

Online Auction

Cimarron County, Oklahoma
640 ± Acres Plus Grow Yard & Residence
 Offered in One Tract
 16 miles southeast of Boise City, Oklahoma

Legal Description: Section 24-T2N-R7E Cimarron Co., OK



Irrigated Farmland
 Dryland Farmland
 4,000 head Grow Yard
 ~2,293 sq. ft. Residence

ONLINE BIDDING ONLY

Bidding begins at 8:00 am CDT on
 Friday, August 21st

“Soft” close at 12:00 noon CDT
 Thursday, August 27th

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



905 S. Fillmore St., Ste. 102 • Amarillo, TX 79101
 CliftLandAuctions.com
 800-299-LAND (5263)



Revised 7-14-2020

CliftLandAuctions.com
 800.299.LAND (5263)

5% Buyer Premium

905 S. Fillmore St., Ste. 102
 Amarillo, Texas 79101

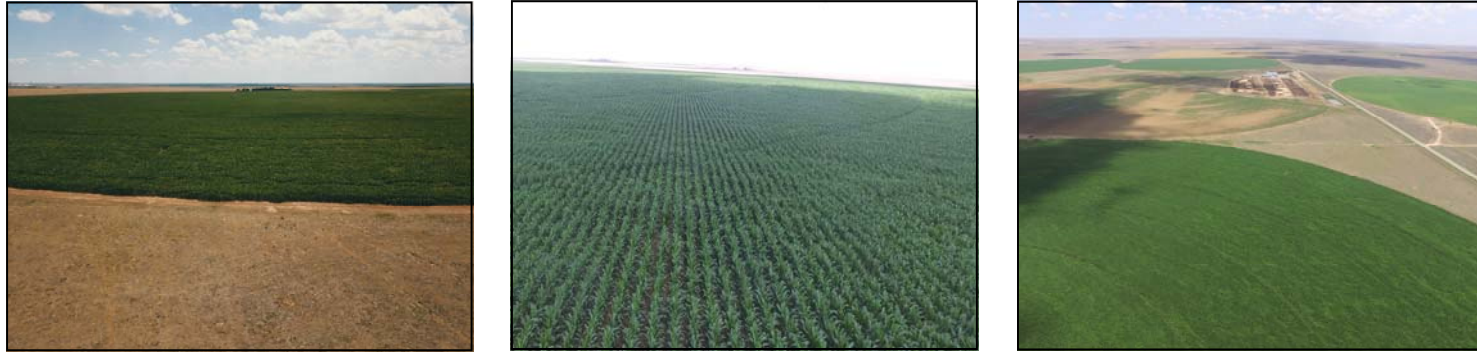
Member of the Texas,
 Oklahoma, and National
 Auctioneers Associations



Overview

This auction property is a very nice irrigated farm with a good-sized grow yard. It is conveniently located in the southeastern part of the county, just 20 miles southeast of Boise City, OK. And 25 miles north of Stratford, TX. This area is in the middle of some of the best wheat pasture grazing in the United States.

The farm is diverse, with 462 ± acres of irrigated farmland, 118 ± acres of dryland around the pivot circles, a CAFO permitted 4,000 head grow yard, and a three bedroom, two bathroom house. This property would make a great addition to any cattle operation or work well as a stand alone livestock production farm.



Wells & Sprinklers

There are four Zimmatic center pivot sprinklers systems that are all 2013 or newer, with 38" tires and 60" spacing on the drops. Three natural gas wells (Well #2, #3, and #4) provide irrigation for the four circles. These irrigation wells are all tied together, metered and produce 1,665 gpm. The motors currently on the irrigation wells do not convey. Water for the grow yard and the residence is provided by two domestic wells (Well #1 and Well #5).

2014 Zimmatic—Serial Number LD2652—122.1 acres
 2015 Zimmatic—Serial Number LD5566—95.28 acres
 2015 Zimmatic—Serial Number LD5585—122.1 acres
 2013 Zimmatic—Serial Number LB9931—122.1 acres



ONLINE BIDDING ONLY

Bidding begins at 8:00 am CDT on Friday, August 21st
 "Soft" close at 12:00 noon CDT Thursday, August 27th
 (Auction will close after 12:00 pm when we have a 5 minute interval with no new bid)

