

# Rocking F Ranch



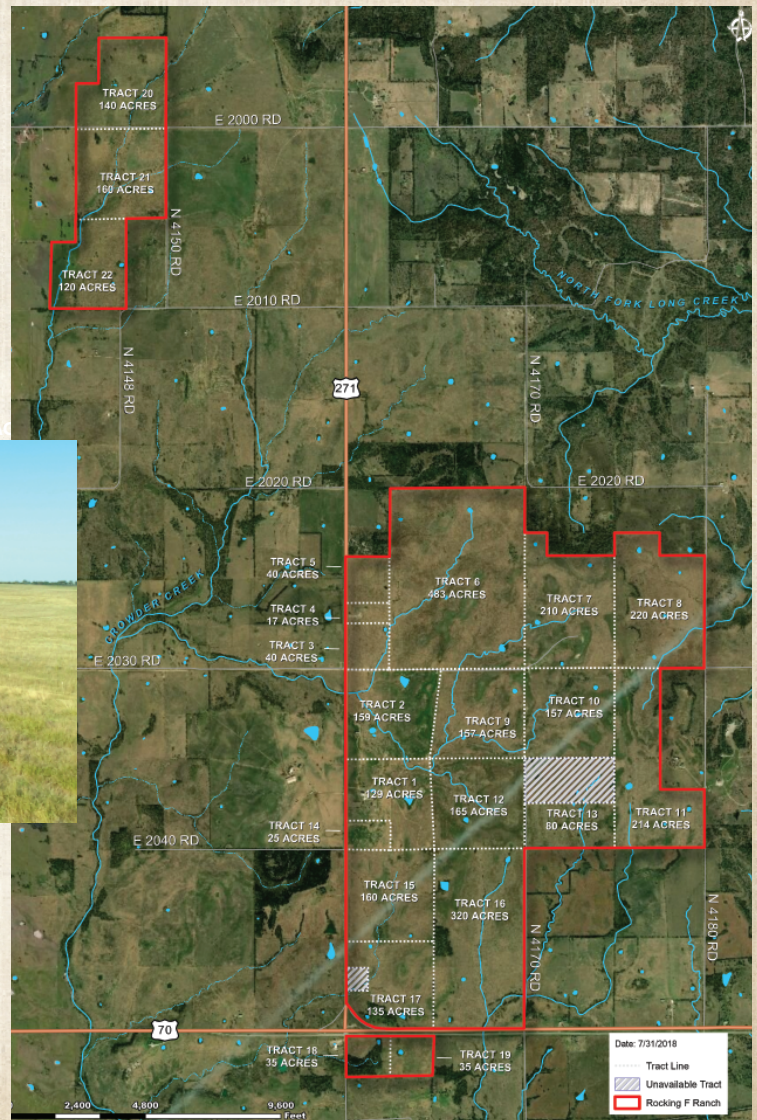
# LIQUIDATION AUCTION

OCTOBER 26 at 10 AM <sup>CT</sup> | HUGO, OKLA

3200± ACRES  
OFFERED IN TRACTS AND  
AS A WHOLE

PREVIEW

SEPTEMBER 23, 2018 | 1 - 4 PM  
OCTOBER 8, 2018 | 4 - 7 PM  
OCTOBER 25, 2018 | 4 - 6 PM



Equipment - Hay - Tools

OCTOBER 27 at 10 AM



Oklahoma Land  
& Auction

JIMMIE DEAN COFFEY | 812.360.6005  
CHRISTA BARLOW | 812.345.4545



for more information

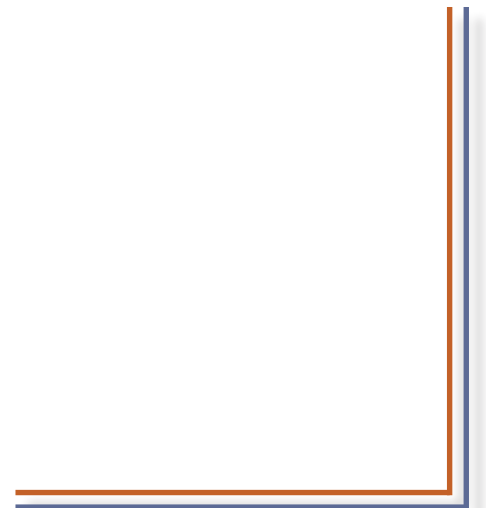
405.377.1818

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## Property Information

### Rocking F Ranch - Liquidation Auction

Fantastic fenced and cross-fenced Southeastern Oklahoma ranch for sale at auction consists of 3,222± acres offered in 22 tracts ranging in size from 17 acres to 483 acres or the entire cattle ranch. The ranch features mostly native grass grazing with very little wooded acreage and includes water on most tracts. The track record for this ranch is excellent, with owners reporting that over the past 18+ years they have only fed hay on bad snow days and in lots.

This Oklahoma ranch for sale includes a ranch headquarters with a 3,900-sq-ft 4-bedroom home, commodities building, shop and a machine shed overlooking a 2-acre lake as well as a like-new 3-year-old home on 17 acres with a covered carport and workshop and an all-brick 3-bedroom ranch-style home on 25 acres. 2,718± contiguous acres are available in 17 parcels.

This fantastic Oklahoma cattle ranch is being offered at auction Friday, October 26, 2018 at 10:00am CDT with previews available on the following dates:

**Sunday, September 23, 1-4pm**

**Monday, October 8, 4-7pm**

**Thursday, October 25, 4-6pm**

#### **Auction location:**

Agriplex Auditorium - Choctaw County Fairgrounds  
415 E Rena Street, Hugo, OK.

