

**1,438.39± Acres**  
**Harper County, Oklahoma**  
**Unreserved Online Land Auction**  
**Selling in 2 Tracts**

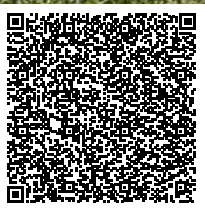


Bid Online  
**OCT. 8-22,**  
**2024**

**BIDDING ENDS AT 11 A.M. CDT**

Get a salebill, register and bid at

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**JAMES D & LUCINDA R COOPRIDER LIVING TRUST**

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[ EXPERTS IN SELLING LAND ]





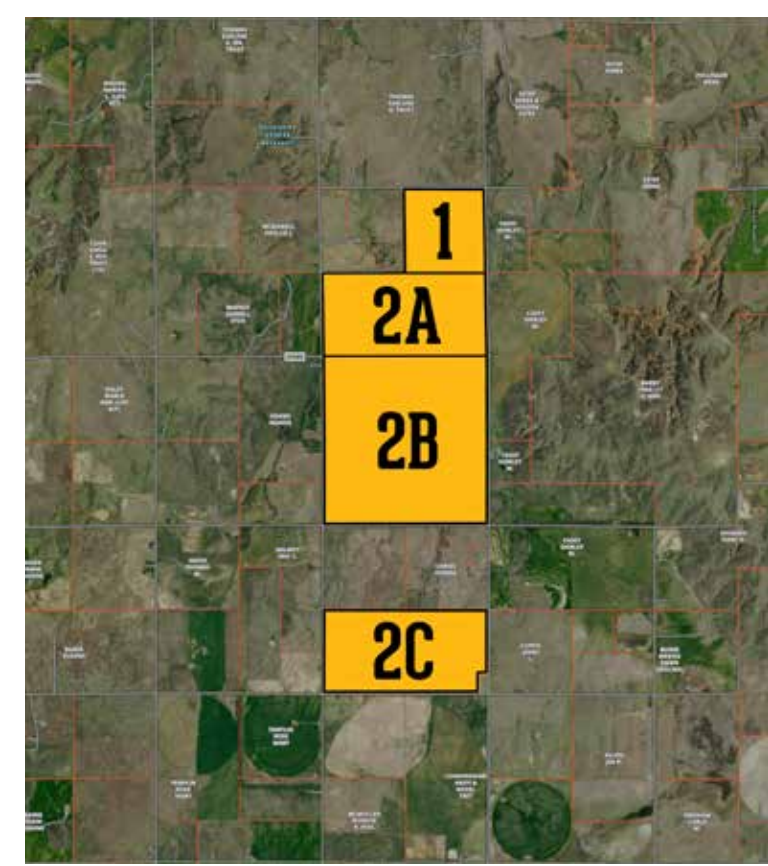
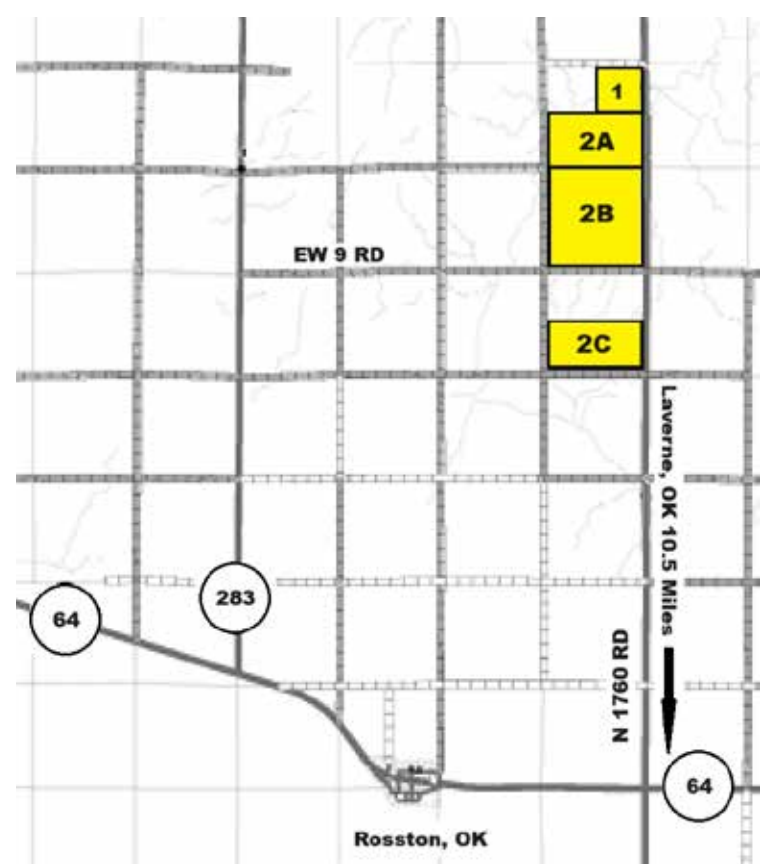
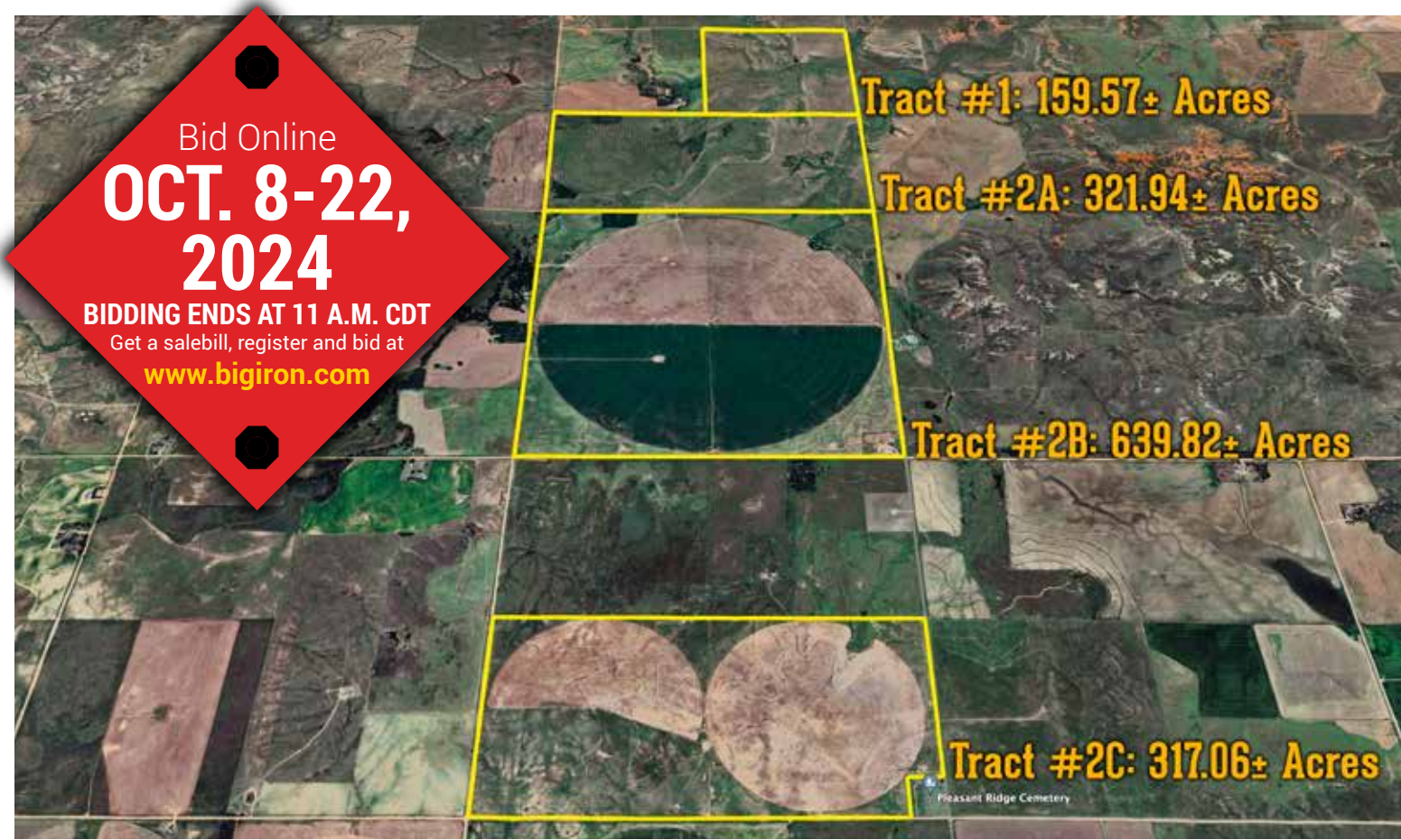
Tract #1: 159.57± Acres  
Tract #2A: 321.94± Acres  
Tract #2B: 639.82± Acres  
Tract #2C: 317.06± Acres  
Tract #2: 1,278.82± Acres  
Selling as Tract 2A, 2B, and 2C