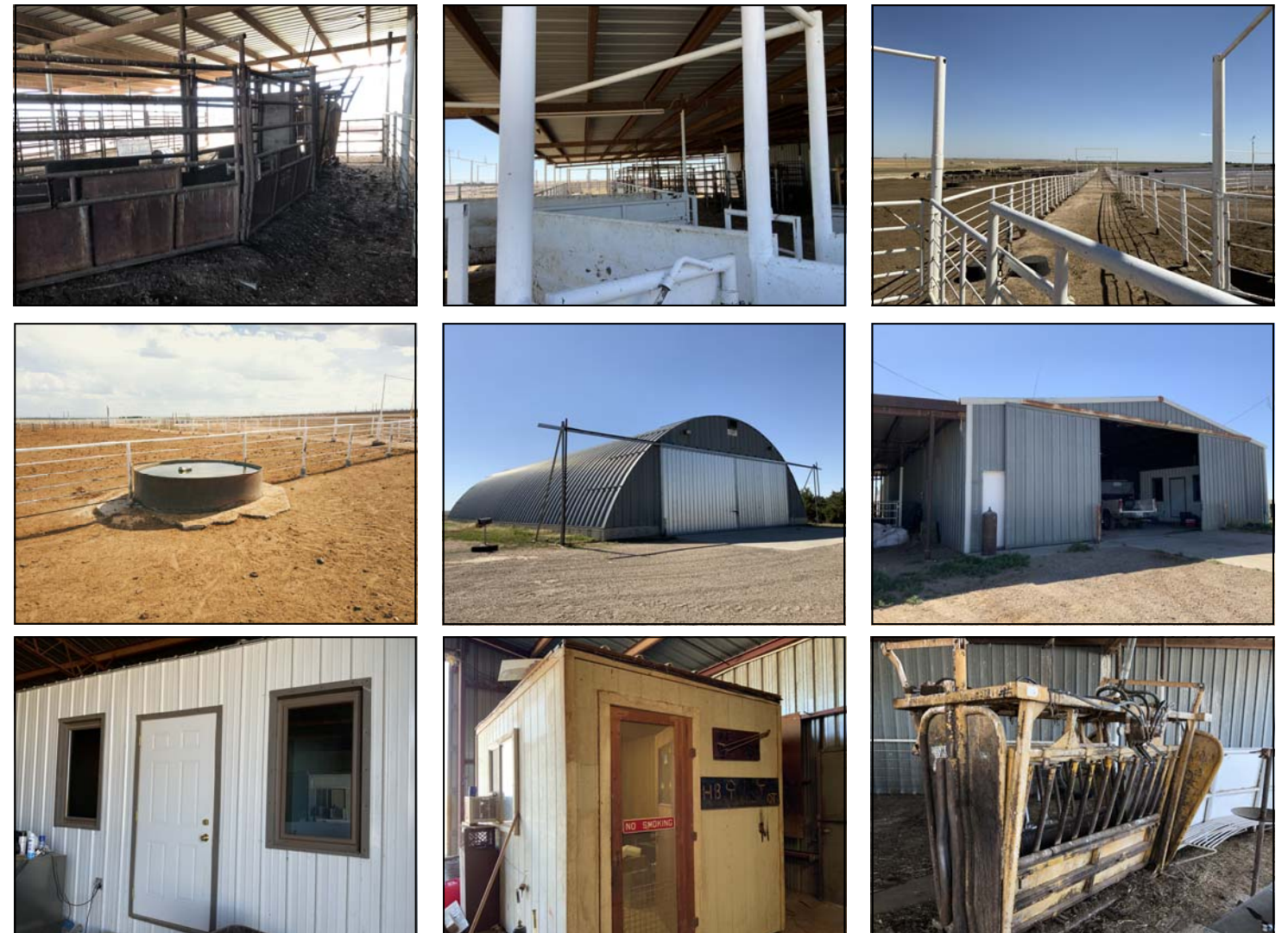


Grow Yard

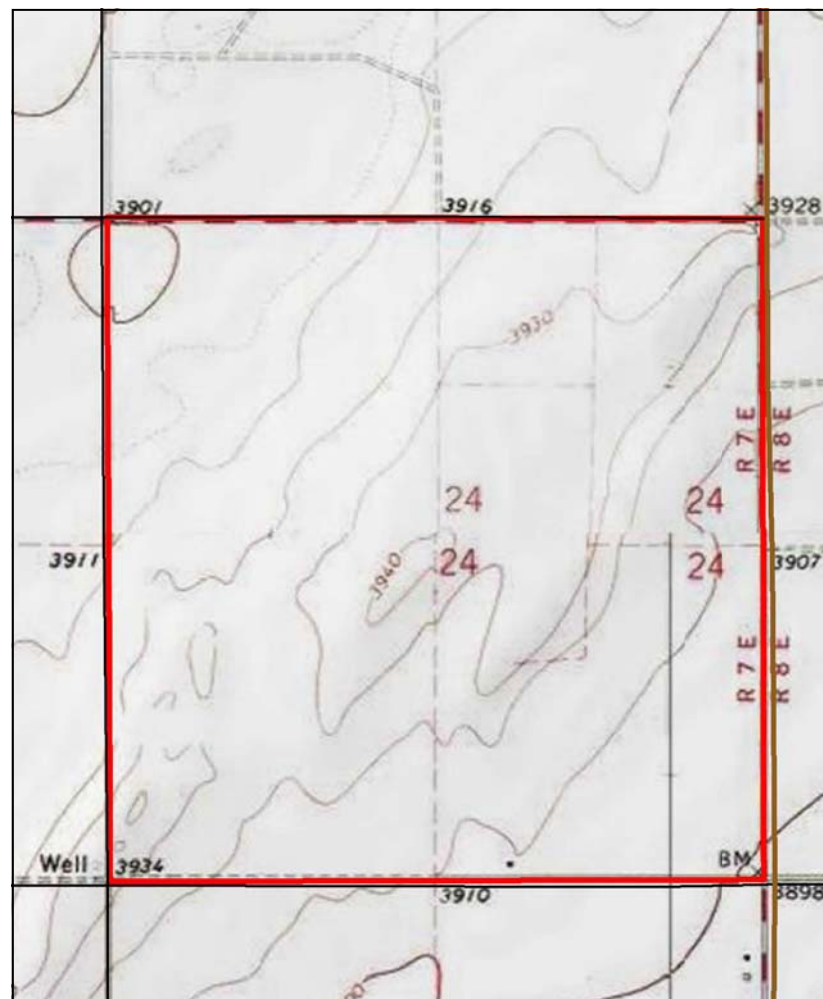
With 20 pens, 3,700 feet of bunk space, automatic waterers, and two Trojan hydraulic chutes, this Grow Yard is set up right to handle the 4,000 permitted capacity of either cows or yearlings. There is a 50' x 100' barn with a lean to that covers the cattle processing area. The barn houses the chutes and the hydraulic controls and has a vet room, restroom, and an office.

There is a 15,000 ton silage pit and a 65' x 110' Quonset Commodity Barn. The loading and unloading facilities are set up for speed and ease of loading. You can stage up to six loads of calves, which helps speed up the shipping process.

Water for the Grow Yard is provided by its own submersible well (Well #1). In case of an emergency, the water system is also plumbed so the irrigation wells can provide water to the facility. Utilities are available at an old trailer house site in the northeast corner of the farm.







Residence



The ~2,293 sq. ft. brick home is currently occupied by the owner. Possession will be given at closing and funding.

This home has three bedrooms, two bathrooms, and a basement. There is a fireplace in the living area.

Water is provided by a domestic well (Well #5). A natural gas Kohler generator with an automatic switch provides backup power to the home.

There are two storage containers providing extra storage. Landscaping includes numerous mature trees. See more pictures of this home on our website at CliftLandAuctions.com/Cimarron-Brown-Online-Auction.

CIMARRON CO. OK ONLINE AUCTION TERMS & CONDITIONS

