

Private Auction

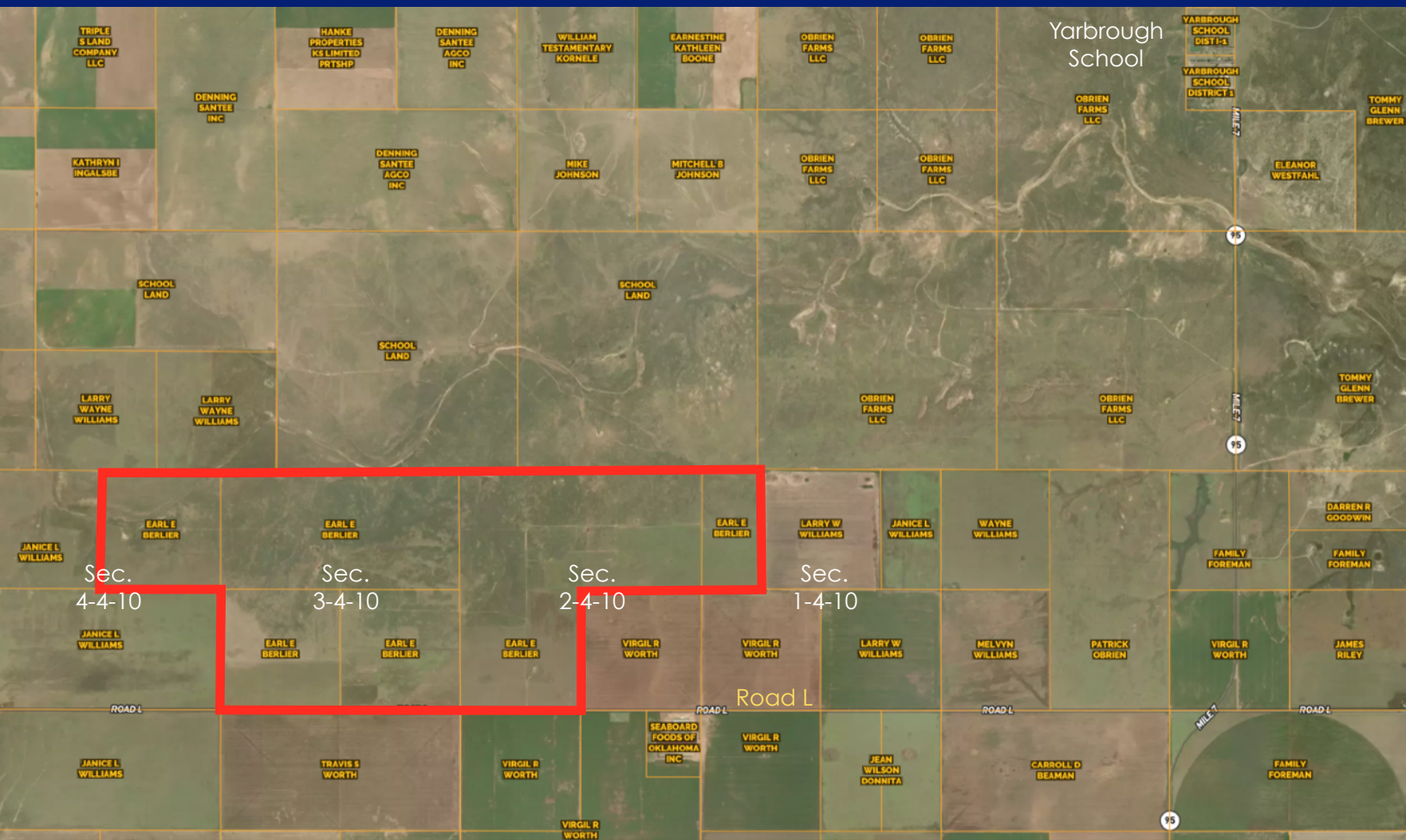
Bid by Phone Auction

1,355 Acres

Excellent Pasture

Texas County, Oklahoma

10.5 south and 2.5 west of Elkhart (SW of Yarbrough School)



Bidding will not end prior to **October 20, 2026**



Faulkner
REAL ESTATE, INC



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 **October 20, 2026**

Directions: From Elkhart, Kansas; 10.5 miles south on HWY 95 to Road L, then 2.5 miles west. (Signs posted)

Legal Description: Surface rights in the Northeast Quarter (NE/4) of Section 4-4-10, All of Section 3-4-10, the West-Half and Northeast Quarter (W/2 & NE/4) of Section 2-4-10 and the West-Half of the Northwest Quarter (W/2 of NW/4) of Section 1-4-10, Texas County, Oklahoma.

