

# Noble Co, OK 157.5 +/- acres in 3 Tracts

## SALE DAY FLYER

### AUCTION DETAILS

7/27/23 at 11:00 AM CDT  
Live And Online  
Art Center of Tonkawa  
200 E Grand Ave  
Tonkawa, OK 74653

### PROPERTY DETAILS

**Total Acres:** 157.5+/- acres in offered 3 tracts  
**Method:** Bid By The Acre/Buyer Choice  
**Seller:** Pierce  
**Agent:** Austin Workman



### Entire Farm Description:

This multi-use tract has unlimited opportunities. It has over 60 acres of tillable soil with around 80 acres of pastureland for cattle. It also has Bunch creek running right through it, which could offer some great deer hunting. It has 3-4 ponds that could use some work, with one of the ponds still holding on and is stocked with bass. There is a 2018 single wide 3 bed 2 bath trailer situated on the southeast corner of the property that could make a great starter home or could be used as rental income. There is an older round top barn right in the middle of the 157 acres that could use some work but looks structurally sound. This place has cattle on it at the time and the lease runs through November. After that it can be re-leased or used at your discretion. This place could be a great starter farm where you could farm, run cattle, do a little hunting, and live all in one.





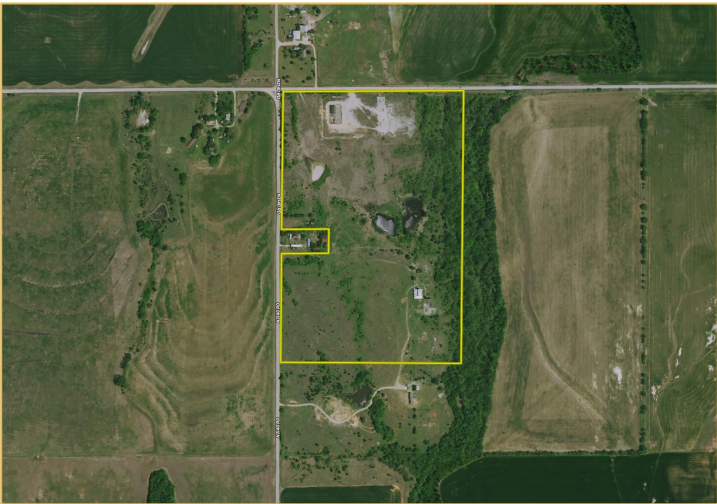
# RANCH & FARM AUCTIONS LLC

## TRACT INFO



### **Tract 1 Description-79.46+/- surveyed acres:**

This tract has about 65 tillable acres on it. It has recently been cut for hay, but will be ready to plant whatever the new tenant wants. Bunch creek runs through the west side of tract one. This tract could offer some prime deer and possibly waterfowl hunting opportunities. With the creek, could possibly be able to flood the field with some work and turn it into a waterfowl magnet. This tract has multiple opportunities just let your imagination run.



### **Tract 2 Description-58.06+/- surveyed acres:**

This tract is a little less than 60 acres of pastureland with multiple ponds. There are 2-3 ponds on this tract that could use some work to make them deeper. The one on the northwest part of the tract does hold water and has been recently filled by the rains. There are currently cattle on this tract with the lease running through November. There is an old round top barn that could be used for storage with a little work. There is a cross fence running through the middle of this tract running west to east. This tract would make a great little farm to run some cattle on or to just get away and do a little hunting or fishing on.



### **Tract 3 Description-19.98+/- surveyed acres:**

If you are looking for a spot in the country with the opportunity to run a few cattle or horses then this might be it. When you first pull into the gravel driveway you notice there are dirt bike track dirt ramps already in place. Continuing down the long winding driveway you notice a pond surrounded by trees that is supposedly stocked with bass. Then you come up on a 2018 single wide trailer that has 3 bed 2 baths. There is also a carport to the left of the house. This small tract would be a great starter home or live in the trailer for a while and then build your dream home. It has rural water and an aerobic system already in place. The options on this tract are unlimited.



# Terms of Sale

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Thank you for participating in this Auction with Ranch & Farm Auctions and Whitetail Properties Real Estate. It is important that you familiarize yourself with the terms and conditions as all sales are final and irrevocable. The terms of sale are non-negotiable. Good luck bidding!

