

**Tract #1 Driving Directions:** From Perryton, TX take US 83 south 20 miles to Ranch Road. Go north on Ranch Road 0.83 mile, then east following the Ranch Road to the northwest corner of this tract.  
**From Canadian, TX** and the intersection of US 83 and SH 60, go north 25 miles to Ranch Road. Go north on Ranch Road 0.83 mile, then east following the Ranch Road to the northwest corner of this tract.

**Tract #2 Driving Directions:** From Perryton, TX take US 83 south 22 miles to County Road 25, then north 1.75 miles to the southeast corner of this tract.  
**From Canadian, TX** and the intersection of US 83 and SH 60, go north 23 miles to County Road 25, then north 1.75 miles to the southeast corner of this tract.



Thurs., October 17th at 6:00 pm  
 Frank Phillips College—Allen Campus  
 2314 S. Jefferson St., Perryton, TX

**AUCTION TERMS & CONDITIONS**

**PROCEDURE:** This 985 ± Acres will be offered in two (2) individual tracts. There will be open bidding on all tracts and combinations until the close of the auction. The property will be sold in the manner resulting in the highest total sale price.

**BUYER'S PREMIUM:** A five percent (5%) Buyer's Premium is in effect for all purchases. The Buyer's 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. All successful bidders will sign a purchase agreement at the auction site immediately following the close of the auction.

**DOWN PAYMENT:** Ten percent (10%) down payment on the day of the auction, upon signing a purchase agreement immediately following the close of bidding. The down payment may be paid in the form of personal check, business check, or cashier's check. The remainder of the purchase price is payable in cash at closing. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING**, so be sure you have arranged financing, if needed, and are capable of paying 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(s) will be responsible for any "rollback" in the property taxes. The Buyer(s) will be responsible for all additional taxes imposed after the date of execution of the Special 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(s) and the Buyer's heirs, personal representatives and assigns.

**CLOSING:** Will take place on or before **December 20, 2019**, or as soon as applicable closing documents and surveys (if needed) are completed.

**POSSESSION:** Possession will be given on **January 1, 2020**.

**TITLE:** Seller shall provide an Owner's Policy of Title Insurance on the surface tracts in the amount of the purchase price. Buyer(s) will be responsible for all expenses related to acquiring a mortgagee's title policy, if required. Seller shall execute a Special 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. **The current surface lease will terminate on December 31, 2019.**

**SURVEY:** Seller shall not pay for the cost of a survey of this property. All advertised acreages are approximate and have been estimated based on current legal descriptions and/or aerial photos.

**MINERAL RIGHTS:** This auction is for Surface Estate only.

**CONSERVATION RESERVE PROGRAM:** Buyer(s) shall become successor to any and all USDA FSA Conservation Reserve Program contracts. **The 2019/2020 CRP payment shall be prorated to December 31, 2019. 100% of all subsequent payments shall convey to the Buyer(s).** The CRP contract shall be in compliance at the time of closing. Buyer(s) are encouraged to contact the Ochiltree County Farm Service Agency 800 N. Main St., Ste. D, Perryton, TX (806) 435-6597.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the agreement to purchase. ANNOUNCEMENTS MADE BY THE AUCTIONEER AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. 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. The information contained in this brochure 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. Conduct at the auction and increments of bidding are at the direction and discretion of the auctioneer. 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 auctioneer are final.

*\*See complete Terms & Conditions on our Website.*

Revised 9-11-19



5% Buyer Premium

# Absolute Land Auction

## The Marlin M. Meyer Trust 985 ± Acres Ranchland and CRP Land Offered in Two Tracts

**MULTI-PARCEL**

Thurs., October 17th  
 at 6:00pm

CliftLandAuctions.com  
 800.299.LAND (5263)

Auction Location  
 Frank Phillips College  
 Allen Campus  
 2314 S. Jefferson St.  
 Perryton, TX 79070



905 S. Fillmore St. Ste 102  
 Amarillo, Texas 79101  
 Member of the Texas,  
 Oklahoma, and National  
 Auctioneers Associations

# Ochiltree County, TX—Marlin M. Meyer Trust Ranch Multi-Parcel Auction



**L**ocated in the northeastern Texas Panhandle, just south of Lake Fryer and Wolf Creek County Park, this property will be offered in two (2) individual surface tracts. Both tracts contain Conservation Reserve Program land with contracts that expire in September, 2029.

