

TX Broker License #9012960 | TX Auctioneer License #18046



DONLEY  
COUNTY

JULY  
16

210 +/- acres

# SUMMER STEWART TRUST

ABSOLUTE ONLINE AUCTION

**BIDDING OPENS ON WEDNESDAY, JULY 15 @ 8:00 AM CST**  
**AUCTION SOFT CLOSES ON THURSDAY, JULY 16 @ 12:00 PM CST**

**5% BUYER PREMIUM**



**210+/- total acres** of recreational ranchland only 3.5+/- miles SW of Clarendon and 50+/- miles SE of Amarillo. The entire drive is blacktop highway with Farm to Market 2162 providing front gate access. 77.16+/- acres of old farmland which is currently expired CRP, the remaining acreage being native grass and rough breaks draining into Cottonwood Creek. The diversity in terrain and big sky views makes this tract feel like a large ranch. Wildlife is plentiful including deer, quail, dove, feral hogs, road runners, varmints, and more.

Property Taxes: \$266.58

Electricity is available on the north and east sides of the property. One electric stockwell with a fiberglass tank is present and was recently reworked by Crowell Water Well Service on 5-20-2026. Total Depth = 241'; Water Level = 203'; Pump Setting = 233'. A dirt tank sits on the north end of the property and maintained water throughout the dry winter and spring of 2026. One cross fence is in place separating the expired CRP from the native grass and breaks.

## CALL FOR MORE INFORMATION:

*Amarillo Office*  
806.355.9856

*Hadley Perkins*  
806.206.3510

**FM 2162**

**UHF TOWER**

**WELL**



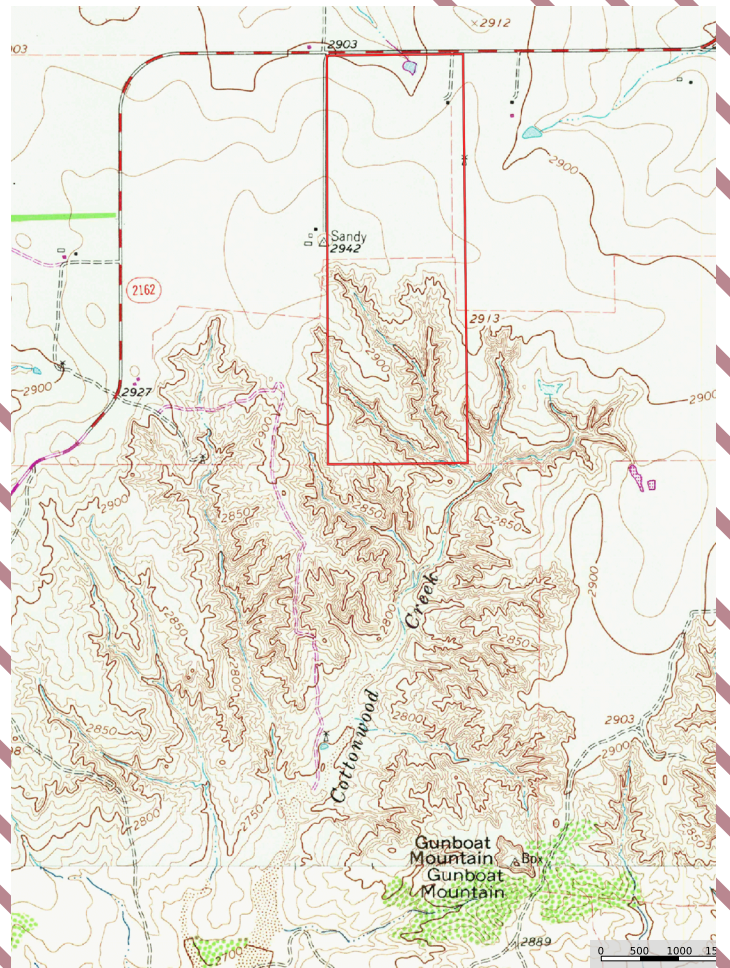
**CLARENDON**

**FM 2162**

**FM 2162**



SCAN  
TO VIEW  
ONLINE



# ONLINE AUCTION TERMS AND CONDITIONS

**PROCEDURE:** This 210+/- Acres will be offered in one (1) individual surface tract. Online bidding will take place beginning at 8:00 am CST Wednesday, July 15th, and will "soft close" at 12:00 noon CST on Thursday, July 16th. At 12:00 noon CST on Thursday, July 16th, bidding will continue in five-minute increments after each new bid until five minutes have passed with no new bids.

**BIDDER QUALIFICATION:** YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, and are capable of paying cash at closing. Potential bidders must be approved to bid online. Go to [www.clifflandauctions.com](http://www.clifflandauctions.com) and CREATE AN ACCOUNT, if you do not currently have an account. Then ENTER the AUCTION and REQUEST APPROVAL to bid. You must be approved by Clift Land Auctions before you can bid. You must agree to the auction terms and conditions during the registration process.

**BUYER'S PREMIUM:** A five percent (5%) Buyer Premium is in effect on your purchase. 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. The successful bidder will sign a purchase agreement within two (2) hours of the close of the auction.

**EARNEST MONEY:** Ten percent (10%) Earnest Money upon signing a purchase agreement. The Earnest Money may be paid in the form of personal check, business check, cashier's check, or wire transfer. The remainder of the purchase price is payable in cash at closing.

**REAL ESTATE TAXES AND ASSESSMENTS:** The Property Taxes will be prorated to the date of closing, and Seller shall have paid all Property Taxes for prior years before closing. The Buyer will be responsible for any "rollback" in the property taxes. The Buyer 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 and the Buyer's heirs, personal representatives and assigns.

**CLOSING:** Will take place on or before **August 28th, 2026**, or as soon as applicable closing documents are completed.

**POSSESSION:** Possession will be given at closing and funding.

**TITLE:** Seller shall provide an Owner's Policy of Title Insurance on the surface tract in the amount of the purchase price. Buyer 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 surface 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. There are no hunting or grazing leases on the property. Seller makes no representations or warranties concerning the UHF Tower and will not retain or reserve any future rights to such tower or lease royalties from such. UHF Tower is as is where is. The most recent lease concerning the UHF Tower can be provided by request.

**SURVEY:** No survey will be provided by the Seller.

**MINERAL RIGHTS:** All owned to be reserved.

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

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in the promotion and advertisement of this auction 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. 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. Bidders should complete this due diligence prior to bidding on this auction. Increments of bidding are at the direction and discretion of the auction company. 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 auction company 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, 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 trouble placing your online bid, immediately contact Brady Cowan at (940) 733-9608 for assistance in placing your bid.



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Amarillo, Texas 79101

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

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