



ABSOLUTE MULTIPARCEL AUCTION | LAMB COUNTY, TX

# CHARLES HINDS ESTATE AUCTION



LAMB COUNTY AG CENTER  
619 HALL AVENUE | LITTLEFIELD, TX

## AUCTION DAY

WEDNESDAY, DECEMBER 17  
2:00 P.M.

## INFORMATION MEETING

WEDNESDAY, DECEMBER 10  
10:00 A.M.

(806) 355-9856  
5% BUYER PREMIUM



Clift Land  
Auctions

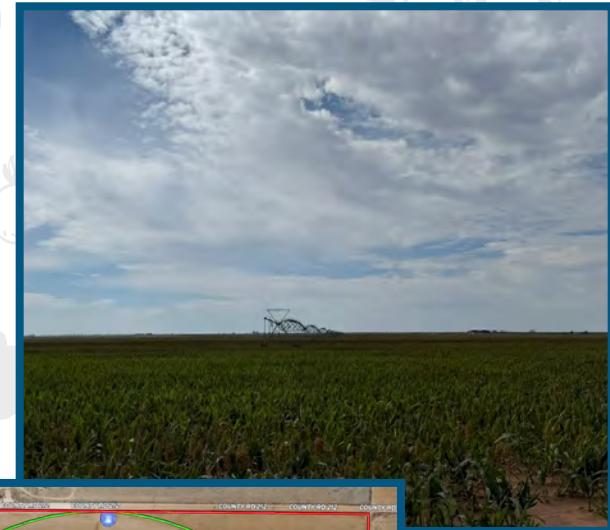
TX Broker License #9012960 | TX Auctioneer License #18046

# TRACT 1

## SIZE: 190.8 +/- acres

The farm is 190.8 +/- acres with a 135-acre irrigated circle. All the corners are dryland except for the SE corner which has a large Play lake. There is an early 2000's Zimmatic sprinkler, supplied by four submersible wells producing 120 gpm according to the tenant. There are 0.9 gallons per irrigated acre. The farm has productive soil with 88.5% being Amarillo fine sandy loam.

**LOCATION:** Seven and one-half miles north of Littlefield on US-385, then one-half miles east of Littlefield on County Road 212.



