

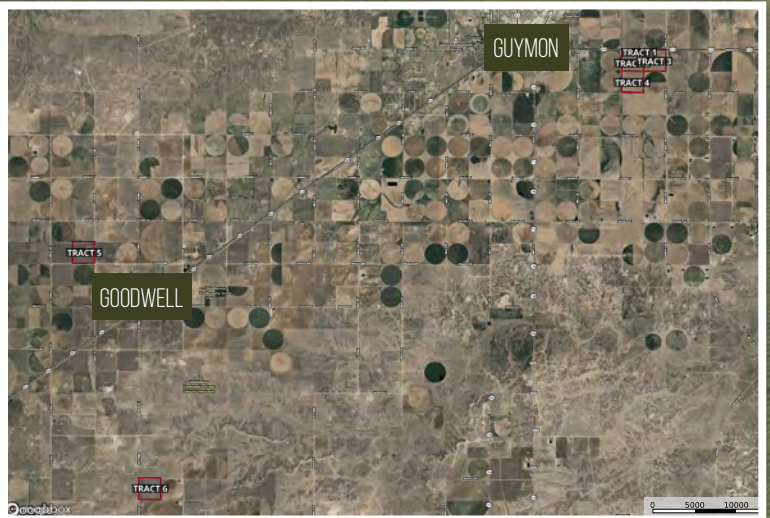
MILLER FARM

1,345 +/- ACRES

INFORMATION MEETING
TUESDAY, OCTOBER 21 | 10:00 A.M.

AUCTION DAY
TUESDAY, NOVEMBER 4 | 2:00 P.M.

FARM CREDIT OF WESTERN OKLAHOMA
2143 N HWY 64 | GUYMON, OK



5% BUYER PREMIUM
(806) 355-9856





The Miller Farm Partnership, after a long history of farm ownership, have decided to sell there Oklahoma and Texas real estate holdings in an absolute auction. These properties have been in the family for many years and provides Buyers a rare opportunity to purchase excellent farmland, grassland, and CRP lands to begin or expand your operation.

TRACT 1 | NE/CORNER OF NW/4 SEC3, EAST OF GUYMON

This is an excellent tract (+/- 10.5 acres) to be revitalized into a wonderful homestead. Located less than two miles East of the City of Guymon, Oklahoma, adjoining Oklahoma Highway 412, it has the option of private county living space with ease of access to Guymon. The tract includes one (1) quonset barn (+/- 4,400 sq ft) with concrete floor and electricity, as well as a domestic water well with electric submersible pump. At closing, Buyer will be assigned and assume the remainder of the cash lease (\$25/acre) through lease expiration of 8/31/26.

Tax Est. \$75.00

TRACT 2 | NW/4 SEC 3, EAST OF GUYMON

This is an excellent developmental tract (+/- 149 acres) currently in grass. Located less than two miles East of the City of Guymon, Oklahoma, adjoining Oklahoma Highway 412, it is in an area of the Ogallala Aquifer that provides excellent water quality and volume. This tract lies adjacent to Tracts 3 and 4, and has one (1) pivot point established for installation of a center pivot sprinkler. The pivot point is plumbed to Tract 3's irrigation well. There is one irrigation well located in the central portion of the tract that's characteristics are unknown. The tract is comprised of excellent Gruver clay loam soils (+/- 96%) with zero to one percent slope, allowing various crop production opportunities. At closing, Buyer will be assigned and assume the remainder of the cash lease (\$25/acre) through lease expiration of 8/31/26.

Tax Est. \$479.00

TRACT 3 | NE/4 SEC 3, EAST OF GUYMON

This is an excellent developmental tract (+/- 160 acres) that is currently cultivated. Located less than two miles East of the City of Guymon, Oklahoma, adjoining Oklahoma Highway 412, it is in an area of the Ogallala Aquifer that provides excellent water quality and volume. With excellent irrigation potential, this established tract has one (1) irrigation well located in the Southwest corner and one pivot point plumbed to the center of the section. The irrigation well was tested by Hydro Drilling, of Sunray, Texas, in August of 2025, with volume results of 450 +/- gpm. Well characteristics and information available upon request. The tract is comprised of excellent Gruver clay loam soils (+/- 96%) with zero to one percent slope, allowing various crop production opportunities.