***A separate equipment and personal property auction will take place Saturday, October 27, 2018 at 10:00am CDT.***

#### **Ranch location:**

675 N 4160, Soper, OK, 74759  
8 miles from Hugo, OK - 170 miles from Oklahoma City, OK - 130 miles from Dallas, TX



## Property Information

### Tract Descriptions:

1. Rocking F Ranch Headquarters with Hwy 271 frontage including a 3,960-square-foot 4-bedroom, 3-bath home, 50'x100' commodity building, 40'x75' equipment barn with concrete floors, 40'x24' metal shop with concrete floors, 50'x16' wood pole building with concrete floor and a 15'x80' semi/tractor shed with gravel floor. ponds and 2-acre± lake situated on 129± acres of native grass pasture.
2. 159± acres with Hwy 271 frontage including 2 50'x100' & 40'x100' hay barns, ponds, covered working pens, gathering lot and sorting pens.
3. 40± acres of native grass pasture with Hwy 271 frontage.
4. 3-year-old 1,825± sf country home with 3-bedrooms and 2 baths, private well, 24'x24' covered carport, 40'x32' metal building and shop situated on 17± acres with Hwy 271 frontage.
5. 40± acres of native grass pasture and a pond with Hwy 271 frontage.
6. 483± acres with native grass pasture, a private well, stock ponds, county road and possible easement access.
7. 210± acres of native grass pasture and stock ponds with easement access from Hwy 271.
8. 220± acres of native grass pasture and stock ponds with county road access.
9. 157± acres of native grass pasture and stock ponds with easement access from Hwy 271.
10. 157± acres of native grass pasture, stock ponds and a 40'x100' hay barn with easement access from Hwy 271.
11. 214± acres of native grass pasture, stock ponds and a 40'x100' hay barn with county road access.
12. 165± acres of native grass pasture and stock ponds with county road access.





