

PRIVATE *Auction*



Stutzman Realty & Auction LLC

320 ACRES NON-IRRIGATED FARM GROUND TEXAS COUNTY, OKLAHOMA



BIDDING SHALL NOT END PRIOR TO JULY 12, 2022

Terms: Selling by Private Auction through Jerry Stutzman, Broker, United Country Stutzman Realty & Auction. Broker represents Sellers as Seller's Agent and shall treat the Buyer as a customer. A customer is a party to a transaction with whom Broker has no brokerage relationship. Successful bidder will sign contract and deposit 10% earnest money with American Title & Abstract Specialist in Liberal, Kansas, as escrow and closing agent. Seller and Buyer will split the cost of title insurance and closing fee. Real Estate Taxes will be prorated to the date of closing. Settlement will occur on or before August 12, 2022. Announcements during sale take precedence over published information. Bidders will remain confidential until bidding is closed. Bidding is not subject to financing. Buyers are to have financing arranged prior to bidding. Selling is subject to owners confirmation.

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, acreages, etc. Property sells "AS-IS" and is subject to easements, covenants, CRP contracts and reservations, if any, now existing against said property. Property is selling subject to owner's confirmation. NO WARRANTIES are either expressed or implied by Seller or United Country Stutzman Realty & Auction.



Tobias Stutzman
(620) 952-1478

CALL NOW TO BID

(620) 356-1954

or

(888) 818-1954

WWW.STUTZMANREALTY.COM



Jerry Stutzman
(620) 353-9411

Contact United Country Stutzman Realty & Auction to inquire and bid on this farmland investment opportunity located in the Panhandle of Oklahoma. Available are 320+/- acres of non-irrigated farm ground located ½ mile east of Tyrone, OK. Offered for sale and made available in two individual tracts by Private Auction - Bid by Phone - Bid by July 12, 2022. Contact Tobias (Toby) Stutzman at office (620)356-1954 or (888)818-1954 or mobile (620)952-1478 with inquires on the bidding process, learn the current bid or for any general inquiries.

TR #1

LEGAL ADDRESSES: NW/4 of S30-T6-R19 Texas County, Oklahoma

TAXES: 2021 - \$419.00

ACRES: 160 Auction Acres

MINERALS: None Included

SOILS: Class II Gruver loams with 0-1% slopes

CROPS: Fall 2021 wheat is growing. Tenant and seller shall retain the growing crop.

POSSESSION: Shall be upon closing and after the 2022 wheat harvest, or August 1, 2022, whichever comes first.

TR #2

LEGAL ADDRESSES: NW/4 of S31-T6-R19 Texas County, Oklahoma

TAXES: 2021 - \$408.00

ACRES: 160 Auction Acres

MINERALS: None Included

SOILS: Predominately Class II Gruver loams with 0-1% slopes

CROPS: Spring 2022 Milo crop is planned. Tenant and seller shall retain the growing crop.

POSSESSION: Shall be upon closing and after the Fall-2022 harvest or November 15, 2022, whichever comes first.



**STUTZMAN REALTY
& AUCTION LLC**