At closing, Buyer will be assigned and assume the remainder of the cash lease (\$25/acre) through lease expiration of 8/31/26.

Tax Est. \$479.00

TRACT 4 | SW/4 SEC 3, EAST OF GUYMON

Another excellent developmental tract (+/- 160 acres). Located adjacent to Tract 2, East of the City of Guymon, Oklahoma. Located in the area of the Ogallala Aquifer that provides excellent water quality and volume. Once irrigated, this tract has one (1) irrigation well located in the Southwest corner of the tract and one pivot point plumbed. The irrigation well was tested by Hydro Drilling, of Sunray, Texas, in August of 2025, with volume results of + 150 gpm. Well characteristics and information available upon request. Although a lower gallon per minute, the area has the potential for additional wells to be completed, or joined with the wells in Tracts 2 and 3 for additional initial water volume. The tract is comprised of excellent Gruver clay loam and Ness clay soils (+/- 97%) with zero to one percent slope, allowing various crop production opportunities. At closing, Buyer will be assigned and assume the remainder of the cash lease (\$25/acre) through lease expiration of 8/31/26.

Tax Est. \$352.00

TRACT 5 | SE/4 OF SEC 28, NW OF GOODWELL

This +/- 160 acre tract is currently enrolled in the USDA Conservation Reserve Program (CRP). The CRP contract was approved August 27, 2025 with a begin date of October 1, 2025 and expiration of September 30, 2041. Annual payment amount is \$4,853.00; \$30.74/acre on 157.88 acres. Contract information available upon request.

Tax Est. \$290.00

TRACT 6 | NW/4 OF SEC 26, SOUTH OF GOODWELL

This is a +/- 160 acre tract of improved grassland currently enrolled in the USDA Conservation Reserve Program (CRP). With ease of access from the North, County Road GG, and West via paved Mile 22 roadway, this tract will make an excellent pasture for grazing livestock, or to develop into an irrigated quarter section. With irrigation development adjacent to tract, the limited slope and very good loam and clay loam soils, this will make an excellent irrigated farmland property. The CRP contract expires on September 30, 2031. The annual payment is \$3,432/year, or \$21.88/acre on 156.87 acres. Contract information available upon request.