## Property Information

- 13.** 80± acres of native grass pasture and stock ponds with county road access.
- 14.** All-brick ranch-style country home with 3 bedrooms and 2 baths, metal storage shed and shared well with ranch headquarters on 25± acres.
- 15.** 160± acres of native grass pasture, a stock pond and Hwy 271 frontage.
- 16.** 320± acres of native grass pasture, a pecan grove and stock ponds with county road frontage.
- 17.** 135± acres of native grass pasture and stock ponds with Hwy 70 and Hwy 271 frontage.
- 18.** 35± partially wooded acres with native grass pasture and county road and Hwy 70 frontage.
- 19.** 35± acres of native grass pasture or hay meadow with working pens, a stock pond and Hwy 70 frontage.
- 20.** 140± acres of native grass pasture with working pens, pecan trees, stock ponds and county road frontage.
- 21.** 160± acres of native grass pasture with stock ponds and frontage on two county roads.
- 22.** 120± acres of native grass pasture with stock ponds and county road frontage.



# Terms & Conditions

## TERMS & CONDITIONS

### Rocking F Ranch Land Auction

**3222 +/- Acres – Soper, OK  
Choctaw County**

All bidders and participants in this auction sale hereby agree that they have read and fully understand the following terms. By participating in this auction sale, bidders and participants further agree to be bound by the terms and conditions of auction contained herein.

**AUCTION DATE & TIME:** Friday – Oct. 26, 2018 – 10:00am CDT

**AUCTION LOCATION:** AgriPlex Auditorium – 415 E. Rena – Hugo, OK

**METHOD OF SALE:** The property will be offered in 22 individual tracts, any combination of tracts and as a total 3222 +/- acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

**SUBJECT TO PRIOR SALE:** The seller reserves the right to sell the property prior to the auction.

**BUYERS PREMIUM:** The contract purchase price will include a Buyer's Premium equal to 5% of the high bid amount.

**DOWN PAYMENT:** A (10%) non-refundable down payment based on the total purchase price (which includes the buyer's premium), shall be due immediately following the auction. The down payment may be made in the form of cashier's check, personal check, or corporate check payable to: Hugo Abstract and Title.

**NOT SUBJECT TO FINANCING:** The real estate purchase agreement is NOT subject to the Bidders ability to obtain financing, so all Bidders must have any needed



## Terms & Conditions

financing arranged prior to bidding at the auction. Earnest money deposits are “non-refundable” in the event a Bidder cannot complete closing.

**ACCEPTANCE OF BID PRICES:** All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers acceptance or rejection.

**EVIDENCE OF TITLE:** A current / updated Abstract or Owners Title Policy will be provided by the seller at seller’s discretion.

**DEED:** Title shall transfer by Warranty Deed

**CLOSING:** The balance of the real estate purchase price is due at closing, which will take place on or before Dec. 21, 2018 – 10:00am CT. Closing will be held at Hugo Abstract and Title – 214 E. Duke Street - Hugo, OK. *Closing fee to be paid by the buyer.*

**POSSESSION:** Possession stated herein is subject to successful closing and transfer of title. Possession will be granted to the buyers as follows:

- Tracts 1, 3 – 5, and 18 – 22 at closing
- Tract 14 is subject to current tenant lease through March 1, 2019
- Tracts 2, 6 – 13 and 15 – 17 December 31, 2018

**REAL ESTATE TAXES:** All real estate taxes will be prorated to day of closing

**PROPERTY INSPECTION:** Auctioneer strongly recommends that any prospective Bidder personally inspect the Property prior to the Auction.

***Preview dates: Sunday Sept. 23, 2018 1-4pm, Monday Oct. 8, 2018 4-7pm and Thursday, Oct. 25, 2018 4-6pm.***

Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidders safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.





## Terms & Conditions

**ACREAGE:** All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos and mapping program.

**SURVEY:** A survey will be ordered at conclusion of auction based on survey needs. If a new survey is necessary to record the conveyance or is otherwise deemed necessary or appropriate in Seller's sole discretion, the cost of such survey shall be shared equally (50/50) by Buyer and Seller. In the event said survey identifies a variance between the advertised and surveyed acres, the purchase price will be adjusted on a per acre price basis. Any survey of adjacent tracts purchased in a combination will be for the perimeter only, and no interior survey shall be provided by Seller.

