift Land app. This app is available on our website at CliftLandAuctions.com/online-auctions. You may also download this app from Google Play or the Apple App Store to your mobile devices. Your registration must be approved by Clift Land Auctions before you can bid. You must agree to the auction terms and conditions during the registration process.

BUYER PREMIUM: A five percent (5%) Buyer Premium is in effect for all purchases. The Buyer Premium will be added to the “Auction Price” to determine the “Sales Price” or “Contract Price”.

ACCEPTANCE OF BID PRICES: This is an Absolute Auction. The successful Bidder(s) will sign a Purchase Agreement within two(2) hours of the close of the auction.

EARNEST MONEY: Ten percent (10%) Earnest Money is required upon signing a Purchase Agreement The Earnest Money may be paid in the form of personal check, business check, cashier’s check, or wire transfer. The remainder of the purchase price is payable in cash at closing.

REAL ESTATE TAXES AND ASSESSMENTS: The Property Taxes will be prorated to the date of closing. Seller shall have paid all Property Taxes for prior years before closing. Buyer will be responsible for any “rollback” in the property taxes. Buyer will be responsible for all additional taxes imposed after the date of execution of the Warranty Deed by seller as a result of any change in use of any part of the subject property, the intent being that all such additional taxes shall be the responsibility of the Buyer and the Buyer’s heirs, personal representatives and assigns.

CLOSING: Will take place on or before **November 2, 2020**, or as soon as applicable closing documents are completed.

POSSESSION: Possession will be given at closing and funding.

TITLE: Seller shall provide an Abstract of Title in the amount of the purchase price. Buyer will be responsible for all expenses related to acquiring a mortgagee’s title policy, if required. Seller shall execute a Warranty Deed conveying the real estate to the Buyer.

PROPERTY CONDITION: Property to be sold AS IS—WHERE IS and no warranty or representation, either express or implied, will be given to any bidder or Buyer. Buyer shall release Seller of any and all liability. **There is a gravesite marked by a tombstone located in the southwest corner of Tract #2 (GPS 36.50484, -101.76226)**

CONSERVATION RESERVE PROGRAM: The Buyer(s) shall become Successor(s) to USDA FSA Conservation Reserve Program contract #10670A. Potential Buyers are encouraged to contact the Texas County Farm Service Agency in Guymon, OK at (580) 338-7379 for more information regarding this contract. This CRP contract shall be in compliance at the time of closing. The 2020/2021 CRP annual payment and all subsequent payments shall convey to the Buyer(s).

SURVEY: No survey will be provided by the Seller.

MINERAL RIGHTS: This auction is for Surface Estate only.

AGENCY: Clift Land Auctions, LP and Clift Land Brokers and its representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in the promotion and advertisement of this auction is believed to be accurate, but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the seller, the broker, the auction company or any of their respective representatives. All sketches and dimensions in the auction materials are approximate. All acreages are approximate and have been estimated based on legal descriptions or aerial photographs. The property is being sold on an “AS IS, WHERE IS” basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. Bidders should completed this due diligence prior to bidding on this auction. Increments of bidding are at the direction and discretion of the auction company. The seller, broker and auction company reserve the right to preclude any person from bidding, if there is any question as to the person’s credentials, fitness, etc. All decisions of the auction company are final.

SELLER: Virginia M. Hall Trust

