

1,040 ± Acres
 Offered in Six Tracts
 Irrigated Farmland • Dryland Farmland
 Native Grassland • Homestead Tract

Tuesday, June 21st at 2:00 pm CDT



Auction & Information Meeting Location
 Beaver Co. Fairgrounds
 1107 Douglas Ave • Beaver, OK

Information Meeting
 Tuesday, June 7th
 at 10:00 am

GREG JAMES ESTATE LAND AUCTION

OKLAHOMA PANHANDLE

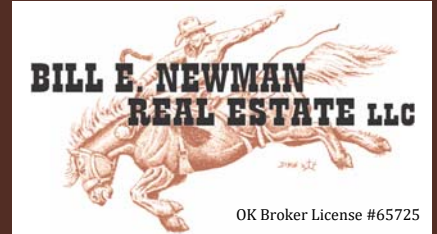
You may bid online, if you are not able to attend this Auction!
 5% Buyer Premium
 See all Terms & Conditions on our website.



CliftLandAuctions.com
 800.299.LAND (5263)

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Revised 05-19-2022



Tract 1

This tract is 160 acres of native grassland with some rolling hills and one water well on the property. There is no pump in the well.

Perimeter fencing is in good condition. County Road E023 provides access to the southeast corner of this tract.

Legal Description: SW/4 Section 35-T3N-R21E Beaver Co., OK being 160 acres more or less.

Tract 2

This 160 ± acre native grass tract lies on the east side of Tract 3. There is good fencing on all sides.

It has one old well of unknown condition. County Road N0126 provides access on the east side of the tract.

This tract has the flattest terrain of all the auction tracts. Electricity runs along the north side of the property.