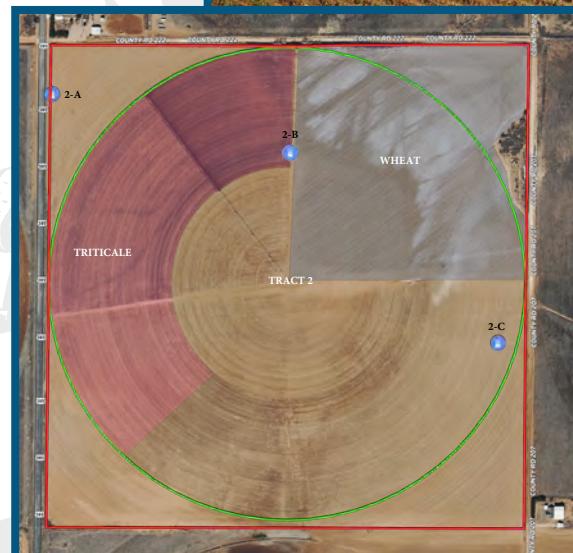
# TRACT 2

## SIZE: 173.9 +/- acres

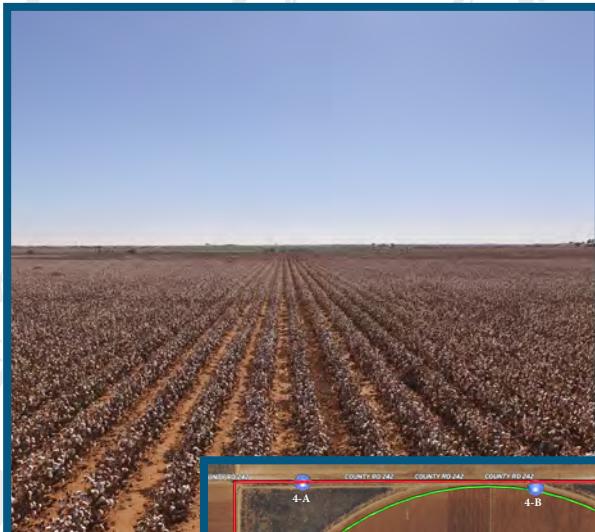
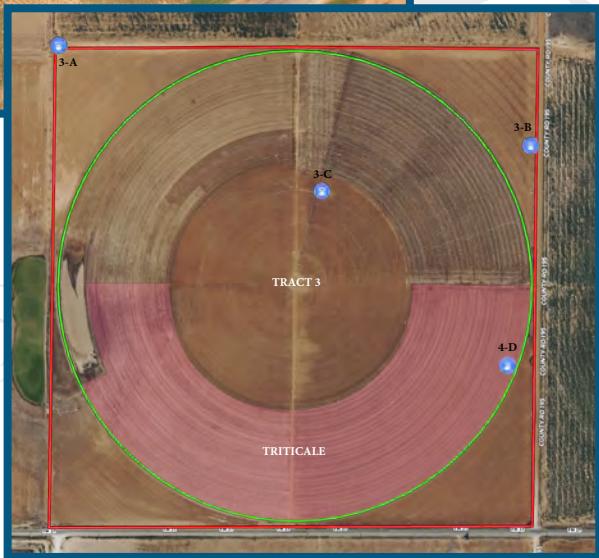
The farm is 173.9 +/- acres with a 130-acre irrigated circle. All the corners are dryland. There is an early 1990's Zimmatic sprinkler, supplied by three submersible wells producing a combined 250 gpm according to the tenant. There are 1.9 gallons per irrigated acre. The NE/4 slopes towards the draw and has less desirable soil. **MANDATORY PURCHASE OF GROWING CROPS:**

**OF GROWING CROPS:** There are 38 acres planted to 90 lbs. of 813 Triticale at \$115/ac. (\$4,370.00), and 42 acres of wheat planted at \$50/ac. (\$2,100.00)

**LOCATION:** Six miles north of Littlefield on US-385 on the east side of the highway.



# TRACT 3



**SIZE:** 175.36 +/- acres

The farm is 175.36 +/- acres with a 130-acre irrigated circle. All the corners are dryland. There is an early 1990's Zimmatic sprinkler, supplied by four submersible wells making 200 gpm according to the tenant. There are 1.5 gallons per irrigated acre. The farm is mostly flat with 97.1% Amarillo fine sandy loam soil.

**MANDATORY PURCHASE OF GROWING**

**CROPS:** There are 47 acres planted to 90 lbs. of 813 Triticale at \$115/ac. (\$5,405.00).

**LOCATION:** Five and one-half miles north of Littlefield on US-385, then west on FM 37 for one-half mile.

# TRACT 4

**SIZE:** 207.7 +/- acres

The farm is 207.7 +/- acres with a 160-acre irrigated circle. All the corners are in CRP until 2032, paying \$49.44/ac., for a total of \$2,092.00 annually. There is a late 80's Zimmatic 9-tower sprinkler, supplied by five submersible wells making a total of 200 gpm according to the tenant. There are 1.3 gallons per irrigated acre. The farm is mostly flat with some slope and sandy soil on the east half. The soil is 98.4% Amarillo fine sandy loam.

