

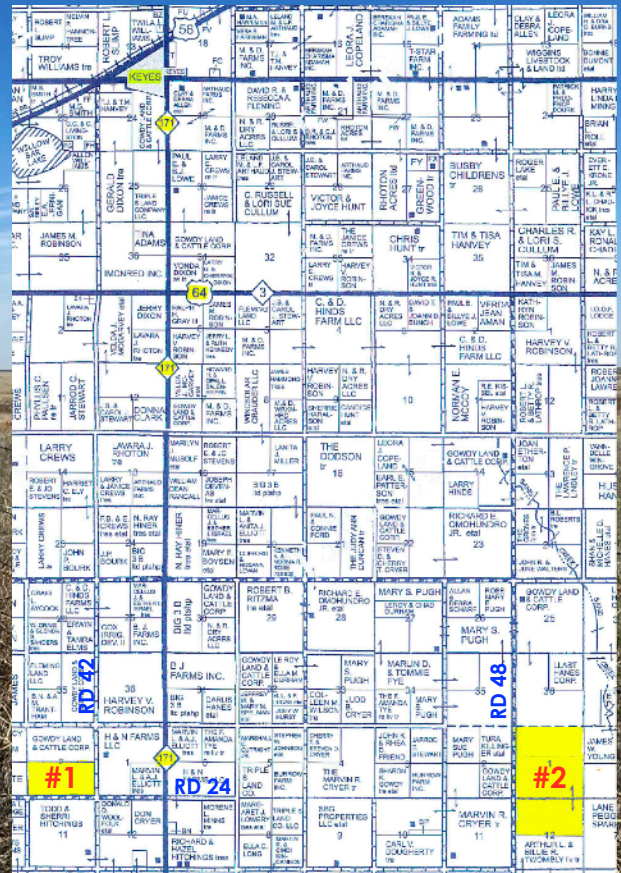
# Private Auction

# 1,280 Acres

Pasture in 2 tracts

## Cimarron County, Oklahoma

10 miles south of Keys



Bidding will not end prior to **June 11, 2024**



**Faulkner**  
REAL ESTATE, INC



Call Associate Broker: **Leslie Koehn 620-952-0256**  
**Learn the high bid & bid by phone: 620-356-5808**  
More information at: [www.faulknerrealestate.com](http://www.faulknerrealestate.com)



# Bidding will not end prior to **June 11, 2024**

**Directions:** From Keyes, OK; go 10 miles south on HWY 171 to Rd 24 & 1 west to the southeast corner of tract #1. (Signs posted)

**Tract #1 Legal Description:** Surface Rights in South-Half (S/2) of Section 2-2-7, Cimarron County, Oklahoma. **Acres:** 320+/-

**Taxes:** \$281.00

**Mineral Rights:** None included.

**Tenant:** Lowe Land & Cattle;- call for copy of lease.

**Possession:** Subject to rights of Tenant.

**Crops:** Native grass pasture.

**Fence:** Single-wire electric.

**Water:** None.

**Grassland CRP info:** *Contract #11715A*

**Acres Enrolled:** 314.53

**Rate/acre:** \$18

**Ann. PMT:** \$5,662.00

**Term:** 10/1/22 to 9/30/37

*100% of 2024 Grassland CRP payment will go to Buyer.*

**Note:** Call today to learn the current high bid or to place your bids by phone!



**Tract #2 Legal Description:** Surface Rights to Section 1-2-7 and the North-Half (N/2) of Section 12-2-8, Cimarron County, Oklahoma.

**Acres:** 960+/-

**Taxes:** \$586.00

**Mineral Rights:** None included.

**Tenant:** Lowe Land & Cattle- call for copy of lease.

**Possession:** Subject to rights of Tenant.

**Crops:** Native grass pasture.

**Fence:** 4-wire on wood & T-posts.

**Water:** Windmill- see map.

**Grassland CRP info:** *Contract #11714A*

**Acres Enrolled:** 950.97

**Rate/acre:** \$18

**Ann. PMT:** \$17,117.00

**Term:** 10/1/22 to 9/30/37

*100% of 2024 Grassland CRP payment will go to Buyer.*

**FSA Information, Soils Maps, etc.**  
available at [www.faulknerrealestate.com](http://www.faulknerrealestate.com)

READ THESE IMPORTANT TERMS & NOTE & BID ACCORDINGLY: Selling by Private Auction through Mark Faulkner, Broker, Faulkner Real Estate. Final sales price will be figured on the acreage published regardless of actual acreage. Buyer to verify accuracy of acreage and bid accordingly. Successful bidder will sign contract and deposit 10% earnest money with **Cimarron County Abstract & Title** who shall act as escrow and closing agent for Buyer and Seller. 90% of purchase price shall be paid at closing in the form of a cashier's check or other certified funds made payable to **Cimarron County Abstract & Title**. Seller and Buyer will split the contract preparation, escrow and closing fee equally. Real Estate taxes will be prorated to the date of closing. Within ten days after the execution of the purchase contract, or as soon as an abstract can be certified to the date of sale by **Cimarron County Abstract & Title**, 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 **Cimarron County Abstract & Title**. 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. Closing will occur on or before **Wednesday August 21, 2024**, subject to clear title. NOTE: All information is from sources deemed reliable but is not guaranteed. Prospective buyers are urged to **INSPECT** all properties prior to bidding and to satisfy themselves as to condition, noxious weeds, well performance, acreages, lease terms, etc. Property sells "AS-IS" and subject to easements, covenants, CRP contracts and reservations, if any, now existing against said property. **NO WARRANTIES** are either expressed or implied by Seller or Faulkner Real Estate, Inc.