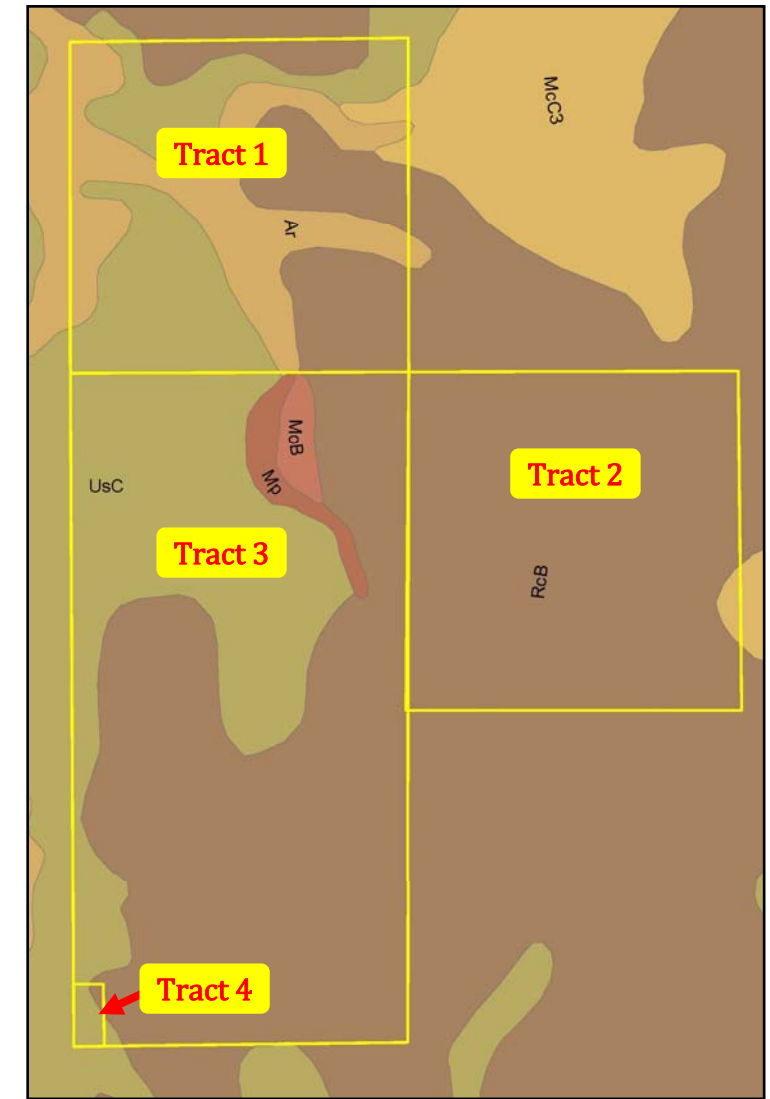
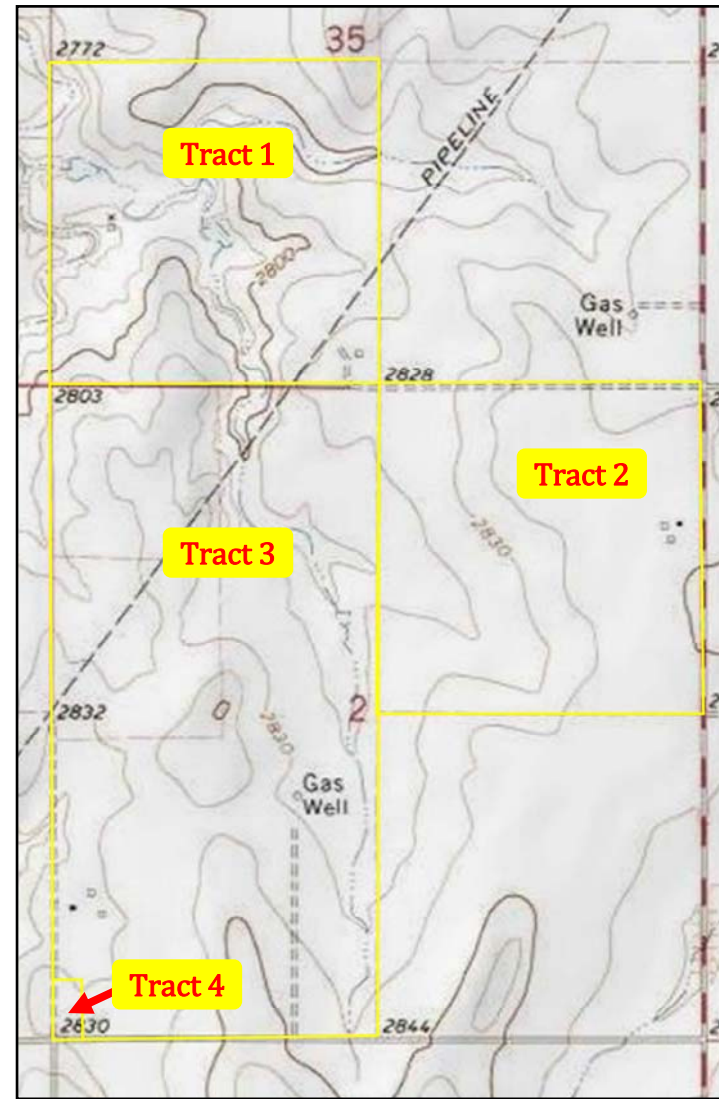
Legal Description: NE/4 Section 2-T2N-R21E Beaver Co., OK being 160 acres more or less.



Tract 3

This irrigated half-section is mostly flat and has two Zimmatic pivots. The south pivot has 10 towers and the north pivot has 8 towers. The north system is nozzled at 720 gpm and the south is nozzled at 500 gpm. It has one irrigation well. Access is provided by E024 on the south side and N0125 on the west side. The irrigation well was tested on March 8, 2022, and reported producing 700 gpm.

Legal Description: W/2 Section 2-T2N-R21E, save & except 2.78 acres in the SW corner of the Section. Being 317.22 acres more or less.



ONLINE BIDDING

Go to our website at CliftLandAuctions.com.

If you do not have an account, click the LOGIN/REGISTER button and create your account.

If you have an account, click on the LOGIN/REGISTER button and log in.