PROCEDURE: This 640 ± Acres will be offered in one (1) individual surface tract. Online bidding will take place beginning at 8:00 am CDT Friday, August 21, 2020 and will “soft close” at 12:00 noon CDT Thursday, August 27, 2020. At 12:00 noon CDT on Thursday, August 27, 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 Auctions 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'S 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: The successful bidder will sign a purchase agreement within two(2) hours of the close of the auction. The final bid price is subject to the Seller's approval.

EARNEST MONEY: Ten percent (10%) Earnest Money 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. The Buyer will be responsible for any “rollback” in the property taxes. The 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.

BROKER PARTICIPATION: Contact the Auction office to obtain the broker participation guidelines.

CLOSING: Will take place on or before October 9, 2020 or as soon as applicable closing documents are completed.

POSSESSION: Possession of the Residence will be given at closing and funding. Possession of the farmland and the Grow Yard will be given upon termination of the respective leases. Call our office at 800-299-5263 for details.

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.

EASEMENTS AND LEASES: Sale of the property is subject to any and all easements of record and any and all leases. **Both the farmland and the grow yard have current leases. The grow yard lease shall terminate February 15, 2021. Call our office at 800-299-5263 or more details on lease terminations and possession.**

SURVEY: No survey will be provided by the Seller.

MINERAL RIGHTS: 50% of the mineral rights owned by the Seller will convey.

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 this brochure 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.

Download the Clift Land Auctions App to your mobile devices or bid directly at CliftLandAuctions.com.



PRE-REGISTER TO BID

Go to our website or mobile app to Register to Bid on this auction. Call our office for assistance, if needed.

800-299-LAND (5263)