

235[±]
acres

Offered in
2 Tracts

Excellent

NOBLE COUNTY, OK

**FARMLAND
AUCTION**

- Excellent Locations on Both Farms
- 230.54 Tillable Acres per FSA
- Tabler Silt Loam & Bethany Silt Loam Soils
- Hwy 15 Frontage Only 1.5 Miles Off I-35

TUESDAY, AUGUST 5 • 2:00PM

held at 1st National Bank, Tonkawa, OK • Online Bidding Available

4% Buyer's Premium

405.332.5505

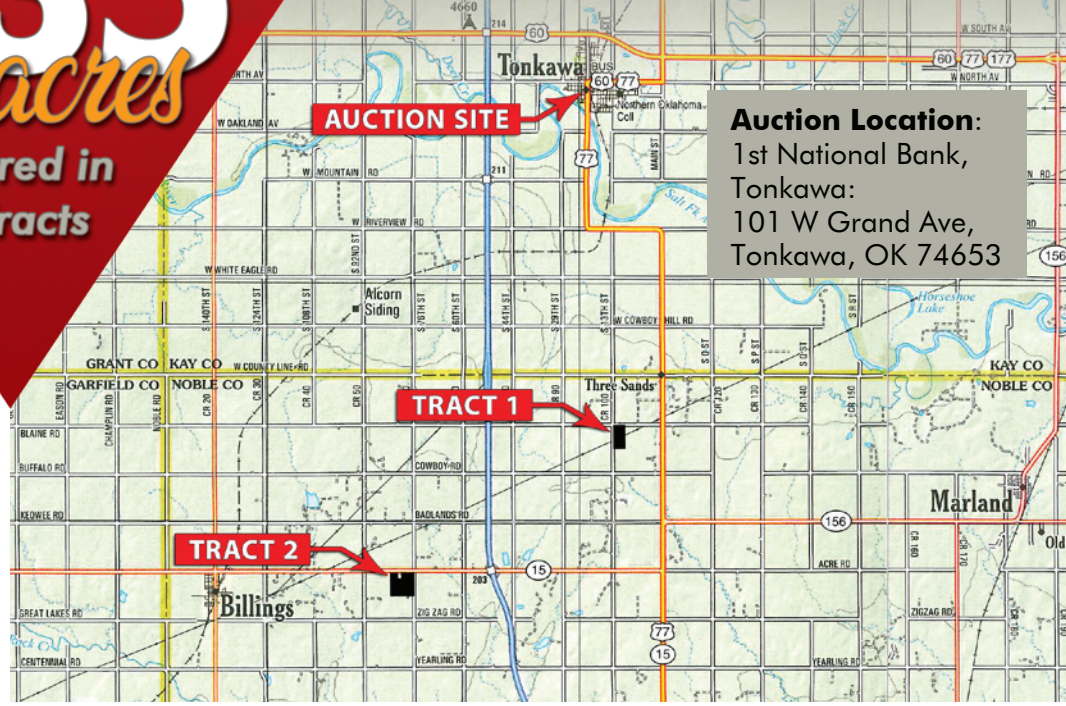
SchraderWellings.com



Excellent NOBLE COUNTY, OK FARMLAND AUCTION

235[±] acres Offered in 2 Tracts

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Starts at 2:00pm • Online Bidding Available



Auction Location:
1st National Bank,
Tonkawa:
101 W Grand Ave,
Tonkawa, OK 74653

Excellent opportunity to acquire two very well positioned farms in northern Noble County, around the Billings and Tonkawa areas. Farm 1 is located just south of Tonkawa and only 3/4 mile off Hwy 77, while Farm 2 is located along Hwy 15 only 1.5 miles west of I-35. The farms are predominantly composed of Tabler Silt Loam and Bethany Silt Loam soils, with 230.54 tillable acres per FSA. Exciting chance to acquire investment grade farmland in Noble County and/or add to an existing operation in the area. Bidders will have the opportunity to place bids on either individual tract or the combination of both farms!



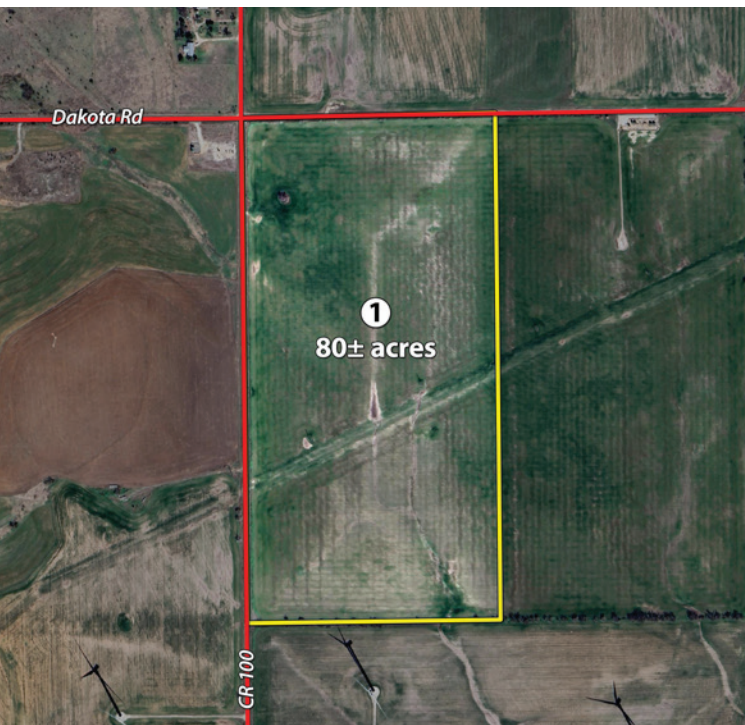
TRACT 1



TRACT 1



TRACT 2



TRACT 1: 80± acres located just south of Tonkawa along Dakota Rd. Primarily Tabler Silt Loam soils, excellent topography and easy access on 77.72 tillable acres per FSA.