To bid ONLINE, click the ENTER AUCTION button for this auction.







Click the **GREEN ENTER AUCTION** button.

Click on the **GREEN REQUEST APPROVAL** button.

You will be contacted by a Clift Land Auctions Representative who will work with you on the approval process.

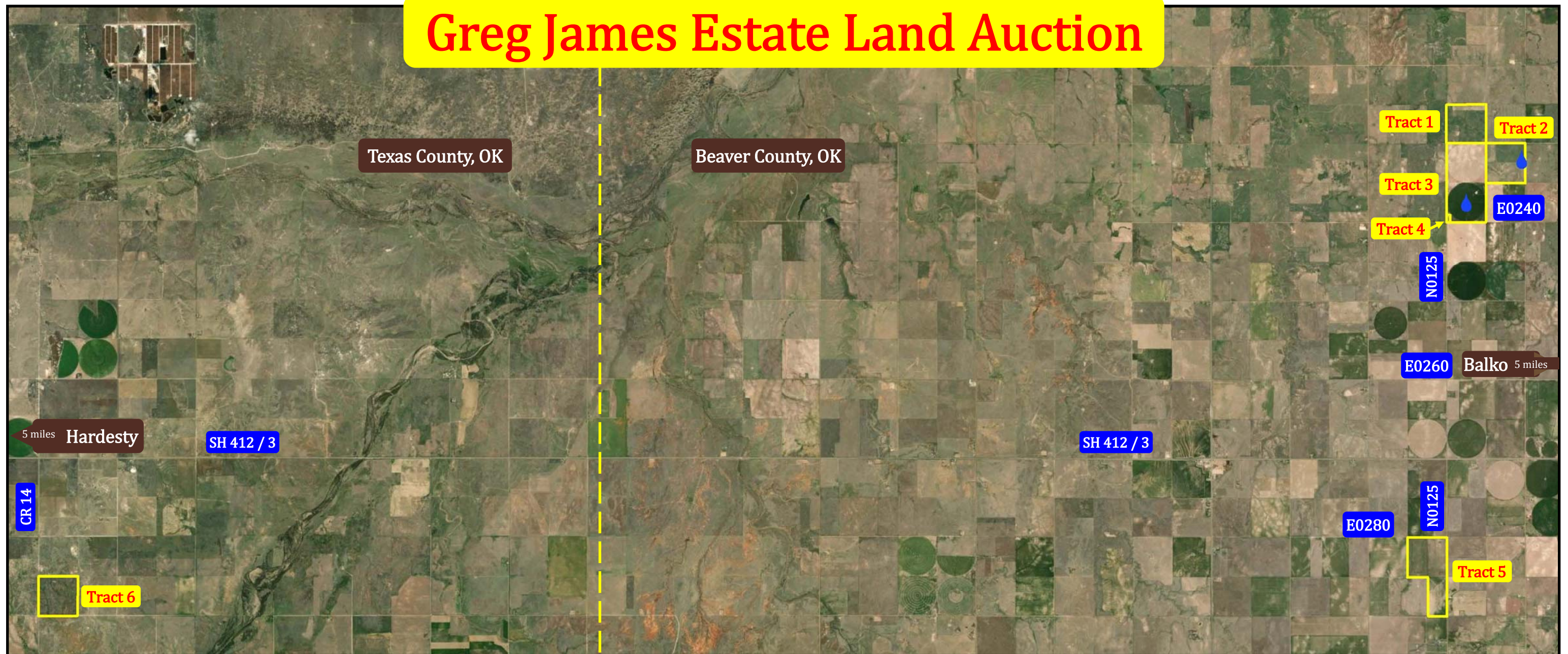
Deadline for **Approval to Bid Online** for this auction is Monday, June 20, 2022 at 12:00 noon CDT.

