

155 +/- ACRES • TIPTON AREA, TILLMAN CO., OK LAND

AUCTION

FRIDAY - SEPTEMBER 22, 2017 • 10:00 A.M.

AUCTION LOCATION: From the 4-way stop in Tipton, 3 ¼ miles west on Hwy 5, then 1 mile south on Co. Rd. 211

TILLMAN COUNTY F.S.A.

INFORMATION: Farmland- 156.08 acres; Cropland- 152.64 acres; Wheat- 17.8 acre base w/24 bu./ac. PLC yield; Generic- 118.9 acre base w/235 CTAP yield; Grain Sorghum- 15.7 acre base w/ 38 bu./ac. PLC yield.

SOIL TYPES: Devol fine sandy loam, Class II; Devol loamy sand, Lincoln loamy sand, and Westola fine sandy loam, all Class III.

IMPROVEMENTS: Domestic well, 2 older irrigation wells

GENERAL STATEMENTS

TAXES: 2016 taxes were approx. \$402.79. The 2017 taxes will be prorated to closing.

POSSESSION: upon payment in full of the purchase price and transfer of title at closing.

MINERALS: do not sell.

CROP: none of the 2017 crops nor any F.S.A. payments for same are being sold or transferred.

TERMS: 10% of the purchase price is to be placed in escrow with the Benson Law Firm of Fredrick, OK the day of auction, with the balance being due upon delivery of merchantable title.

CLOSING: within 45 days at the office of Benson Law Firm, 124 N. 9th St., Fredrick, OK

DISCLAIMER: All information is taken from sources believed to be reliable; however, no warranty is made by the Seller nor the Auction Companies. Buyers should satisfy themselves as to acres, crop base, etc. prior to auction day. Announcements made day of auction take precedence.

VISIT BRINKAUCTION.COM OR WIGGINSAUCTIONEERS.COM FOR PICS AND ADDITIONAL INFO OR CALL PERRY WIGGINS AT (580) 233-3066 OR TERRY BRINK AT (580) 335-4126.

SELLER: MRS. LILA JOHNSTON

ANOTHER AUCTION BY:



Wiggins Auctioneers LLC

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