**AGENCY:** United Country Real Estate | Oklahoma Land & Auction and its representatives are exclusive agents of the Seller.

**SELLER:** Estate of Billy P Farr & Billy P. Farr and Mergie L. Farr Living Trust

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in the PIP, brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an **AS IS, WHERE IS** basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the PIP and brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

**ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE SHALL TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**



# Terms & Conditions

For questions call Jimmie Dean Coffey at United Country Real Estate | Oklahoma Land & Auction (812) 360-6005 cell or Christa Barlow (812) 345-4545.

I do hereby agree to these Auction Terms & Conditions.

\_\_\_\_\_

Seller

\_\_\_\_\_

Date

\_\_\_\_\_

Buyer

\_\_\_\_\_

Date

\_\_\_\_\_

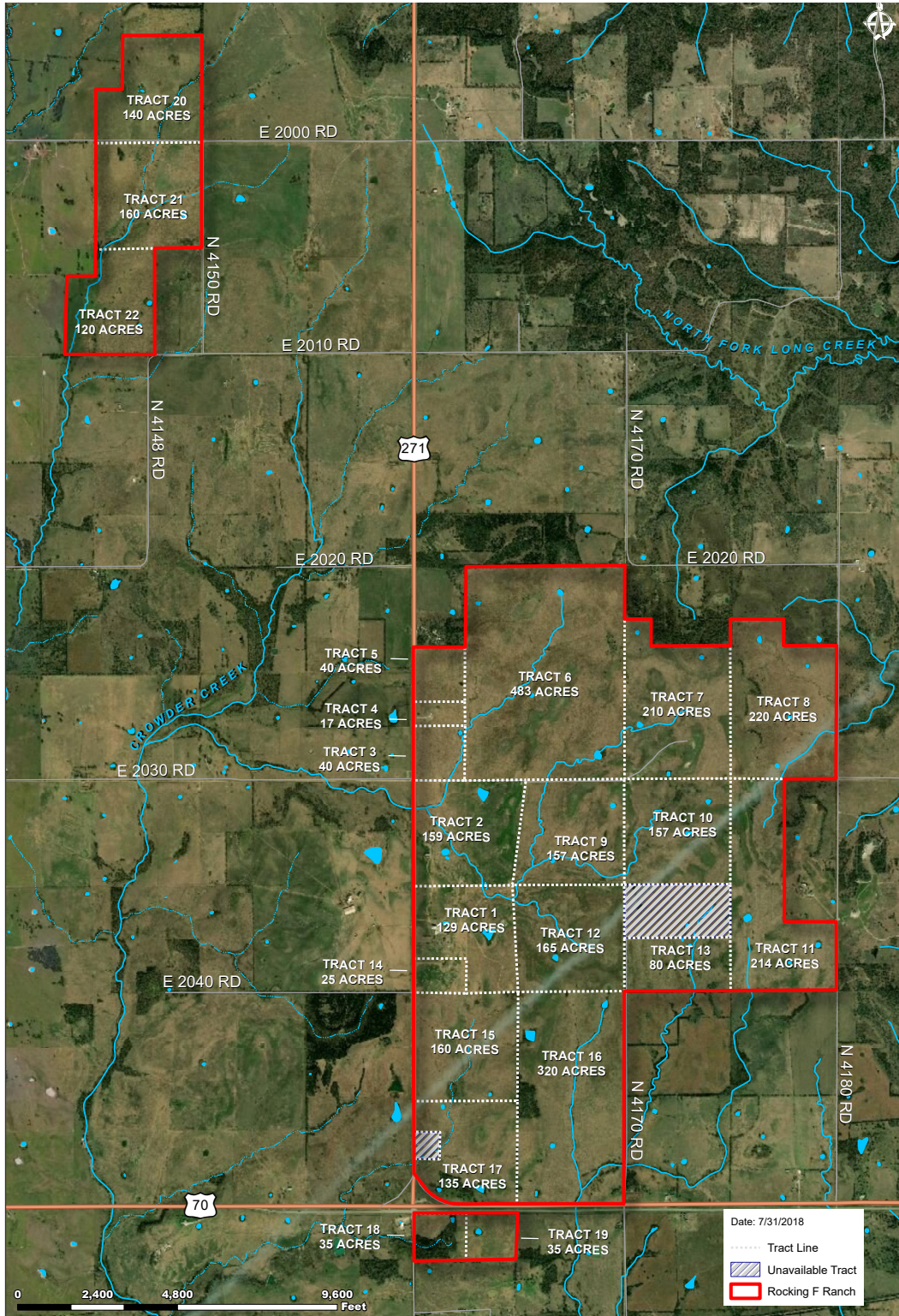
Buyer

\_\_\_\_\_

Date



# Tract Map







# Location Map







# Local Map





## Contacts

**UNITED COUNTRY  
OKLAHOMA LAND & AUCTION  
CHRISTA BARLOW**  
812-345-4545  
CHRISTAB@UCSTILLWATER.COM  
WWW.STILLWATER-OK-REALESTATE.COM

### Area Contacts:

COUNTY ASSESSOR  
580-326-2358

COUNTY EXTENSION OFFICE  
580-326-3359

SHERIFF OFFICE  
580-326-2130

TREASURER  
580-326-6142

CHAMBER OF COMMERCE  
580-326-7511

CITY POLICE DEPT.  
580-326-8395

STATE POLICE DEPT.  
580-234-6147





# Bid Certification

Internal Office Use  
Received \_\_\_\_\_

Approved By \_\_\_\_\_

Date \_\_\_\_\_

Time \_\_\_\_\_

By \_\_\_\_\_



**Oklahoma Land & Auction**

## BID CERTIFICATION

**I acknowledge this is a confirmation auction and that my offer will be subject to the Seller’s (Personal Representatives) approval.**

By signing this certification and returning it to the offices of United Country – Oklahoma Land & Auction or an employee therein. **I hereby certify** that:

1. I have read the auction rules and bidding format as set out by the Auctioneers and contained in the terms and I completely understand them.
2. I understand that the terms and rules of the auction will be strictly enforced and that there will be no exceptions.