BEAVER COUNTY SOILS KEY

-  Mansic-Spur complex 0 to 12% slopes
-  Ulysses silt loam 3 to 5% slopes
-  Darrouzett clay loam 1 to 3% slopes
-  Mansic-Mobeetie complex 1 to 3% slopes
-  Mansker-Potter complex 3 to 20% slopes
-  Mansic clay loam, eroded 3 to 5% slopes



Greg James Estate Land Auction



AUCTION TERMS & CONDITIONS

PROCEDURE: These 1,040 ± acres will be offered in six (6) individual surface tracts. There will be open bidding on all tracts and combinations until the close of the auction. The property will be sold in the manner resulting in the highest total sale price, with the following restrictions.

BUYER PREMIUM: A five percent (5%) Buyer Premium is in effect for all purchases. The Buyer Premium will be added to the "Auction Price" to determine the "Sales Price" or "Contract Price".

ACCEPTANCE OF BID PRICES: This is an **Absolute Auction**. All successful bidders will sign a purchase agreement at the auction site immediately following the close of the auction.

EARNEST MONEY: Ten percent (10%) earnest money on the day of the auction, upon signing a purchase agreement immediately following the close of bidding.

REAL ESTATE TAXES AND ASSESSMENTS: The Property Taxes will be prorated to the date of closing. Seller shall have paid all Property Taxes for prior years before closing.

CLOSING: Will take place on or before **August 5, 2022**, or as soon as applicable closing documents and surveys (if needed) are completed.

POSSESSION: Possession will be given at CLOSING.

TITLE: Seller shall provide an Abstract of Title for the parcel or combination of parcels. Seller shall execute a Warranty Deed conveying the property to the Buyer.

PROPERTY CONDITION: Property to be sold AS IS—WHERE IS and no warranty or representation, either express or implied, will be given to any bidder or Buyer. Buyer shall release Seller of any and all liability.

EASEMENTS AND LEASES: Sale of the property is subject to any and all easements of record and any and all leases. No surface lease will survive closing.

SURVEY: AT THE SELLER'S OPTION, the Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in the auction. Any need for a new survey will be determined solely by the Seller. The Seller will provide a survey at its own cost, if needed. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. All advertised acreages are approximate and have been estimated based on current legal descriptions and/or aerial photos.

MINERAL RIGHTS: This auction is for Surface Estate only.

AGENCY: Clift Land Auctions, LP, Bill E. Newman Real Estate, LLC, & Clift Land Brokers and their representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the agreement to purchase. **ANNOUNCEMENTS MADE BY THE AUCTIONEER AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.** The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. 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 believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the seller, the broker, the auction company or any of their respective representatives. All sketches and dimensions in this brochure are approximate. All acreages are approximate and have been estimated based on legal descriptions or aerial photographs. Conduct at the auction and increments of bidding are at the direction and discretion of the auctioneer. The seller, broker and auction company 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. **Online bidding** will be available on our website for this Auction. If you need assistance in registering to bid on our website, please call our office at 800.299.5263. In accepting the terms and conditions for the use of our website, you agree to not hold Clift Land Auctions, LP, Clift Land Brokers, our affiliates, or our representatives responsible or liable for the functionality of the bidding platform. Problems in placing bids on the online bidding platform could be caused by internet connections, human error, wireless connections, etc.

If you have difficulty placing your online bid, immediately call Brady Cowan at 940.733.9608 for assistance in placing your bid.

****See the complete Terms & Conditions for this auction on our website or call 800.299.5263 to obtain a copy.**



Tract 4
 The homestead tract sits at the intersection of county roads N0125 and E0240. It has been surveyed to be 2.78 ± acres. Built in 1987, this home is approximately 2,300 sq. ft. (per BeaverCAD) and has three bedrooms and two bathrooms.

There is a fireplace, a covered patio, and an attached two-car garage. Outbuildings include an approximate 60' x 100' metal shop with 16-foot sidewalls and four grain bins with coned bottoms. The house and improvements will be sold "As Is".

Legal Description: A tract out of W/2 Section 2-T2N-R21E Beaver Co. OK being 2.78 acres more or less.