Registration at the auction (online and/or in person) finalizes each bidder's agreement to the terms and conditions of sale as stated in the Contract and its Addenda which are incorporated by reference into your bidding. Do not bid until you have read the terms and conditions. By bidding you are representing to the Auctioneer, Auction Company, Broker and the seller that you have read and agree to be bound by the terms and conditions for this sale as stated herein. DO NOT BID unless you have registered, received a Bidder's Card and Auction Day Notes, and have read and agreed to be bound by the terms of sale in the Contract as they are enforceable against you upon becoming a high bidder.

All properties are sold "AS IS, WHERE IS" with no financing, inspection or other contingencies to sale. Broker and Auction Co represent the Sellers only and does not inspect properties on bidder's behalf. Read the Contract and Auction Day Notes to determine the existence of any disclosures, exclusions, representations and disclaimers. Do not bid if you have not inspected the property(s). By bidding you agree to all disclosures.

Buyers receive a deed and Title Insurance Policy (or updated Abstract) as provided by the Closer indicated in the Contract (any mobile/manufactured housing not legally affixed to the property shall only be conveyed by a Hold Harmless Agreement or Quit Claim Bill of Sale unless otherwise noted in the Disclosures).

Each high bidder must make a 10% non-refundable deposit immediately following auction. Wire transfer, cash, cashier's checks, personal checks and business checks (electronically processed) are accepted. The balance of the purchase price and all closing costs are due within 30 days.

Bidding starts at the nominal Opening Bid(s) indicated and is open to the public. The Auctioneer reserves the right to group, add to, delete, withdraw, consolidate or break down lots and/or quantities offered, to sell out of scheduled sequence, to reject any bid which is only a fraction advance over the preceding bid, to regulate bidding, to accept or reject any or all bids, and to cancel or re-schedule an auction. The Auctioneer will call the sale and control any increments of bidding. To make a bid, raise your hand or Bid Card to be recognized. The bidding usually takes less than 3 minutes for each property. Absentee bids may be accepted at the discretion of the Auctioneer. The Auctioneer reserves the right to enter bids on behalf of absentee bidders. Any mistakes during bidding as to who has the high bid and/or at what price may be called to the Auctioneer's attention and corrected. The Auctioneer is the sole arbiter and controller of the conduct of the auction and shall be the final and absolute authority without liability to any party.

Your inspection of the property(ies) and attendance at this auction are at your own risk. Broker and Seller, their agents and employees, expressly disclaim any "invitee" relationship and shall not be liable to any person for damage to their person or property while in, on or about these properties, nor shall they be liable for any defects, dangers or conditions on the property(ies). All persons enter the property(ies) and attend the auction at their own risk and shall defend, indemnify, and save harmless Broker and Seller, their agents and employees, from any and all liability attendant thereto.

All auctions are subject to bank, court or seller approval unless otherwise noted as "Absolute". Buyers are not allowed possession until Closing and filing of the deed. If for any reason the court or Seller approval is not granted, the Down Payment shall be returned in its entirety to the high bidder. "Showing" requests from Buyers after the auction may not be able to be accommodated.

If more than one property is being auctioned, the Auctioneer may choose to offer a group of the properties for auction at the same time. This is called "BUYER'S CHOICE" and is to accommodate buyers who have an interest in more than one property and/or have 2nd and 3rd choices if they are out bid for a favorite property. Upon winning the bid, please choose which property, or properties, you want. You pay the high bid price for each property selected. Each sale is final and stands alone. Remaining properties are then offered in another round of bidding. Anyone may bid at any time, including prior High Bidders.

Winning online bidders will immediately be sent a purchase agreement by DocuSign and Wire transfer instructions.

Auction Co, Broker and the Seller expressly disclaim any liability for errors, omissions or changes regarding any information provided for these sales. Please read the Contract and Auction Day Notes for a full and complete understanding of Auction co, Broker and Seller's disclaimers. Bidders are strongly urged to rely solely upon their own inspections and opinions in preparing to purchase property and are expressly advised to not rely on any representations made by the Seller or their agents and employees. Property information may change without notice and potential purchasers should investigate all data fully before relying upon it.

Sale Order: By the acre/Buyers Choice

Sale Method: Selling Absolute

Closing: On or before 30 days from seller acceptance

Possession: At closing subject to 2023 tenancy agreement

Taxes: Taxes prorated to date of closing

Tenancy: Farm sells with open tenancy for 2024

Buyers Premium: 5%

Survey: Complete

Down Payment: 10% due immediately

Seller: Pierce

CRP and Cash Rents: Seller will retain all 2023 cash rents

Closing Costs: Split 50/50. Buyer will pay for title search and insurance.

## Disclosures

•All properties are sold "AS IS, WHERE IS" with no financing, inspection or other contingencies to sale.