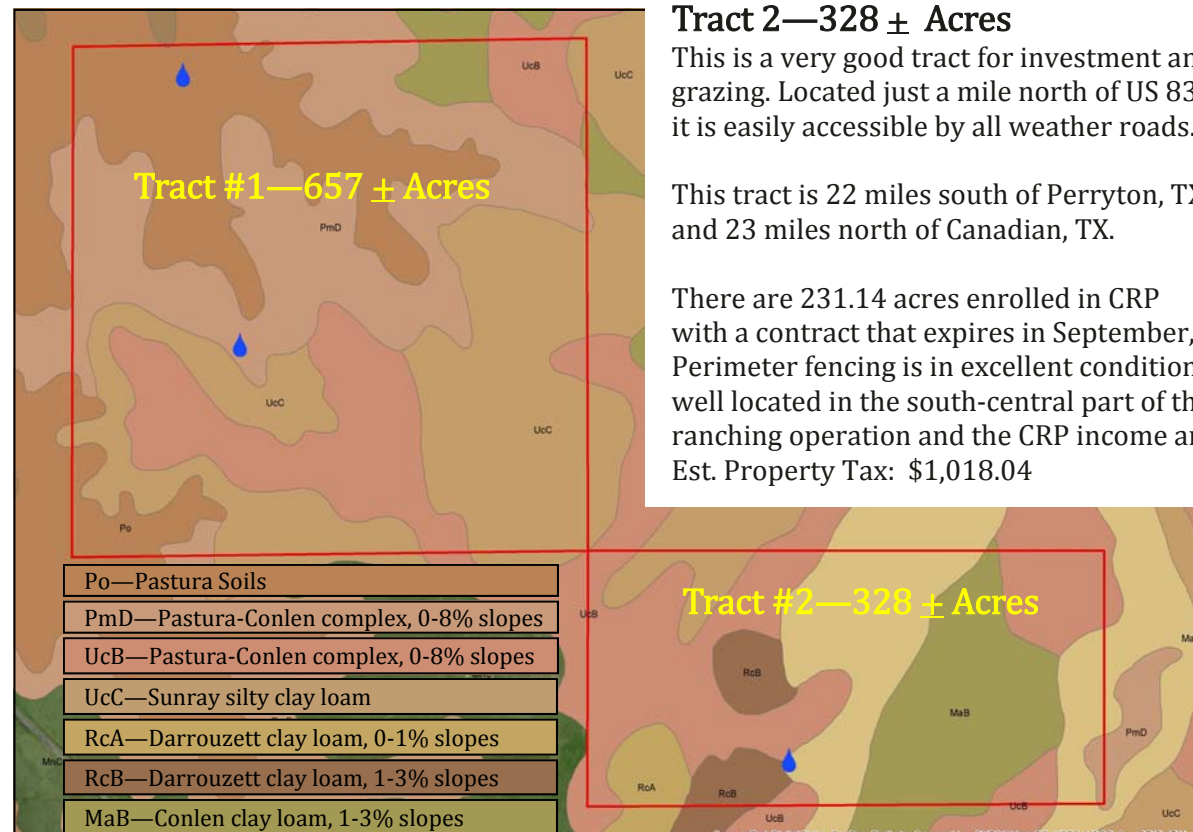
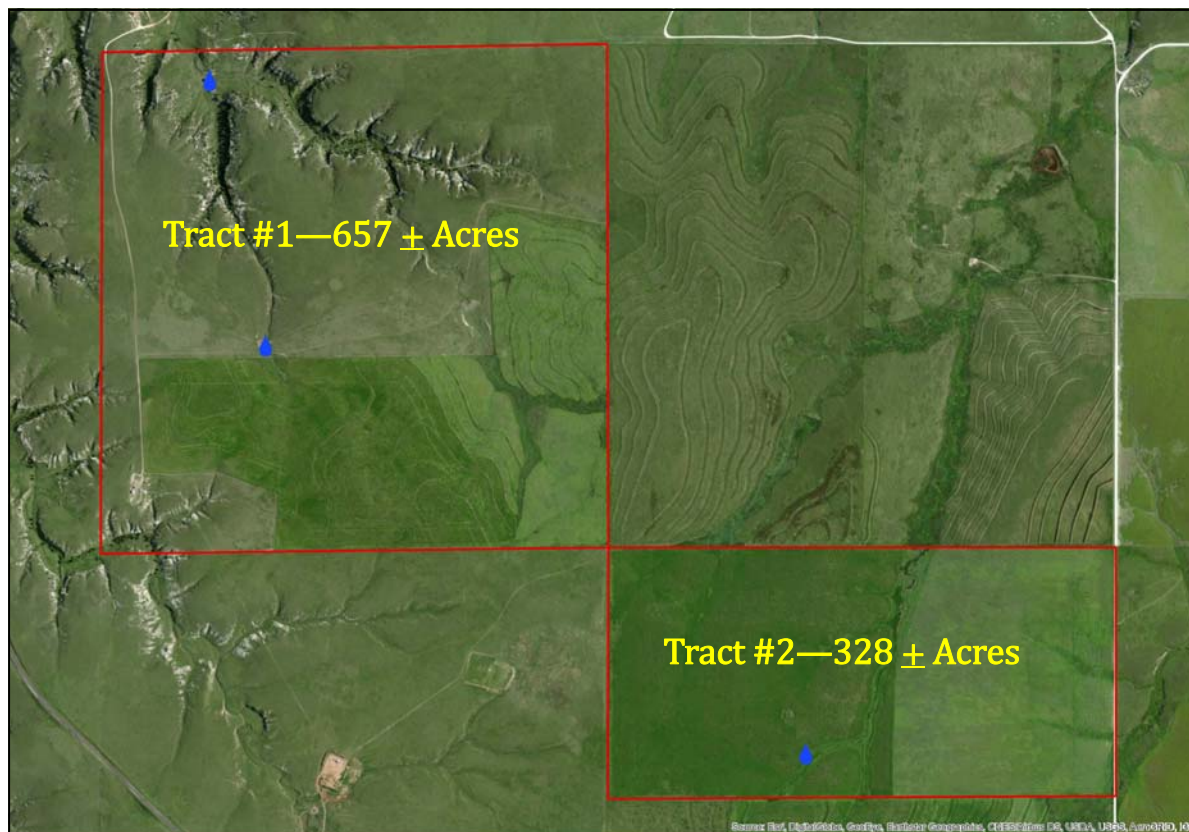
These tracts offer excellent grazing and income opportunities, and deserve serious consideration by anyone wanting to expand their livestock grazing operation, looking for a hunting property, or wanting to improve their investment portfolios. This is a multi-parcel auction. You will have the opportunity to buy an individual tract or both tracts in a combination.

