



Driving Directions: From Hereford, TX, go north on US 385 11 miles to FM 1057, then west three miles to the southeast corner of Tract #2.

Farm #1 (Tract #1) Latitude 34.991124; Longitude -102.500432

Farm #2 (Tract #2) Latitude 34.991124; Longitude -102.464333

PRE-REGISTER TO BID

If you have not registered to use our website, set up an account and password. Then enter this Auction and Register to Bid.
Call our office for assistance, if needed.

800-299-LAND (5263)



905 S. Fillmore St., Ste. 102 • Amarillo, TX 79101
CliftLandAuctions.com
800-299-LAND (5263)

PROCEDURE: This 1,311 ± Acres will be offered in two (2) individual surface tracts. Online bidding will take place beginning at 8:00 am CDT Tuesday, June 22, 2021 and will "soft close" at 12:00 noon CDT Thursday, June 24, 2021. At 12:00 noon CDT on Thursday, June 24, 2021, bidding will continue in five minute increments 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 register to bid on this auction through CliftLandAuctions.com. Your registration 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 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: The successful bidder(s) will sign the purchase agreement(s) within two(2) hours of the close of the auction. The final bid price is subject to the Sellers' approval.

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 Sellers 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(s) 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)'s heirs, personal representatives and assigns.

CLOSING: Will take place on or before **October 1, 2021**, or as soon as applicable closing documents are completed.

POSSESSION: Possession will be delivered to the Buyer(s) at (i) completion of harvest of the summer growing crop; (ii) September 30, 2021; or (iii) closing and funding, **whichever is the later date.**

TITLE: Sellers 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. Sellers shall execute a Special Warranty Deed conveying the surface estate to the Buyer(s).

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(s) 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. The current surface lease shall expire after the harvest of the growing summer crop or September 30, 2021, **whichever is the later date.**

IRRIGATION EQUIPMENT: The irrigation engines, gearheads, fertilizer tanks, as well as the sprinkler system and booster pump on Tract #2 are owned by the Tenant and may be purchased separately.

SURVEY: No survey will be provided by the Sellers.

MINERAL RIGHTS: This auction is for Surface Estate only.

AGENCY: Clift Land Auctions, LP and Clift Land Brokers and its representatives are exclusive agents of the Sellers.

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 completed 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.

Revised 05-25-2021



TX Auctioneer License #16802

Online Auction

Deaf Smith County, Texas Two Irrigated Farms 11 Miles North of Hereford Farm #1 (Tract #1) - 657 ± Acres Farm #2 (Tract #2) - 654 ± Acres

Information Meeting
Tuesday, June 8th at 10:00 am
Hereford Civic Center
1001 W. 15th St.
Hereford, TX 79045

ONLINE BIDDING ONLY

Bidding begins at 8:00 am CDT on
Tuesday, June 22nd
"Soft" close at 12:00 noon CDT
Thursday, June 24th

(Auction will close after 12:00 pm when we
have a 5 minute interval with no new bid)