3. I currently have sufficient funds to meet the “Deposit” and “Further sum” requirements as called for by the agreement of purchase and sale.
4. I have examined the proposed agreement of purchase and sale given to me as part of the PIP and understand that it is a legally binding contract and is not contingent upon financing or anything else.
5. I understand that if I am the successful bidder, I will be required to sign the agreement of purchase and sale immediately upon notice of being the successful bidder. I agree to complete and sign the agreement of purchase and sale immediately upon such transmitted notice.
6. I understand that an 5% Buyers Premium will be added to my final bid and is due in addition to my final bid to complete the final purchase price.
7. I understand that the Auctioneers are working for the Seller and there is no relationship of dual agency.
8. I understand that my registration for the auction will not be accepted without providing ALL of the information below and signing and returning a copy of the Terms & Conditions of this auction and by doing so you are agreeing to the terms of the auction.
9. I understand that I am responsible for the down payment and that the wire transfer must be received by the time stated on the terms and conditions of the auction.

Property Address: **Rocking F Ranch** \_\_\_\_\_

Printed Name: \_\_\_\_\_

Bidder Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature: \_\_\_\_\_

## Auction Advantages

### Buyer Benefits

- **Purchase property at a fair market value**
- **Eliminate sometimes long negotiation periods**
- **Reduce time to purchase property**
- **Gain confidence as they compete**
- **Do not have to worry about contingencies because purchasing and closing dates are known**
- **Feel better about a purchase - just knowing there is a contending bid just one increment under purchase price**
- **Buyers know property owners are motivated to sell**
- **Buyers know property owners sell at the lowest price possible**
- **Buyers can receive favorable financing**
- **Buyers set their own purchase price**



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