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**James D & Lucinda R. Coopriider Living Trust**

For more information on these properties, visit  
[www.bigiron.com](http://www.bigiron.com) or contact the listing agent,  
**Mike Campbell 620.899.6989**





## SELLERS: JAMES D & LUCINDA R COOPRIDER LIVING TRUST

These nine quarter sections contain 1,438.39 acres in Harper County, OK, selling in 2 tracts. This is a rare opportunity to buy high quality land for any stocker cattle, cow/calf, irrigated alfalfa, irrigated grain operation or investor. It's 7 miles north of Laverne, OK, on US Highway 283 to the junction of US Highways 283 & 64, then go another 4 miles north on paved Harper County 'NS (north/south) 176 Road' to 'EW (east/west) 10 Road'.

This land has above average soil types and productivity for the area. Only 36% of the soils in Harper County, OK, are considered 'Prime' by USDA Natural Resource Conservation Service (NRCS). This property has 967.27 acres of 'Prime' class 1 & 2 soils. There's 642.61 acres under center pivot irrigation; 199.34 acres in the Conservation Reserve Program (CRP); 304.3 acres of cropland primarily in pivot corners planted to Bermuda grass for grazing; and 292.14 acres in native grass and other uses. Average annual precipitation is 27.86 inches. The cropland has been used for alfalfa, stocker cattle grazing on triticale, put into CRP, or converted to Bermuda grass for grazing for years so FSA grain yields have not been proven up.