5% Buyer Premium

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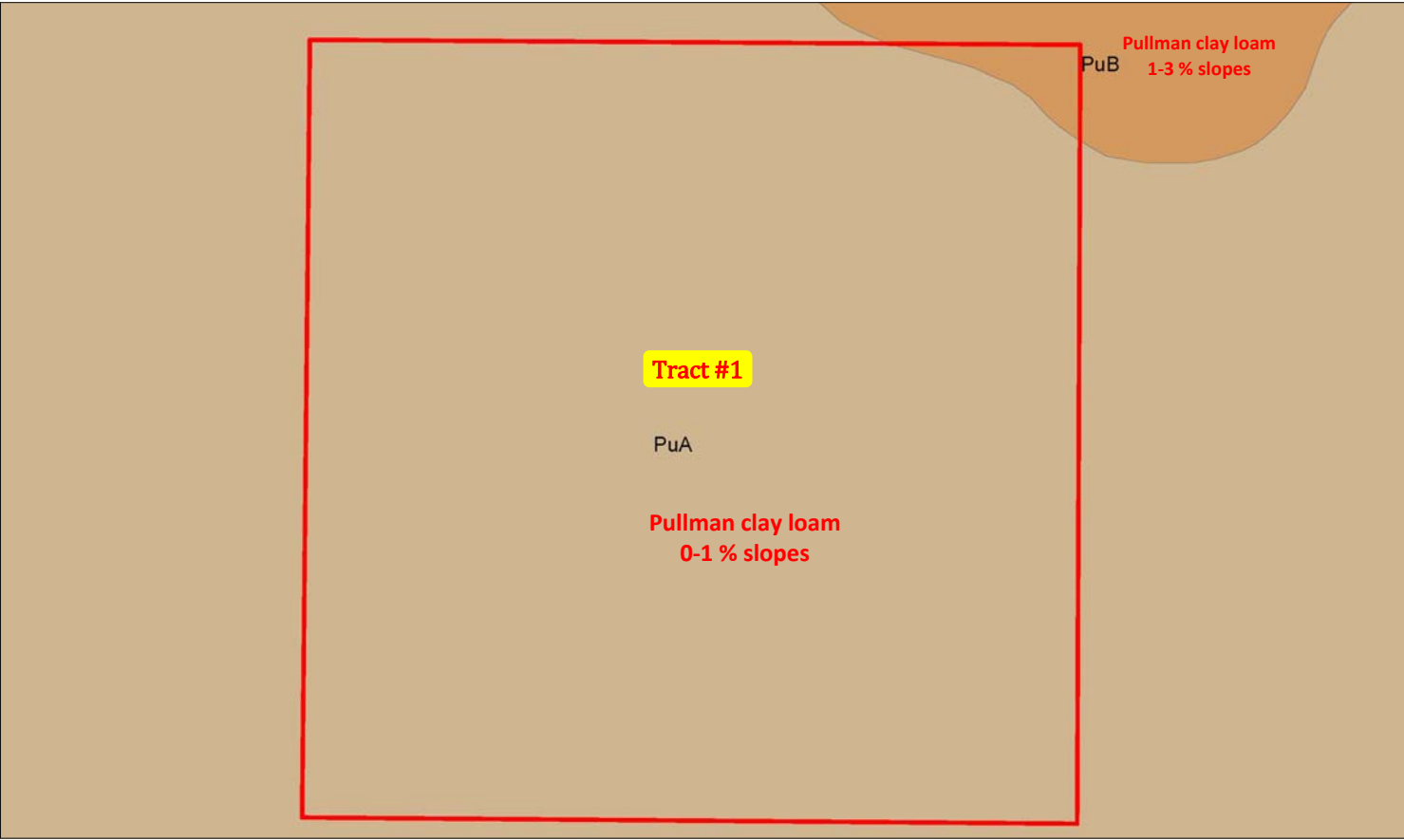
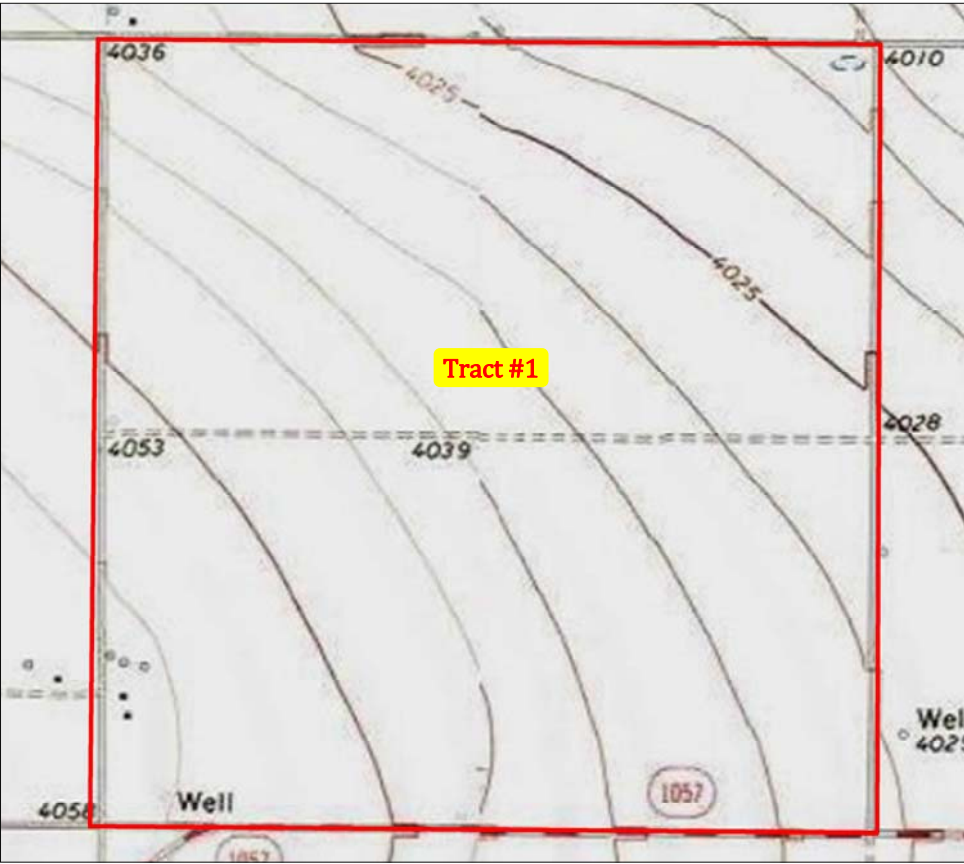


