

Private Auction

Bid by Phone Auction

142 Acres

Farmland in Expired CRP

Texas County, Oklahoma

About 9 miles north of Guymon!



Bidding will not end prior to **April 7, 2026**



Faulkner
REAL ESTATE, INC



Owner/Broker: **Chris Faulkner 620-575-6555**

Learn the high bid & bid by phone: 620-356-5808

More information at: www.faulknerrealestate.com

Land specialists in Kansas - Colorado - Oklahoma

Bidding will not end prior to **April 7 , 2026**

Directions: From Guymon; go 9 miles north on HWY 36 to Road K, then 9/10 east to the northwest corner. (Signs posted)

Legal Description: Surface Rights ONLY in and to the Northwest Quarter of Section 5-4-15, Texas County, Oklahoma. **Acres:** 142.08+/-

Taxes: \$250.00.

Mineral Rights: None included.

Tenant: None.

Possession: Upon closing.

Crops: Expired CRP.

Soils: Approximately 87% Ulysses clay loam 0-1% slope, 8% Dalhart fine sandy loam 0-1% slope and 5% Gruver clay loam 0-1% slope.

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

FSA information

Crop	Base	PLC YLD	HIP
WHEAT	82.10	20	0

Total Cropland 139.96 acres
Total Farmland 139.96
Full documents available on our website

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**FSA Information, Soils
Maps, etc.**
available at
www.faulknerrealestate.com



READ THESE IMPORTANT TERMS & NOTE & BID ACCORDINGLY: Selling by Private Auction through Chris Faulkner, Broker, Faulkner Real Estate, Inc. 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 **American Title and Abstract Specialists of Liberal Kansas** 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 **American Title and Abstract Specialists**. 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 **American Title and Abstract Specialists**, 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 **American Title and Abstract Specialists**. 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 May 13, 2026**, 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.