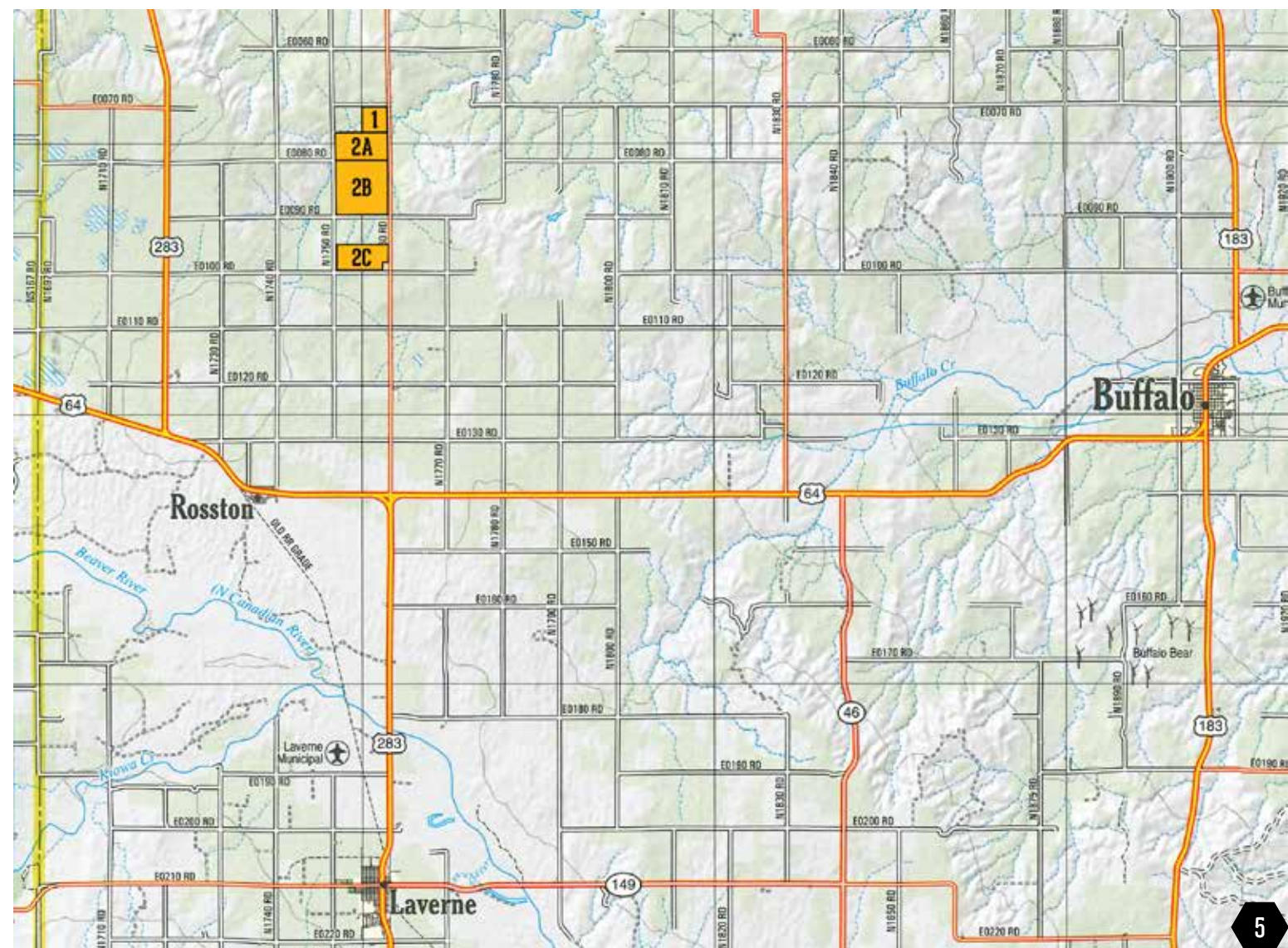
Two irrigation wells pump a combined 1,200 gallons per minute (gpm) with 1,200 acre feet authorized. There's one 17 tower T&L pivot; two Lindsay Zimmatic 8 tower pivots; ten 16 ft diameter 3,000 gallon fiberglass stock tanks; one 3,000 gallon 'tire' water tank; two solar water pumps; four windmills; one water well pumps 60 gpm to 3 tanks; irrigation water feeds one tank; several ponds; 6 wire stretched barbed wire fences are used for cross fencing and around field perimeters, the fence is 2 or 3 steel posts between two hedge posts; welded pipe gates or in-ground cattle guards are at entrances; it has pipe corrals with sorting gates, loading chute and catch pens; two sorting pens; welded pipe fences in places; 40 ft shipping container storage; 2 fertilizer storage tanks and a 40 x 150 covered hay shed.

**Mineral Rights:** Surface rights only on all tracts. No mineral rights sell.

**Water Rights:** Irrigation water rights pass to the buyer.

**Crops:** Crops planted at the time of closing pass to the buyer.

**Possession:** Immediate possession on all acres go to the buyer at closing. Early access ahead of closing is available on all tracts with a 30% non-refundable down payment. See full 'Terms' on page 11.





# Tract #1: 159.57± Acres

# Tract #2A: 321.94± Acres

**Description:** This is the (northeast quarter) NE 1/4 16-28-25 with 159.57 acres. It's beautiful grazing land with 96.29 acres of expired CRP and 63.28 acres of native grass. It has a windmill with a 3,000 gallon fiberglass tank with overflow into a nice pond. Water holes are evident along the stream running through the property. The perimeter has a 6 wire stretched barbed-wire fence. The entrance is in the northwest corner, bordering 'EW 7 Rd'; it's bordered to the east by paved 'NS 176 Rd'. Soils are 31.6% 'Prime' class 1 & 2 and 19.6% class 3. The FSA base and yield data shown below is from the days when the land was farmed before it went into CRP which is now expired. The grass on this quarter has not been grazed in the last year.