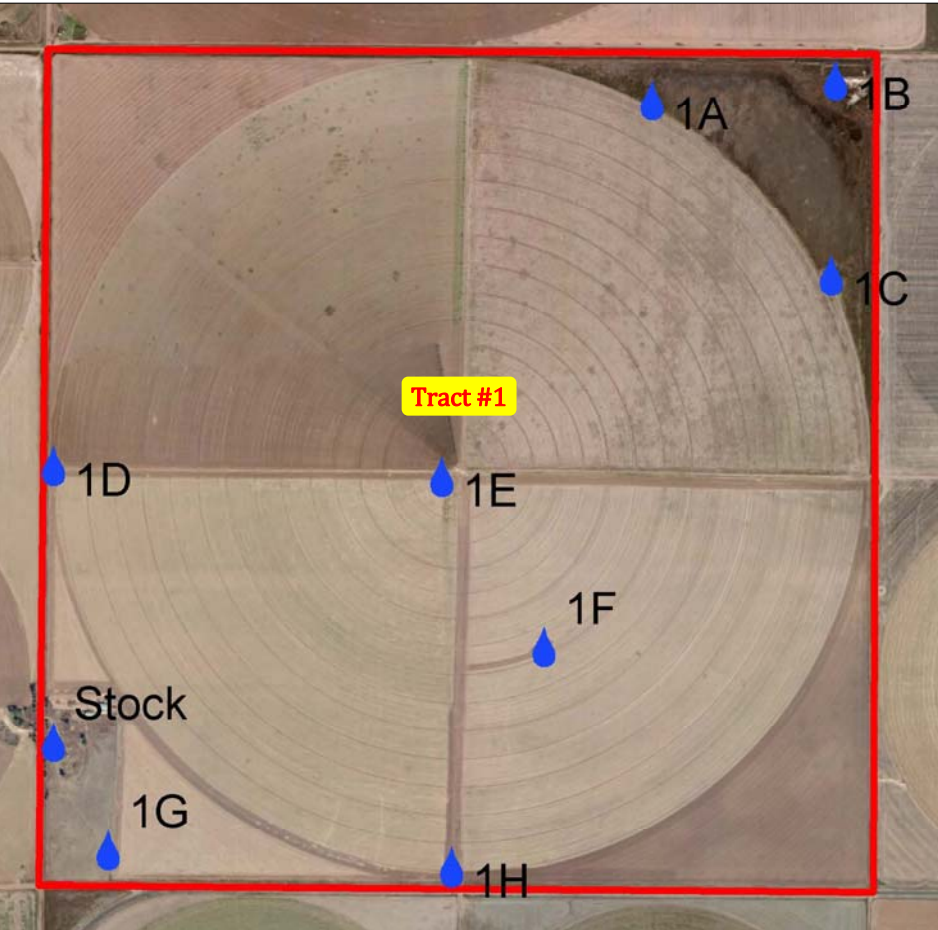
TX Broker Lic #588891



Farm #1 (Tract #1)

This farm is located in the heart of Deaf Smith County's agricultural industry and consists of 657 ± acres. FM 1057 runs along the south side of the property, providing easy access. Irrigation water is provided by eight wells (seven electric submersible wells and one turbine well ran by a natural gas engine). The engine, gearhead, and fertilizer tank are owned by the Tenant and may be purchased separately. Water is disbursed through a 2002 model Zimmatic ½ mile sprinkler system (Serial # P-47651) equipped with a booster pump. The sprinkler is nozzled for 700 gpm per the Tenant, and was flow metered on 5-19-2021 at 670 gpm by the HPWD's ultrasonic flow meter. The Dockum aka "Santa Rosa" Aquifer has been developed in the area. There has been a test hole drilled on this tract. Contact our office for a copy of the test hole log. In the southwest corner of the farm, there is a ~2,400 sq. ft. shop with a concrete floor, a set of steel cattle pens, an additional shed, and a livestock well. Three-phase electricity is readily available throughout the majority of the farm. Estimated Property Taxes with Exemptions \$3,619.99 Legal Description: Section 28, Block K-7, Deaf Smith County, Texas