Tax Est. \$407.00

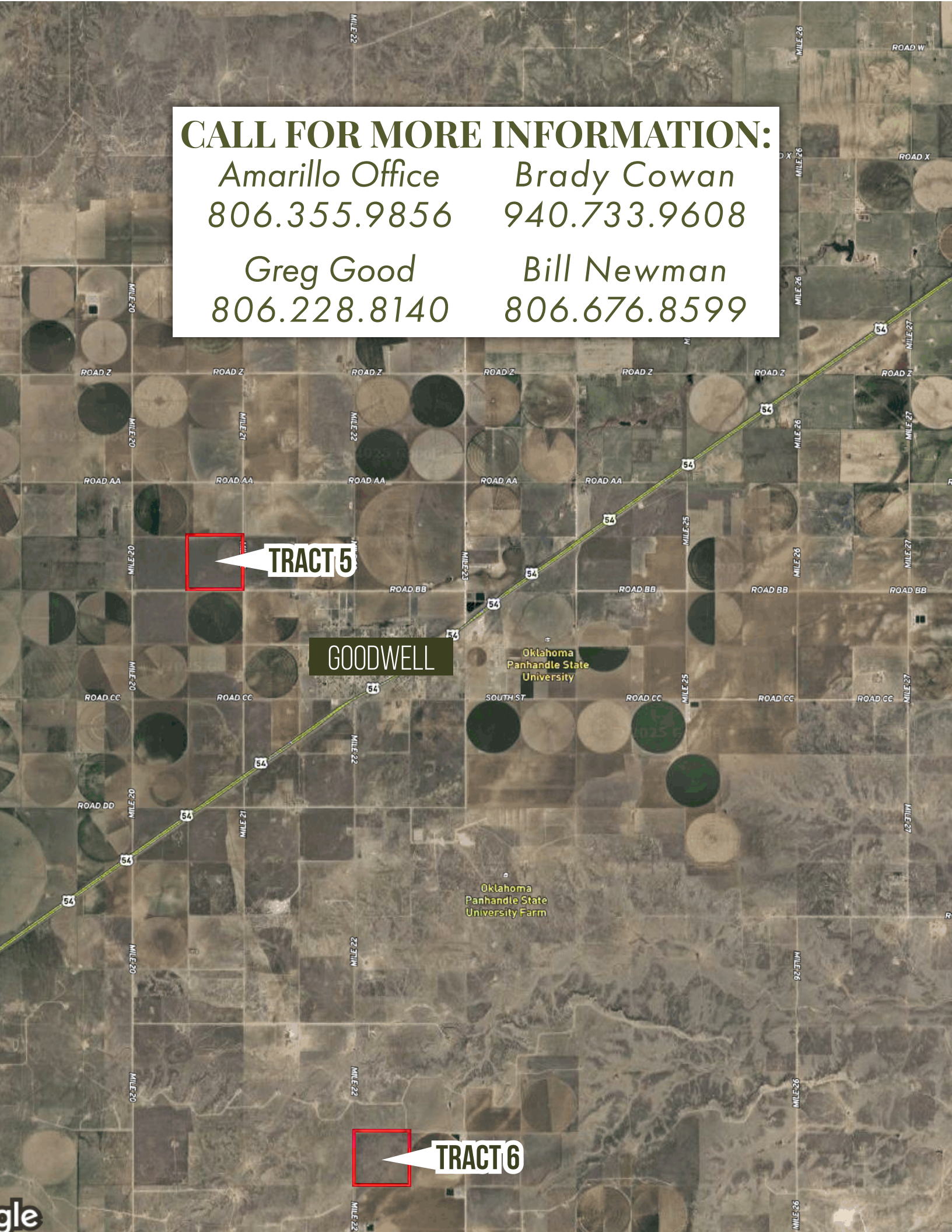
CALL FOR MORE INFORMATION:

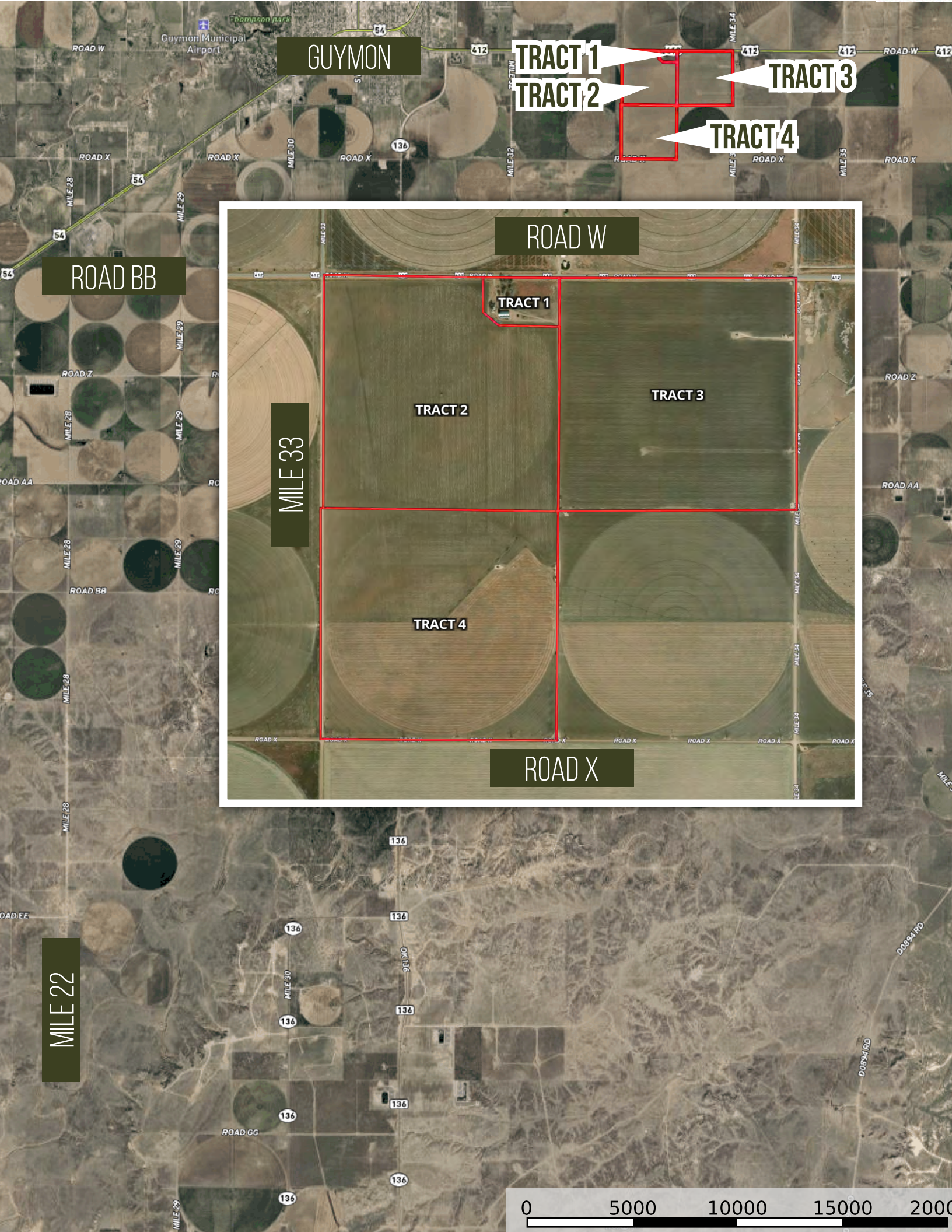
Amarillo Office
806.355.9856

Brady Cowan
940.733.9608

Greg Good
806.228.8140

Bill Newman
806.676.8599





GUYMON

TRACT 1

TRACT 2

TRACT 3

TRACT 4

ROAD BB

ROAD W

TRACT 1

TRACT 2

TRACT 3

TRACT 4

MILE 33

ROAD X

MILE 22

0 5000 10000 15000 2000

TRACT 7 | +/- 494 AC OF SEC 20 & 21, WEST OF TEXHOMA

This is an excellent irrigated tract comprised of +/- 494 acres with the total of +/- 355 wet acres of farmland. The tract has two irrigation wells supplying a 1992 T&L 13 tower center pivot sprinkler.

Per Operating Tenant: The North irrigation well (Electric Submersible) produces +/- 180 gallons per minute (gpm) while the irrigation well (Natural Gas Origin Engine) located in the East-half produces +/- 475 gpm. The sprinkler is nozzled for 550 gpm and operates with excess capacity from the wells. Additional information on the Irrigation wells and system are available upon request.

Sprinkler Owned by Tenant Purchased after Auction: \$25,000.00
Natural Gas Engine Owned by Tenant Purchased after Auction: \$9,000.00
Fertilizer Tank & Pump Owned by Tenant Purchased after Auction: \$2,600.00
Total equipment Purchased after Auction: \$36,600.00

The purchase of Tenant equipment is at Buyer's option.