**Legal:** NE 16-28-25

**Location:** South of 'EW 7 Rd' between 'NS 176 Rd' (east side) and 'NS 175 Rd' (west side) in Harper County, OK. Signs are posted.

**2023 Taxes:** \$159

**FSA Info:**

- » **Wheat**
- » Base: 20.7
- » Yield: 23 bu



**Description:** Tract 2A is a half section south of and adjoining Tract 1. This beautiful half section has 199.34 acres of cropland in CRP grass paying \$43.70 per acre or \$8,711 per year and expires 9-30-2025. It has an FSA – CRP wheat base reduction of 149.1 acres. When the CRP expires the 149.1 acre base will be restored to the land. The seller retains the 2024 CRP payment (expected to be paid 10-1-24 by USDA). The buyer receives the 2025 CRP payment (expected to be paid 10-1-2025 by USDA). There are 122.6 acres of native grass. The grass on this half section is fenced off from the northeast quarter and from the section to the south by a 5 wire stretched barbed-wire fence. Cross fencing separates the native grass and CRP within the half section. The soils are 64.5 % 'Prime' class 1 & 2 (207.87 acres). There's a windmill with a 3,000 gallon fiberglass tank on the east quarter. On the west quarter is a welded pipe catch pen with sorting gates. The catch pen serves this half section plus the adjoining section (pivot) to the south. The catch pen has a windmill, with two 3,000 gallon fiberglass tanks (one in the catch pen and one on the north side of the catch pen). The south side of the catch pen and the loading chute extend onto the section to the south. This half section has 3 groves of trees for wildlife habitat with abundant forage and water for deer. Swinging pipe gates or in-ground cattle guards are at the entrances. This grass has not been grazed in the last year.

**Legal:** S 1/2 16-28-25

**Location:** Half mile south of 'EW 7 Rd' and between 'NS 176 Rd' (east side) and 'NS 175 Rd' (west side) in Harper County, OK. Signs are posted.

**2023 Taxes:** \$550

**FSA Info:**

- » **Wheat**
- » CRP Base Reduction: 149.1
- » Yield: 0 bu





# Tract #2B: 639.82± Acres

**Description:** This section is some of the best land in Harper County, OK. The soils are 93.5% 'Prime' class 1 & 2. It has 598.19 acres of cropland and 41.63 acres of native grass & other uses. 466.95 acres are irrigated under one pivot. Pivot corners and other cropland totaling 131.3 acres are planted to Bermuda grass for grazing and haying. The cropland has been used for irrigated alfalfa, stocker cattle grazing on irrigated triticale, or converted to Bermuda grass for grazing over the years so FSA grain yields have not been proven up.

The pivot is a T & L, 17 tower system in excellent condition, purchased used in 2021. The north half of the pivot is planted to 230.76 acres of triticale for grazing. The south half of the pivot is planted to 236.13 acres of alfalfa for hay production. The irrigation engine runs on natural gas. The well (ID 123979) was drilled 1-10-2009 with a 16" steel casing, pumping 626 gallons per minute (gpm). This irrigation well and the well on the south half of 28-25-25 push a combined 1,200 gpm into this section pivot. A poly tank in the engine enclosure provides injectable fertilizer to the crops. A separate 9 inch cased well near the southcentral entrance to the section, was drilled 5-1-1990 and pumps 60 gpm to three 16 ft. 3,000 gallon fiberglass tanks and to a frost free hydrant at the hay shed. The three water tanks are spaced across the south end of the section. A 6 wire stretched barbed-wire fence circles the pivot to restrict grazing during the alfalfa growing season. A separate 6 wire stretched barbed-wire fence is around the perimeter of the section. A solar pump on the north half of the circle pumps into a 3,000 gallon tire water tank. Metal cattle sorting pens are on the west and east sides of the section adjoining the roads. A welded pipe catch pen is on the Tract 2A & 2B boundary in the northwest quarter of this section with a loading chute, windmill and two tanks. Swinging pipe gates, in-ground cattle guards, or both, are at all entrances. There are 3 groves of trees in the northwest corner of this section for wildlife habitat with abundant forage and water for deer.