Acres: 1,355+/-

Tenant: Jeremy Gugelmeyer & Nick Peterson until 1/31/27.

Taxes: \$1,337.00 **Minerals:** None included.

Crops: 279 acres were previously cropland. Land is all grass/pasture now. **FSA 156EZ & Aerials** available on our website.

Improvements: 60' x 40' shop with electricity & concrete floor, 40' x 20' horse barn, steel pipe corrals w/ load out & tank, fiberglass tanks & hydrants as noted on aerial.

Water: Electric stock well #57842 (west well)

Depth: 380' - drilled in 2000.

Est. yield in 2000: 100 GPM.

Electric stock well #31484 (east well)

Depth: 320' - drilled in 1994.

Est. yield in 1994: 35 GPM. **This well was completed and tied to existing pipelines in 2023. Call for details.**

Fence: New galvanized woven wire perimeter fence along entire perimeter was installed in 2023.

Possession: February 1, 2027 or after closing; whichever occurs last.

Note: Call today to learn the current high bid or to place your bids. All bidding will be conducted by phone. Call today!



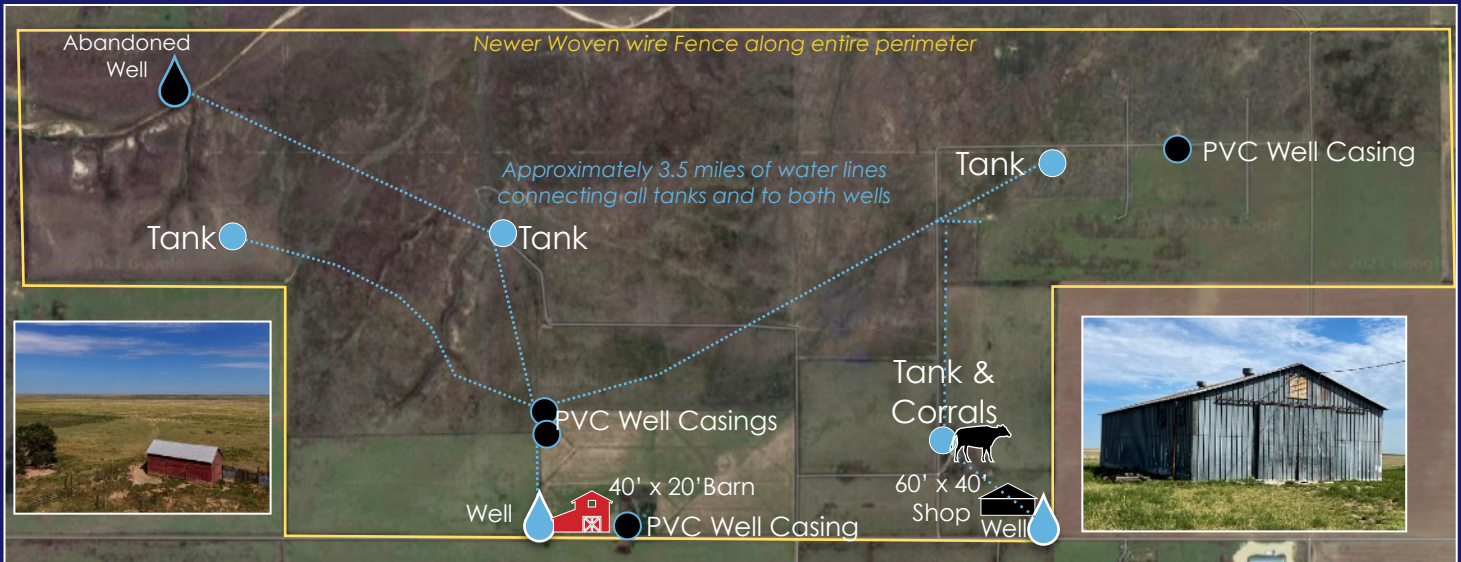
All Fiberglass tanks



Perimeter fence



Pasture on September 9, 2026



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, Inc.**, 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, Inc.** 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 **Guaranty Abstract**, 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, Inc.** 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 Thursday December 17, 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.