**LOCATION:** Four and one-half miles north of Littlefield on US-385, then one-half miles east on County Road 242.

COUNTY RD 208



SCAN  
TO VIEW  
ONLINE

COUNTY RD 212

COUNTY RD 155

COUNTY RD 212

COUNTY RD 165

COUNTY

COUNTY RD 228

84



COUNTY RD 232

AMHERST

1ST ST

2ND ST

COUNTY RD 238

COUNTY RD 125

COUNTY RD 242

COUNTY RD 135

FM 37

COUNTY RD 248

COUNTY RD 242

COUNTY RD 175

COUNTY RD 248

FM 3

FM 37

COUNTY RD 262

COUNTY RD 262

COUNTY RD 262

COUNTY

COUNTY RD 115

COUNTY RD 272

COUNTY RD 125

COUNTY RD 131

COUNTY RD 151

COUNTY RD 272

COUNTY RD 161

COUNTY RD 171

COUNTY RD 282

COUNTY RD 292

COUNTY RD 292



TRACT 6

COUNTY RD 151

COUNTY RD 292

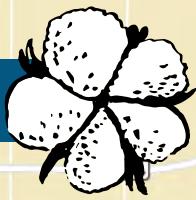
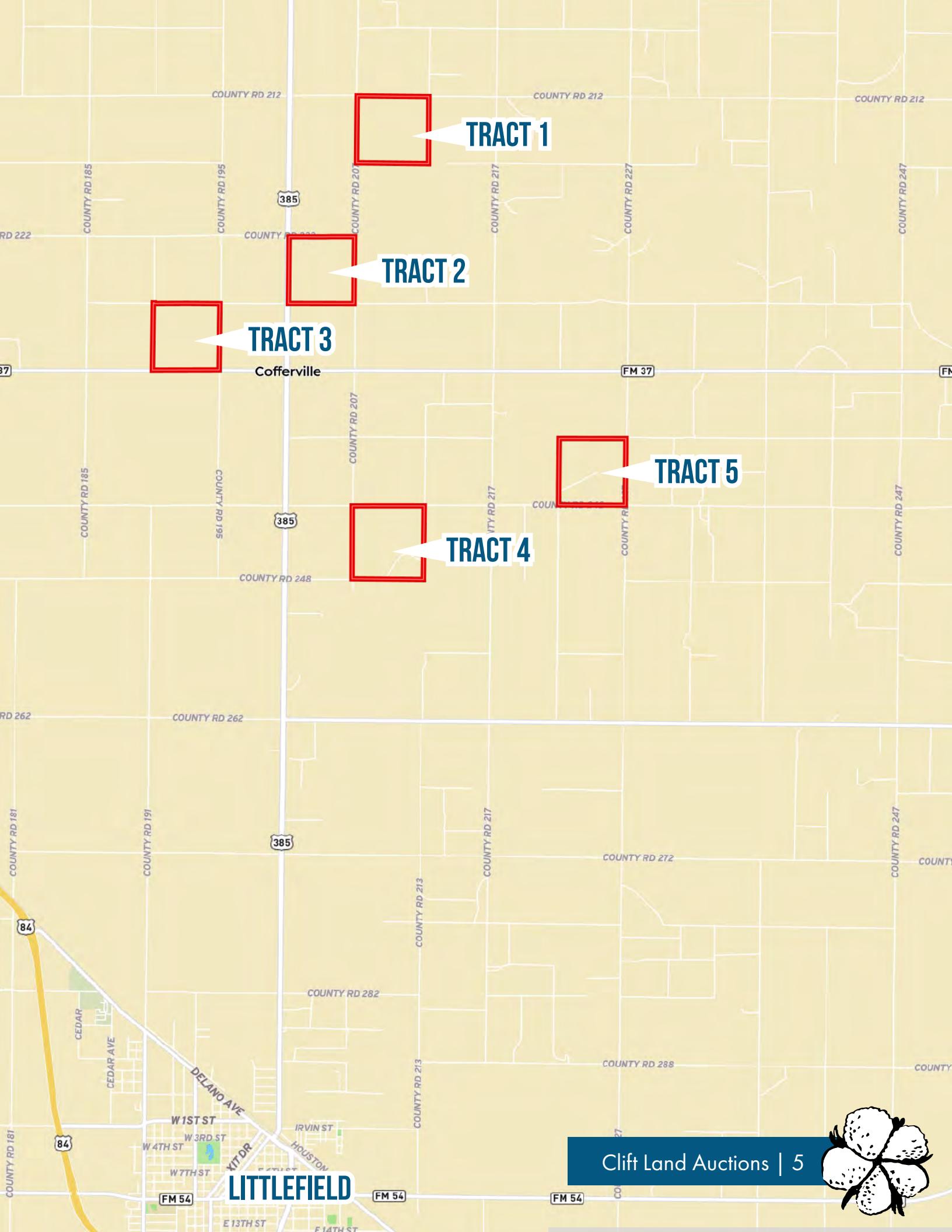
COUNTY RD 161