A 5.54 acre hay yard is in the southeast corner of the section, next to paved 'NS 176 Rd', for easy hay truck loadout. A covered 40 X 150 hay storage pole shed, a fertilizer tank and a 40 ft storage shipping container are located at the hay yard. Round bales stored at the hay yard belong to a prior tenant and do not sell.

**Legal:** Section 21-28-25

**Location:** North of 'EW 9 Rd' between 'NS 176 Rd' (east side) and 'NS 175 Rd' (west side) in Harper County, OK. Signs are posted.

**2023 Taxes:** \$1,458

**FSA Info:**

- » **Wheat**
- » Base: 598.19
- » Yield: 31 bu





# Tract #2C: 317.06± Acres



**Description:** This half section has 317.06± acres of total farmland. It has 252.43 acres of cropland and 53.93 acres of native grass & other uses. 175.72 acres are irrigated (63.22 acres west pivot / 112.50 acres east pivot). Pivot corners and other cropland totaling 76.71 acres are planted to expired CRP grass for grazing and haying. Soils are 34.8% 'Prime' class 1 & 2 and 42.4% class 3. The cropland has been used for stocker cattle grazing on irrigated triticale or put into CRP which is now expired, so FSA grain yields are not proven up.

Both pivots were purchased new 5-31-2018. They are Lindsey Zimmatic 8 spans with a 22 ft overhang. The pivots are planted to triticale for grazing. The irrigation engine runs on natural gas. The well (ID 151434) was drilled 4-15-2013 with a 16" steel casing, pumping 600 gpm. When this well isn't providing water to these two pivots, the water is piped a half mile north to the section pivot. The 10 inch underground line to the north section pivot crosses a third party landowner.

A solar pump in the southwest corner supplies a 3,000 gallon fiberglass tank with overflow into a pond. A windmill in the southeast corner supplies a 3,000 gallon tank north of the cemetery. The cemetery does not sell.

**Legal:** S 1/2 28-28-25

**Location:** North of 'EW 10th Rd' between 'NS 176 Rd' (east side) and 'NS 175 Rd' (west side) in Harper County, OK. Signs are posted.

**2023 Taxes:** \$319

**FSA Info:**

- » **Wheat**
  - » Base: 44.93
  - » Yield: 29 bu
- » **Gr. Sorghum**
  - » Base: 4.83
  - » Yield: 38 bu
- » **Corn**
  - » Base: 27.56
  - » Yield: 122 bu



## BIDDING PROCESS

The bidding increments will be \$50/acre. The final sale price will be calculated based on the total acres times the highest bid. Real Estate Agent reserves the right to adjust bidding increments. You may place bids on this land for 14 days beginning October 8, 2024, and ending October 22, 2024, at 11:00 a.m. This unreserved online auction features bidding extensions. If a bid is received within five minutes of the scheduled close time on any tract, the bidding period is automatically extended to five minutes on all tracts. This will continue until there is a five-minute period where no bids are placed. NOTE: Do not wait until the day the auction closes to register to bid online. All bidders must be approved to bid, so register at least 24 hours before the auction closes or call 800-887-8625 for assistance.

