

Public Land Auction

Friday July 21st 10:00 AM

Memorial Hall Hugoton KS

Selling 752 +/- acres of Farmland in 3 tracts
Surface and water rights

Phone bids will be accepted. Several phone lines will be available

Location:

Tracts 1 & 2: From Hooker OK, 9 miles north on Rd 45 (Hooker Moscow Rd) to Rd B. Then West on Rd B 3 miles to Rd 17, then south on Rd 17, 1/2 mile to the northeast corner of tract 1. Tract 2 is on the south border of tract 1 and is across the line into Oklahoma.

Tract 3: From Hooker OK, 3 1/2 miles north on Rd 45 (Hooker Moscow Rd) to the Southeast corner of the property.

Tract 1: Includes all of the land located in Kansas all of which is located in 18-35-36. This includes the SE/4 18-35-36, S/2 SW/4 18-35-36 and the W/2 NW/4 18-35-36 Stevens County KS. Approximately 282 acres total.

FSA Information Tract 1			
Crop Ac	Wheat	Milo	Total
280.55	109.00	146.70	255.70

Tract 2: Includes all of the Oklahoma land that lies adjacent to the Oklahoma Kansas border. Lot 4, 7-6N-17E, Lots 1, 2, 3, & 4, 12-6N-16E, Lots 1, 2, 3, & 4, 11-6N-16E, Lot 1 10-6N-16E. Approximately 318 +/- acres total. This includes approximately 49 +/- acres of native grass.

FSA Information Tract 2			
Crop Ac	Wheat	Milo	Total
267.78	91.7	168.5	260.2

Tract 3: The SE/4 4-5N-17E Less a tract of 7.641 acres. Approximately 152.36 acres

FSA Information Tract 3			
Crop Ac	Wheat	Milo	Total
151.17	82.90	32.3	115.20

Land Auction: 752 +/- acres, Stevens County, KS and Texas County, OK

Auction Terms

Minerals: No Minerals sell.

Water Rights: Are included with the surface rights. The Kansas tract could potentially be irrigated if a well was drilled on the Oklahoma tracts. Each buyer should satisfy themselves as to the potential to irrigate prior to the auction.

Real Estate Taxes: 2017 taxes will be prorated to the date of closing. All future taxes will be the responsibility of the buyers.

Conditions: This sale is subject to all easements, covenants, leases and restrictions of record. Each bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. No warranties or guarantees, expressed or implied, are made by the seller or Landmark Real Estate Center LLC.

Possession: Possession will be granted on the open ground upon closing. Possession of the land with growing milo will be after harvest.

Earnest Money: A 10% earnest money payment is required on the day of the auction.

Contract and Title: Immediately upon conclusion of the auction the high bidder will enter into a real estate sale contract. The seller will provide an owner's policy of title insurance in the amount of the contract price. The cost of such title insurance and any escrow closing services will be shared equally by the seller and buyer. Sale is NOT contingent upon buyer financing

Closing: The projected closing date is on or about August 21, 2017. The balance of the purchase price will be payable at closing.

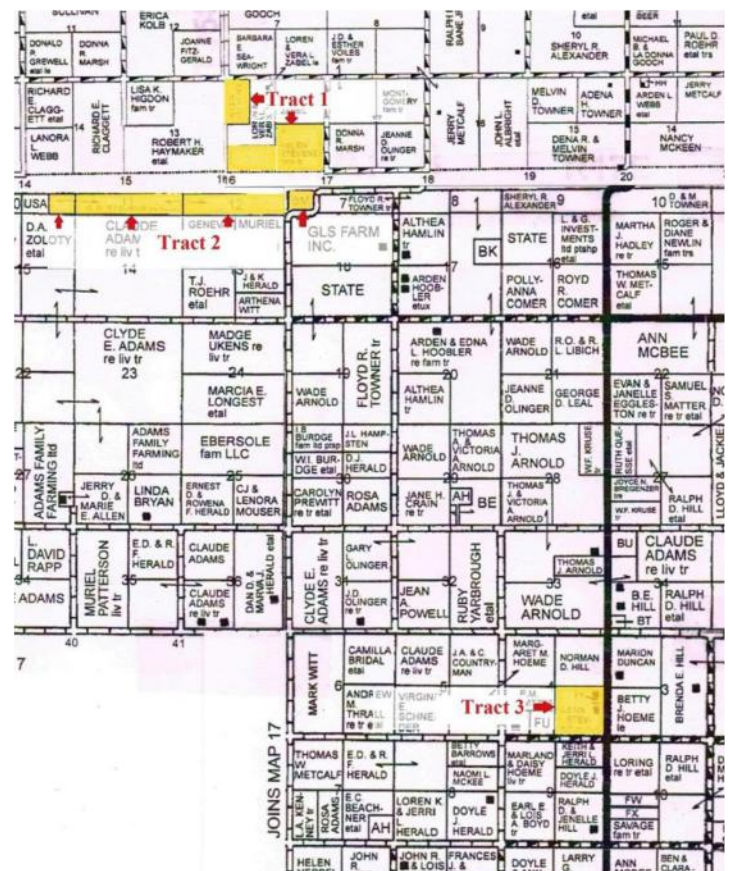
Sale Method: The property will be offered separately in three tracts. The three tracts will NOT be offered together. Absentee and phone bids will be taken with prior approval. Several phone lines will be available.

Agency: Landmark Real Estate Center and its representatives are acting as agents of the seller.

Approval of Bids: Final sale is subject to the approval of the seller.

Announcements: Information provided was obtained from sources deemed reliable, but neither Landmark Real Estate Center nor the seller makes any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. Any announcements made on auction day by Landmark Real Estate Center will take precedence over any previous printed materials or oral statements.

Sellers: Stevens – Ray Farms, LLC



For More Information contact:
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