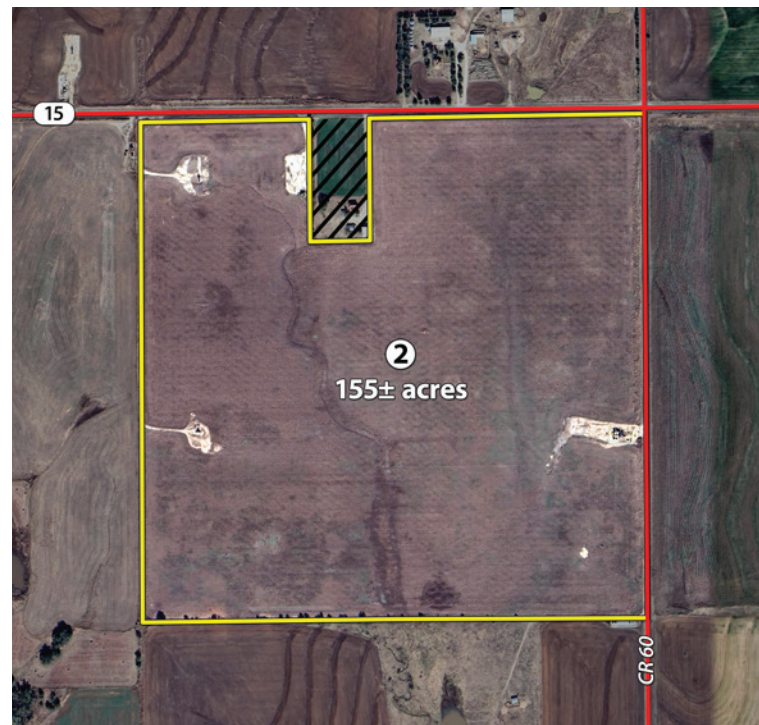
TRACT 2: 155± acres located along Hwy 15 only 1.5 miles west of I-35. Primarily Bethany Silt Loam soils and also an excellent potential building site along Hwy 15 frontage.

Property Legal Descriptions:

TRACT 1: W/2, NW/4, Section 10, T24N, R1W, Noble County

TRACT 2: NE/4, Section 26, T24N, R2W (Less & Except 5ac House Lot), Noble County

Land Tour/Inspections: Call Brent Wellings for an Appointment or Inspect Farms at Your Convenience!



TRACT 1



TRACT 2

Auction Terms and Conditions

PROCEDURE: Tracts 1 and 2 will be offered in individual tracts or as the whole unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on individual tracts and the whole property may compete. The property will be sold in the manner resulting in the highest total sale price.

BUYER'S PREMIUM: The purchase price will be the bid amount plus a 4% Buyer's Premium.

DOWN PAYMENT: 10% of the total contract purchase price will be due as a down payment on the day of auction, with the balance due in cash at closing. The down payment may be made in the form of cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.

APPROVAL OF BID PRICES: All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. The auction bids are subject to the acceptance or rejection by the Seller.

DEED: Seller shall be obligated only to convey title by Trustees Deed.

EVIDENCE OF TITLE; TITLE INSURANCE: Sellers shall furnish at Sellers' expense an updated title insurance commitment disclosing fee simple title to the real estate in the name of Sellers (free and clear of any material encumbrance that does not constitute a Permitted Exception) as of a date after the Auction and prior to closing, subject to all standard requirements, conditions and exceptions

and subject to the Permitted Exceptions. If Buyer and/or Buyer's lender elect(s) to purchase title insurance, the cost of issuing the owner's and/or lender's title insurance policy, and any desired endorsements, shall be at Buyer's sole expense.

CLOSING: The closing shall take place 45 days after the auction or as soon thereafter as applicable closing documents are completed by Seller.

POSSESSION: Shall be delivered at Closing, subject to rights of current tenant.

REAL ESTATE TAXES: 2025 taxes shall be prorated to the date of closing.

MINERALS: Seller specifically excepts and reserves all minerals, including without limitation, oil, gas, coal, coalbed methane, and all other hydrocarbons, lignite, and all metallic minerals, etc., if any, associated with the referenced real estate, and the term "Property" shall not include any mineral rights.

ACREAGE AND TRACTS: All acreages and dimensions are approximate and have been estimated based on current legal descriptions, property tax records and/or aerial photos. Any corrections, additions, or deletions will be made known prior to the auction.

AGENCY: Schrader Real Estate and Auction Company, Inc. 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 Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions

in the brochure are approximate. 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 subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents 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. ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

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

Auction Manager
Brent Wellings

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SCHRADER

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RC25-315

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Auction Manager

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Charles Brent Wellings - Real Estate Lic#158091



Online Bidding Available

You may bid online during the auction at
www.schraderauction.com. You must be registered **One
Week in Advance of the Auction** to bid online. For
online bidding information, call Schrader Auction
Company at 800.451.2709

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