## TERMS & CONDITIONS

This land sells 'AS-IS' subject to all rights of way and easements, whether recorded or not, and to oil and gas leases of record if any. The land is accepted by the Bidder with no representation or warranty of any kind from the Seller or from BigIron Realty, including, but not limited to: the lands condition, it's suitability for any activity or use, its compliance with environmental protection, pollution, or land use laws, regulations, orders, or requirements, the disposal, existence in, on, or under the land of any hazardous materials or substances. Acreages are based on USDA/FSA records considered reliable and may differ from deeded or taxable acres. The buyer of Tract 2 agrees to maintain the 199.34 acres of CRP grass through contract maturity 9-30-2025 and assumes all liability for noncompliance with USDA-FSA requirements. Bidders are responsible for conducting their own inspections and due diligence concerning the property. BigIron Realty is working for the Seller. You may place bids on this land for 14 days, beginning October 8, 2024, and ending October 22, 2024, at 11a.m. The successful buyer(s) will be required to enter into a written purchase agreement immediately after the sale with a 10% non-refundable down payment made payable to: Pioneer Abstract and Title, 114 S. Hoy St., Buffalo, OK 73834, phone 580-735-2586. The earnest money deposit can be made by personal check, company check, or wire transfer. The balance will be due in certified funds at closing on or before November 22, 2024. If early access to any of the tracts is desired - prior to the November 22, 2024, closing - this is available with a 30% non-refundable down payment day of sale. The Seller will provide a current abstract of title at their expense. The cost to examine abstracts and cost of title insurance will be paid by the Buyer(s). Escrow, closing costs, deed preparation, filing fees and revenue stamps are split 50/50 between buyer(s) and seller. Property taxes will be prorated to the date of closing. The property will not be sold subject to financing. Have all financial arrangements made prior to the auction. This unreserved online auction is subject to all Terms and Conditions agreed to by registered bidders of BigIron. BigIron Auctions, BigIron Realty, its agents, or anyone involved in operating the online bidding platform will not be liable to anyone for damages caused by Bidder's use or attempted use of the online bidding process including, but not limited to issues of failure, interruption, accessibility, or delay in the operation of the internet, compatibility of bidders equipment, or the online bidding platform. The auction features bidding extensions. If a bid is received within five minutes of the scheduled close time on any tract, the bidding period is automatically extended to five minutes on all tracts. This will continue until there is a five-minute period where no bids are placed. Announcements made day of sale take precedence over printed material and previously made oral statements. The written purchase agreement, to be signed by the seller and buyer after the auction, is the sole and controlling document of this sale and supersedes any and all other terms, whether verbal, written, expressed, or implied, and shall be the sole and controlling document for this real estate transaction.



## Attend the Auction

**Tuesday  
October 22, 2024  
9 a.m. CDT until bidding ends**

**Clover Inn  
201 W Jane Jayroe  
Laverne, OK 73848**

BigIron Realty representatives will be there to answer questions about the property and assist buyers with bidding online. You do not have to be present to bid online, but you are required to be available by phone.

**Sellers:** Thinking of selling your property? Please attend this auction to see how it works!

Information was obtained from sources deemed reliable, but broker makes no guarantees as to accuracy. All prospective buyers are urged to fully inspect property and rely on their own conclusions. Copyright 2024 BigIron Realty. All rights reserved.

## CONTACT THE LISTING AGENT



**MIKE CAMPBELL**  
620.899.6989  
mike.campbell@bigironrealty.com



# THE BIGIRON REALTY ADVANTAGE



## QUICK LAND SALES

When you list your property on our online land auction platform, it is **guaranteed to be sold after six weeks.**



## MORE MONEY IN YOUR POCKET

Our online land auctions **consistently outperform** traditional auctions and listings.



## UNMATCHED MARKETING REACH

We market land auction listings to **hundreds of thousands of potential buyers** across the United States using traditional and innovative marketing methods.

Celebrating 40 years of farm real estate experience, BigIron Realty brings that experience directly to you with our unique online platform where bidders from around the country can bid on your land anytime, anywhere. Our rural values, paired with today's technology, give you the real estate experience you deserve.

# BigIron REALTY

4860 33<sup>rd</sup> Avenue  
Columbus, NE 68601

[www.bigiron.com](http://www.bigiron.com)  
800.887.8625



# COMBINATION GROUND

## 1,438.39± ACRES HARPER COUNTY, OK

» SELLING IN 2 TRACTS «

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Explore the Property from Above  
DRONE TOUR

