

Private Auction

Bid by Phone Auction

320 Acres

Irrigated Farmland

Texas County, Oklahoma

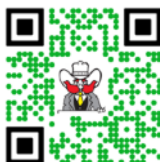
Along HWY 64 between Turpin and Baker



Bidding will not end prior to **November 3, 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 **November 3, 2026**

Directions: From Baker; go 1.5 miles east on HWY 64 to southwest corner of property. (Signs posted)

Legal Description: Surface & Irrigation Water Rights only in the Southeast Quarter (SE/4) of Section 27-5-19 and the Southwest Quarter (SW/4) of Section 26-5-19, Texas County, Oklahoma
Bidding acres: 320+/-

2025 Taxes: \$627.00 - *Seller will pay all of 2026 taxes.*

Tenant: None. **Mineral Rights:** None included.

Possession: Upon closing. *2026 wheat crop is included in the sale at no cost to Buyer.*

Crops: 2026 corn stalks & abandoned wheat corners on west circle, 2027 wheat on all of east quarter. *2027 wheat crop is included in the purchase.*

Soils: Approximately 44% Gruver clay loam 0-1% slope, 19% Dalhart fine sandy loam 0-1% slope, 13% Gruver loam 0-1% slope, 12% Ulysses clay loam 0-1% slope and similar.

West well Info: Well was drilled in 2023 by Hydro Resources.

Depth: 555' **SWL:** 158' in 2023 **Pump:** 520'

Pumping: 650 GPM per owner- invoice on our website.

East well Info: Pump pulled in 2026 by Hydro Resources.

Depth: 438' **SWL:** 127' in 2023 **Pump:** 432'

Pumping: Last pumped 700+ GPM. *East well is pumping sand, was patched and was not used in 2026- call for details.*

Fuel: West Texas Gas pipeline natural gas piped to both wells.

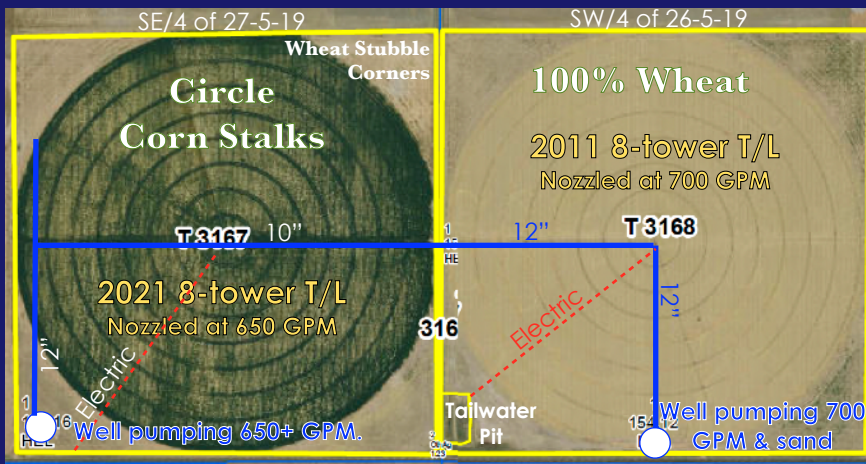
Irrigation equipment: All irrigation equipment is included! 2021 8-tower T/L, 2011 8-tower T/L both with 3-phase electric over hydraulic pumps at the pivot, 2021 Origin 8-liter motor and Chevy 496 with two seasons on an overhaul, pumps and gear heads are included in the sale. *The east 2011 pivot was full of sand at time of printing- call for details.*

Water Right: #19830624

Note: Call today to learn the current high bid or to place your bids by phone. *Wells are tied together and can pump to either pivot.*



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, 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 31, 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.