Littlefield  
Municipal Airport

FM 54

4 | Clift Land Auctions





# CALL FOR MORE INFORMATION:

*Amarillo Office* — 806.355.9856  
*Littlefield Office* — 806.385.0905  
*Eric Turpen* — 806.679.6206

## TRACT 5

### **SIZE:** 177.1 +/- acres

The property is 177.1 +/- acres in CRP. The farm was previously irrigated and still has a pivot pad and two old irrigation wells. There is a livestock pump in Well 5B that was placed in July 2024 and can be bought at closing from the tenant for \$3,200.00. The 168.03-acre CRP contract expires in 2030, pays \$44.62/ac., for an annual total of \$7,497.00. There are two large Playa lakes on the property.

**LOCATION:** Four and one-half miles north of Littlefield on US-385, then two miles east on County Road 242.



## TRACT 6

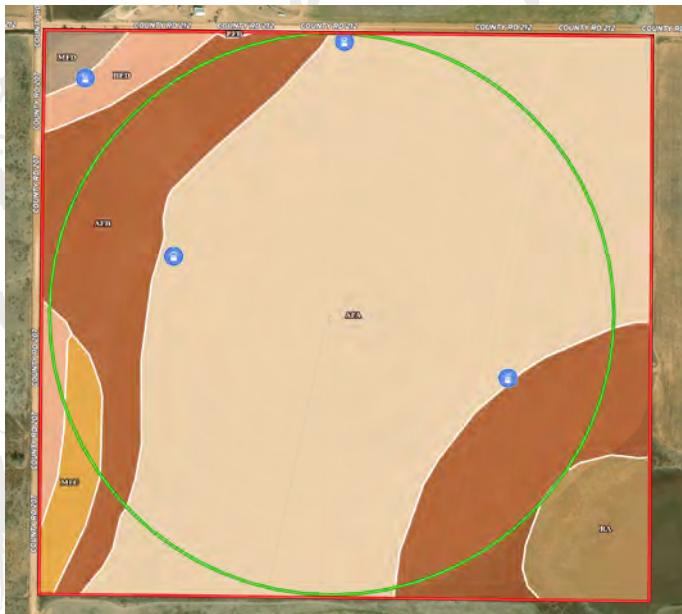
### **SIZE:** 114.3 +/- acres

The property is 114.3 +/- acres in CRP, expiring in 2030, paying \$38.00/ac., for an annual total of \$4,291.00. The property has paved frontage on the east side. There are no improvements on the property.

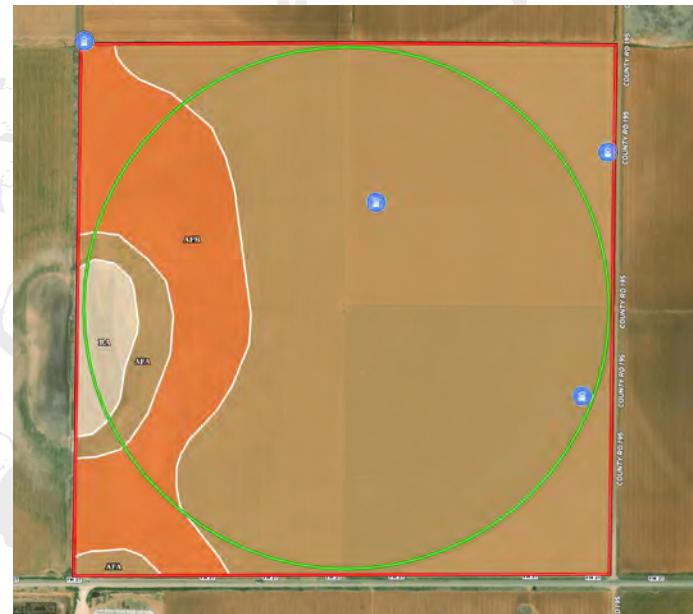
**LOCATION:** Four and one-half miles west of Littlefield on FM 54, then two miles north on FM 3216.



