

DRYLAND CROP GROUND

140.38± ACRES TEXAS COUNTY, OK

UNRESERVED ONLINE LAND AUCTION

BigIron

REALTY

[EXPERTS IN SELLING LAND]

Bid Online
SEPT. 12-26,
2024

BIDDING ENDS AT 11 A.M. CDT

Get a salebill, register and bid at

www.bigiron.com



Sellers: If you are thinking of selling your farm, please attend this auction and see how it works!

Seller: Salvation Army

Contact Your Listing Agents

John Buhl 402.649.3750 | Ron Stock 402.649.3705

Explore the Property from Above

DRONE TOUR



Information

This is a dryland quarter that lies nearly level. It was rented for the 2024 cropping season with wheat planted. The verbal lease was terminated when the wheat was harvested. The wheat stubble has been sprayed for weeds and will be resprayed, if needed, at no cost to the buyer. There is an acreage and building site in the northwest corner of the quarter, which DOES NOT SELL with this offering. The land is bordered on the west by County Road 12, about ½ mile south of Hwy 54. Mineral Rights, if any, will go to the buyer. Possession is open for the 2025 cropping season and will be given to the buyer at closing. **If the buyer wishes to plant wheat for the 2025 cropping season, they can obtain immediate possession by submitting a 25% NON-REFUNDABLE DEPOSIT immediately following the conclusion of the sale.**



Location

From Hwy 54 southwest of Liberal, KS, go to the intersection of Hwy 54 and County Road 12 – Baker Road, then go approximately ½ mile south on Rd 12. The farm lies on the east side of County Road 12. Watch for the yellow BigIron Realty signs.

Legal

NW ¼ Except a tract in the NW Corner of Section 21, Township 6, Range 19, Hooker Township, Texas County, OK, containing 140.38± acres. Parcel # 700016772

Estimated 2024 Taxes: \$295.00

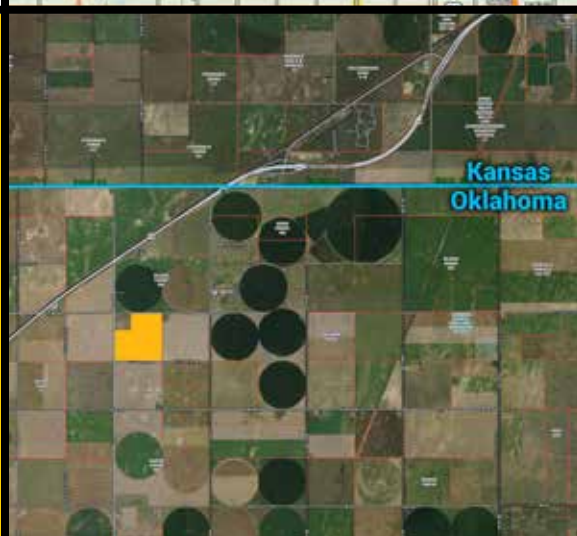
FSA Data: Visit www.bigiron.com for more information

BIDDING PROCESS

Bidding increments will be \$50/acre. The final sale price will be calculated based on total acres times the highest per acre bid. Real Estate Agent reserves the right to adjust bidding increments. You may place bids on this farm for 14 days beginning Thursday, September 12, 2024, and ending Thursday, September 26, 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, the bidding period is automatically extended to five minutes. 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

The successful buyer of each tract will be required to enter into a written purchase agreement immediately after the sale with a minimum of 10 % Non-Refundable Down Payment – OR 25% Non-Refundable Down Payment if Immediate Possession is desired – to be payable to American Title and Abstract, 217 N Kansas Ave, Liberal, KS 67901. A personal check, company check, or wire transfer can make the earnest deposit. The balance will be due at closing on or before October 29, 2024. The seller will provide a marketable title to the buyer, evidenced by title insurance; the seller will pay the cost of the title insurance. The closing costs will be split 50/50 between the buyer and seller. The seller will pay the 2024 Real Estate Taxes. The buyer will pay the 2025 Real Estate Taxes. The property will not be sold subject to financing. Please make all financial arrangements before the auction. 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. BigIron Realty is a seller's Agent working for the seller.



