



LAND AUCTION

Washita County, OK

480 ACRES ±
Selling in 3 Tracts!

Thursday, April 13, 2017 – 10:00 & 11:00 am

AUCTION LOCATION: See Specific Locations and Times Below!!

TRACT 1 - SELLING AT 11:00 AM

AT THE FARM:

Legal Description: Surface and surface rights only in and to: The SW/4 of 8-9-16 WIM, containing 160 acres MOL, Washita County, Oklahoma

Location: From Cordell, go 3 miles East on Hwy 152 to N2280, then South 2 miles to the SW corner of the farm.

About The Farm: According to FSA records, this farm contains 118.58 acres cropland with the balance being grass and waterways. Bases for the farm are 108.24 acres wheat with a 30 bushel yield and .40 acres generic. The farm has a small pond, 2 cattle sheds and an older barn. There is a fair fence surrounding the property and the property has rural water. This farm will sell at 11:00 am from the farm.

TRACT 2 – SELLING AT 11:00 AM

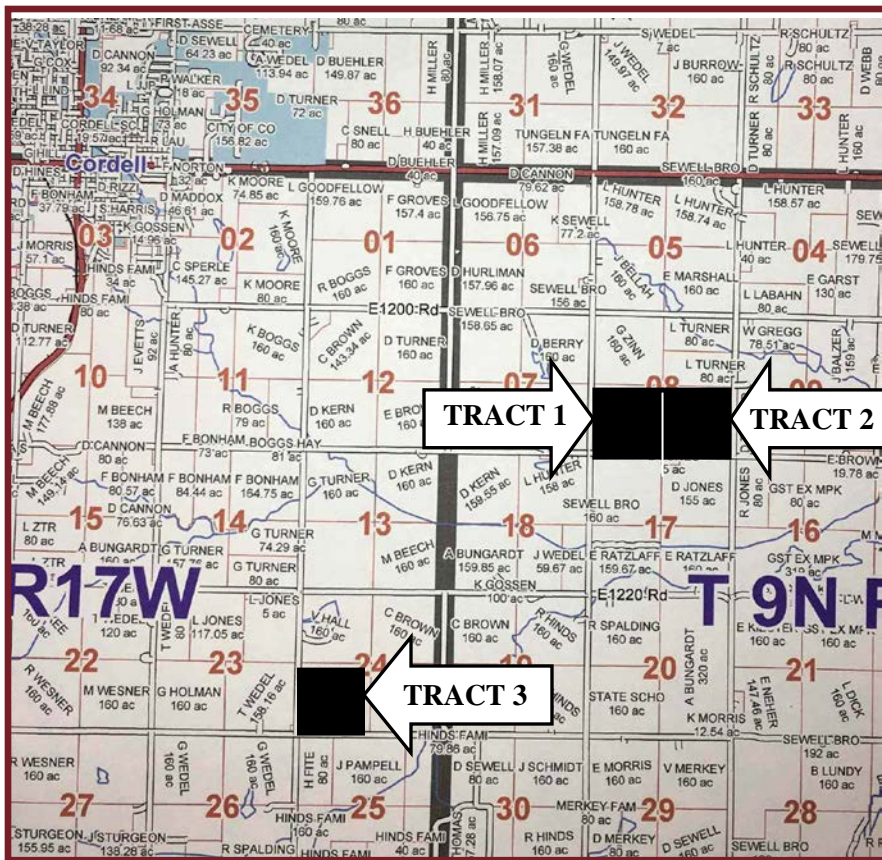
FROM TRACT 1:

Legal Description: Surface and surface rights only in and to: The SE/4 of 8-9-16 WIM, containing 160 acres MOL, Washita County, Oklahoma

Location: Just East of Tract 1

About The Farm: According to FSA records, this farm contains 151.09 acres cropland with the balance being grass and waterways. Bases for the farm are 137.90 acres wheat with a 30 bushel yield and .50 acres generic. This farm has fair fences and good terraces. This farm is accessible by all weather roads and would make a great addition to anyone's farming operation. This farm sells at 11:00 am from Tract 1.

NOTE: TRACTS 1 & 2 WILL SELL SEPARATELY, THEN TOGETHER



TRACT 3 – SELLING AT 10:00 AM AT THE FARM:

Legal Description: Surface and surface rights only in and to: The SW/4 of 24-9-17 WIM, containing 160 acres MOL, Washita County, Oklahoma

Location: From Cordell, go 1 mile East on Hwy 152 to CR2260, then go South 4 miles to the SW corner of the farm OR follow Spring Lake Rd South out of Cordell to E1230. This will put you at the SW corner of the farm.

About The Property: According to FSA records, this farm contains 155.18 acres cropland with the balance being waterways. Bases for the farm are 154 acres wheat with a 30 bushel yield. This highly productive farm lays very well and has good terraces. It is accessible by all weather roads and would make a great addition to anyone's farming operation. This farm will sell at 10:00 am from the farm.

Terms: 10% of sale price of real estate is due on the day of the sale with remainder due at closing. Taxes will be prorated at closing. Possession of T1 cultivated ground will be after the 2017 wheat harvest and possession of the grass will be July 1, 2017. Possession of T2 & T3 will be after the 2017 wheat harvest.

OWNERS: LYNDON TURNER & CHERYL SNELL



ROBERT PUTMAN
Auctioneer/Broker

WENDY PUTMAN
Cashier

"Service is our Strength"

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