## Tract 1—657 ± Acres

If you need to expand your current ranching operation, or you are looking for a long-term stable investment or a good hunting property, you need to consider this tract. Located on the breaks of Northup Creek, which feeds into Wolf Creek to the north, this tract provides excellent habitat for deer, antelope, and turkey. The northern half of this section is native grass with breaks. There is one windmill in the northwest quarter and a submersible with a pond on the south.

The southern 330 acres are enrolled in the Conservation Reserve Program, which allows for a long-term investment return, and provides excellent wildlife habitat. The CRP contract expires in September, 2029 and has an annual payment of \$9,761.00.

The property is located just a quarter mile north of US Highway 83, 20 miles south of Perryton, TX and 25 miles north of Canadian, TX. Excellent location and opportunity make this tract stand out in this area. There is excellent perimeter fencing and fenced CRP. Est. Property Tax: \$1,022.55



## Tract 2—328 ± Acres

This is a very good tract for investment and grazing. Located just a mile north of US 83, it is easily accessible by all weather roads.

This tract is 22 miles south of Perryton, TX and 23 miles north of Canadian, TX.

There are 231.14 acres enrolled in CRP with a contract that expires in September, 2029 and an annual payment of \$6,839.00. Perimeter fencing is in excellent condition and the CRP acres are fenced. There is a submersible well located in the south-central part of this tract. The opportunity to expand your existing ranching operation and the CRP income are just two reasons to add this tract to your portfolio. Est. Property Tax: \$1,018.04