Attend the Auction

Thursday, September 26, 2024
8 a.m. CDT until bidding ends

Comfort Suites

2891 Centennial Blvd | Liberal, KS

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:** If you are thinking of selling your farm, please attend this auction and see how it works!

For more information on the property,
visit www.bigiron.com

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.

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.

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4860 33rd Avenue
Columbus, NE 68601

www.bigiron.com
800.887.8625



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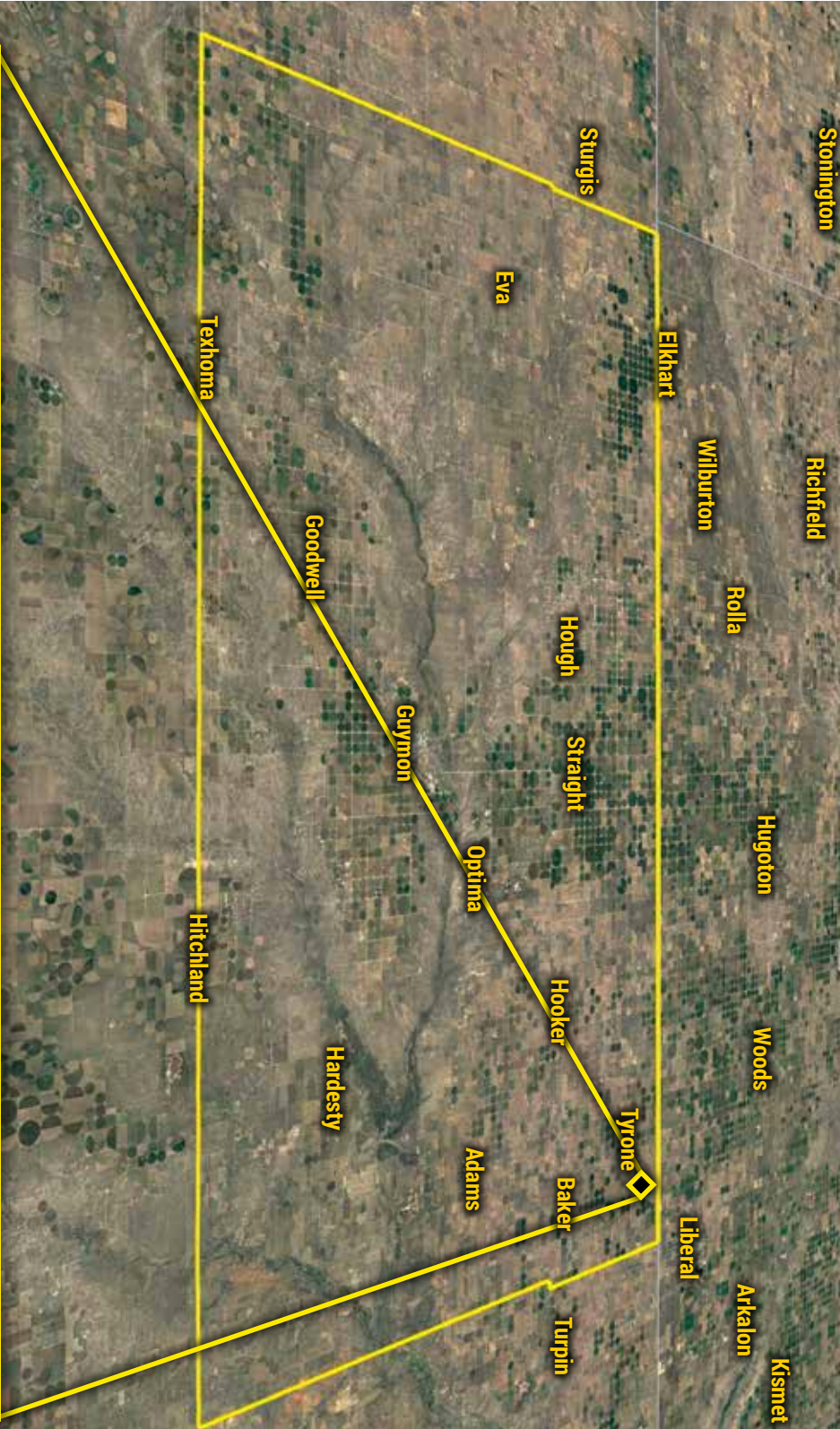
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