Electric Submersible Pump Conveyed with Purchase of Land at Auction.

Access and location are excellent being adjacent to the town of Texhoma with paved Oklahoma highway 95 running along the Northern boundary. The tract consists primarily of excellent Gruver clay loam soils with less than 1% slope. Various crop production is available with proper management and use of irrigation with these quality soils. Possession of property is the latter date of closing, or upon harvest and removal of the existing tenants 2025 corn and milo crops.

OK Tax Est. \$323.00
TX Tax Est. \$4,596.04

TRACT 8 **THROUGH** 11 | ACRES VARY

These tracts are all located within the city limits of Texhoma, Texas with city utilities accessible along the right-of-way of South 2nd Street would make a great place to build your new home. These tracts will be surveyed at Buyers expense if purchased separately in the auction.

TRACT 8: 18.22 +/- ACRES
TRACT 9: 19.45 +/- ACRES
TRACT 10: 23.46 +/- ACRES
TRACT 11: 8.14 +/- ACRES

TRACT 12 | +/- 5.72 ACRES

This tract is located within the city limits of Texhoma, Oklahoma with city utilities accessible along the right-of-way of Texas Street would make a great place to build your new home. These tracts will be surveyed at Buyers expense if purchased separately in the auction.

AUCTION TERMS AND CONDITIONS

PROCEDURE: This 1,345 +/- Acres will be offered in 12 individual 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.

BUYER'S 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. The earnest money may be paid in the form of personal check, business check, or cashier's check. The remainder of the purchase price is payable in cash at closing. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING**, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

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. The Buyer(s) will be responsible for any "rollback" in the property taxes. The Buyer(s) will be responsible for all additional taxes imposed after the date of execution of the Special Warranty Deed by seller as a result of any change in use of any part of the subject property, the intent being that all such additional taxes shall be the responsibility of the Buyer(s) and the Buyer's heirs, personal representatives and assigns.

BROKER PARTICIPATION: Contact the Auction office to obtain the broker participation guidelines.

CLOSING: Will take place on or before December 19, 2025 or as soon as applicable closing documents and surveys (if needed) are completed.

POSSESSION: Possession will be given at closing, other than Tracts 1-4 of which lease expires 8/31/26.

TITLE: (TX) Seller shall provide an Owner's Policy of Title Insurance on the surface tracts in the amount of the purchase price. Buyer(s) will be responsible for all expenses related to acquiring a mortgagee's title policy, if required. **(OK)** Seller shall provide an Abstract of Title for the parcel or combination of parcels. Buyer(s) will be responsible for all expenses related to acquiring an owner's/mortgagee's title policy, if required. Seller shall execute a Special Warranty Deed conveying the real estate 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: No survey required. If title company deems that there is not a sufficient existing legal description for a tract or combination of tracts, a survey will be performed at the expense of the Buyer.

MINERAL RIGHTS: This auction is for Surface Estate only.

CONSERVATION RESERVE PROGRAM: Buyer shall become successor to any USDA FSA Conservation Reserve Program contract, CRP payments shall be prorated, and CRP contract shall be in compliance at the time of closing.

AGENCY: Clift Land Auctions and Clift Land Brokers and its representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information used in the marketing of this property is 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 Sellers 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 used in marketing this property 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 are approximate. 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.

NEW DATA, CORRECTIONS AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes, corrections or additions to the property information.

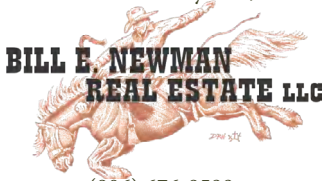
NOTE: Video taping, flash photography and/or public announcements will be allowed on auction day ONLY with prior approval from Clift Land Auctions.

Clift Land Auctions is a member of the Texas Auctioneers Association, Oklahoma State Auctioneers Association, and the National Auctioneers Association.

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Offered in cooperation with
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