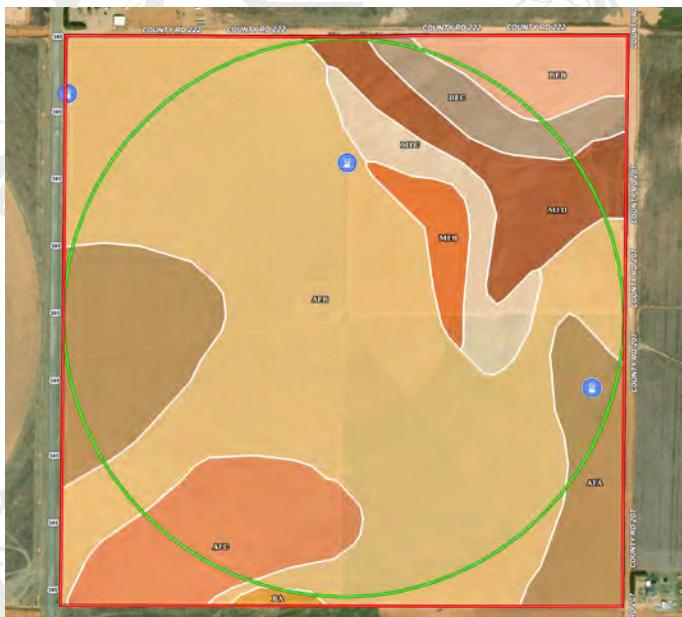
# TRACT 1



# TRACT 3



# TRACT 2



# TRACT 4



## Lamb County, TX Soil

AfA	Amarillo fine sandy loam	0 to 1 percent slopes
AfB	Amarillo fine sandy loam	1 to 3 percent slopes
AfC	Amarillo fine sandy loam	3 to 5 percent slopes
BeB	Berda fine sandy loam	1 to 3 percent slopes
BeC	Berda fine sandy loam	3 to 5 percent slopes
BeD	Berda fine sandy loam	5 to 8 percent slopes
MfB	Veal fine sandy loam	1 to 3 percent slopes
MfC	Mansker fine sandy loam	3 to 5 percent slopes
MfD	Mansker fine sandy loam	5 to 8 percent slopes
PfB	Midessa fine sandy loam	1 to 3 percent slopes
Ra	Randall clay	



SCAN  
TO VIEW  
ONLINE



# AUCTION TERMS & CONDITIONS

**PROCEDURE:** This 1,039.16 +/- Acres will be offered in 6 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 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 January 30th, 2026 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 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. 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:** **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:** All owned mineral interest will convey.

**WIND RIGHTS:** The property is subject to a Wind Lease and will convey to Buyer at closing. All owned wind interest will convey.

**CONSERVATION RESERVE PROGRAM:** Buyer shall become successor to any USDA FSA Conservation Reserve Program contract and CRP contract shall be in compliance at the time of closing. All fiscal year 2025-2026 and remaining CRP payments shall be paid to Buyer.

**GROWING CROP CONVEYANCE:** There is a growing crop on Tracts 2&3. The Buyer(s) must purchase the growing crop from Tenant. Tract 2 Buyout will be a total of (\$6,470.00). Tract 3 Buyout will be (\$5,405.00). See brochure for details.

**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:** Videotaping, 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.

TX AUCTIONEER LICENSE #18046  
TX BROKER LICENSE #9012960

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[www.CliftLandAuctions.com](http://www.CliftLandAuctions.com) | 800.299.LAND