Tract 5
 This is a 240 ± acre dryland farm that is mostly flat with a farmable hill on the south end. This tract is located on the west side of N0125 just one mile south of SH 412. E0280 runs along the north side of this tract.



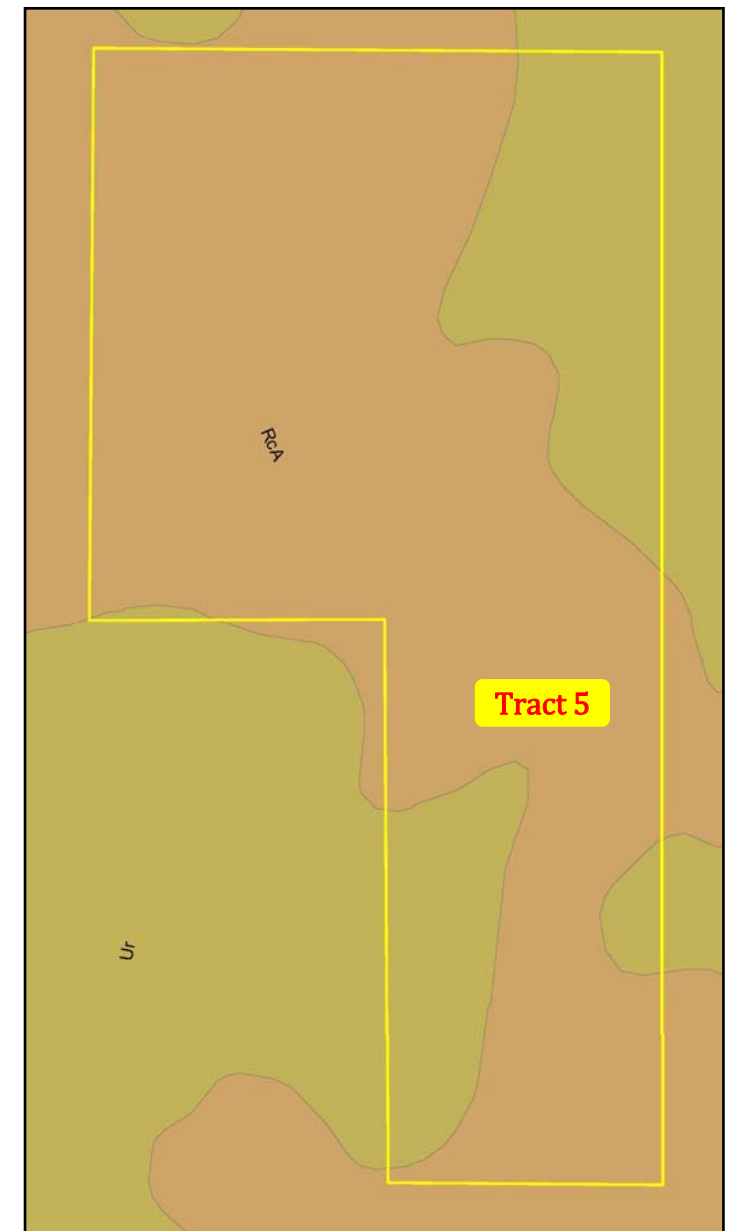
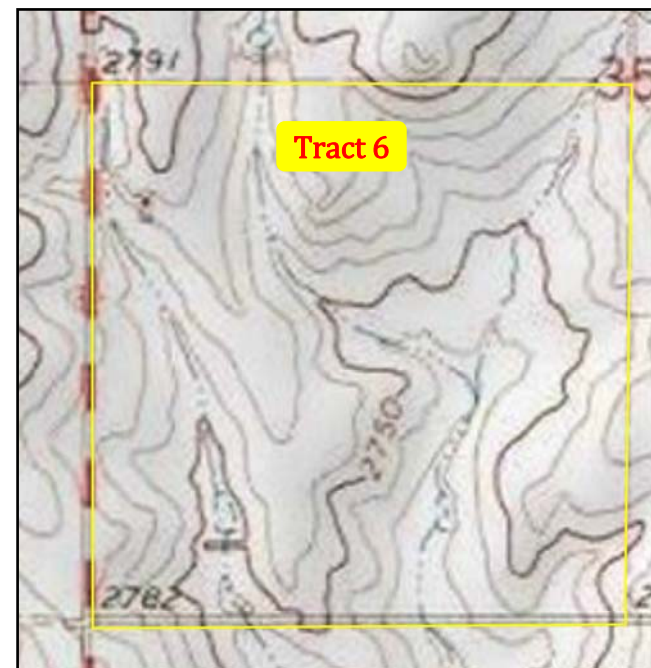
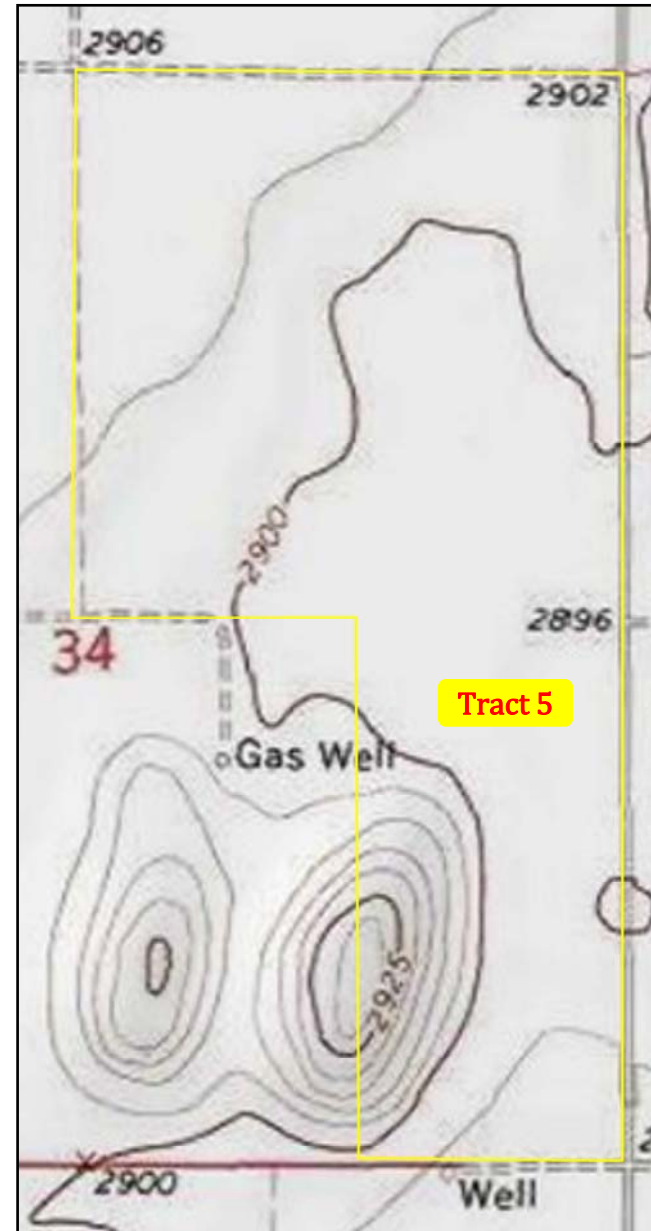
Legal Description: NE/4 & the E/2 of the SE/4 of Section 34-T2N-R21E Beaver Co. OK being 240 acres more or less.



Tract 6
 This tract consists of 160 ± acres of native grassland in Texas County, Oklahoma and has good fencing on all four sides. Access is provided by County Road 14 on the west and E0290 on the south.

There is one windmill in the northwest corner, which is in unknown condition.

There is some rolling terrain through the middle of the property.

Legal Description: SW/4 Section 35-T2N-R18E Texas Co., OK being 160 acres more or less



BEAVER COUNTY SOILS KEY	
	Darrouzett clay loam 0 to 1% slopes
	Ulysses-Darrouzett complex 0 to 3% slopes

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