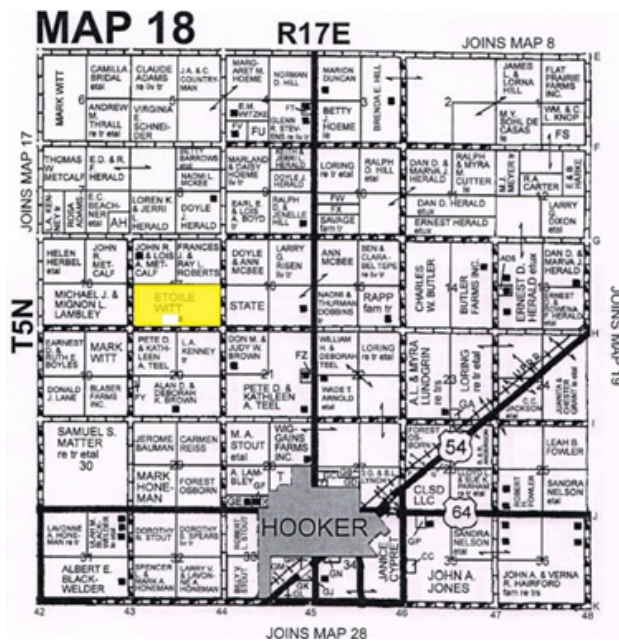


Private Land Auction

315 +/- acres

Irrigated Farmland Texas County, Oklahoma



Bidding will be by phone. Bids are now being accepted

Bidding WILL End at 10:00 AM Wednesday August 30th 2017

We reserve the right to extend bidding very briefly if necessary

Call early to Register and Bid



Call Agent: Richard Farrar (620) 655-6981
To Register or Bid: (620) 624-1212

More Information at:
Liberalhomes.com Auction Tab

Bidding WILL end at 10:00 am Wednesday, August 30th

We reserve the right to extend bidding very briefly if necessary

Directions: From the intersection of Panhandle St and Jefferson St (Hooker Moscow Rd) in Hooker, go two miles north to County Road H. Then West on County Rd H one mile to the Southeast corner of the property. Signs will be posted.

Legal Description: The S/2 of 17-5N-17E less a 5.33 acre tract Texas County Oklahoma.
Tenant: None
Minerals: No minerals sell
Possession: Upon closing
Taxes: \$813.00 2016 (incl Homesite)
Irrigation Equipment: Not included however former tenant would like to negotiate a sale with the buyer.

Well Info: Last pumped at 500 gpm in 2016. Test ordered and info will be available.
ID #: 1675 & 1676
Water Right #: 19640029
Well is located in the Northwest corner of the SW/4
Crops: Open throughout 2017.
Note: Great opportunity to buy Texas County irrigated farmland.

Auction Terms

Final Sale Price: Bidding will be based on dollars per acre. Final price will be the final bid multiplied by 314.67 acres. The buyer is to verify the accuracy of acreage and bid accordingly.

Minerals: No Minerals are selling.

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 upon closing.

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. Seller and buyer will split the escrow and closing fee. 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 Guaranty Abstract and Title Company. 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. The Sale is NOT contingent upon buyer financing.

Closing: The projected closing date is on or about September 30th, 2017. The balance of the purchase price will be payable at closing.

Sale Method: All buyers must register to bid a minimum of 48 hours before the close of bidding.

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

Agency: Landmark Real Estate Center and its representatives are acting as agents 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 by Landmark Real Estate Center prior to the close of bidding will take precedence over any previous printed materials or oral statements.

Sellers: The Estate of Etoile Witt



For More Information contact:
Richard Farrar at (620) 624-1212
Liberalhomes.com Auction Tab