	Well #	HPWD Meter Reading (GPM)
FARM #1 (TRACT #1)	1A	199
	1B	Air
	1C	67
	1D	Air
	1E	85
	1F	Air
	1G	65
	1H	Air
	Sec 28 Pivot	670



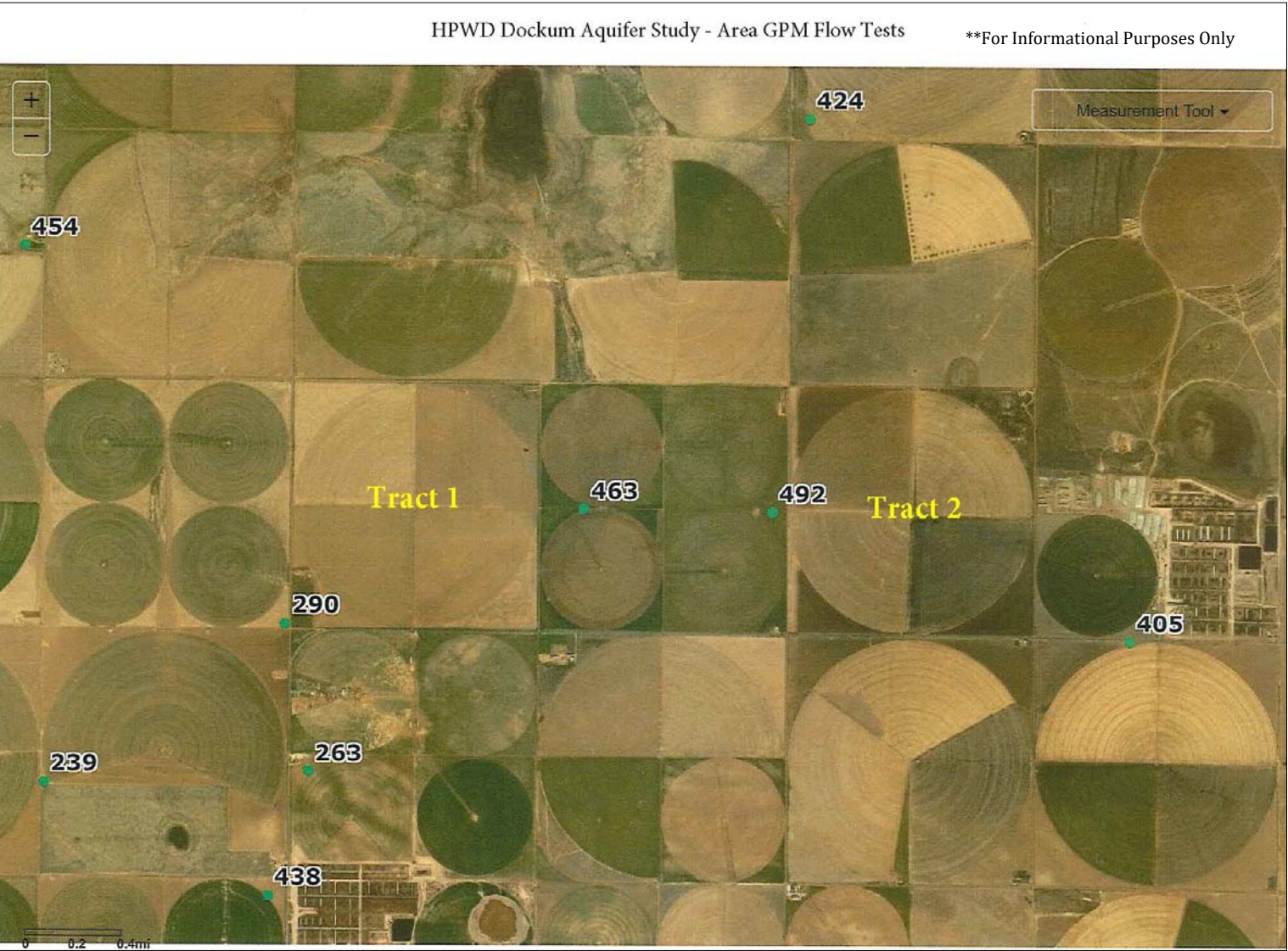
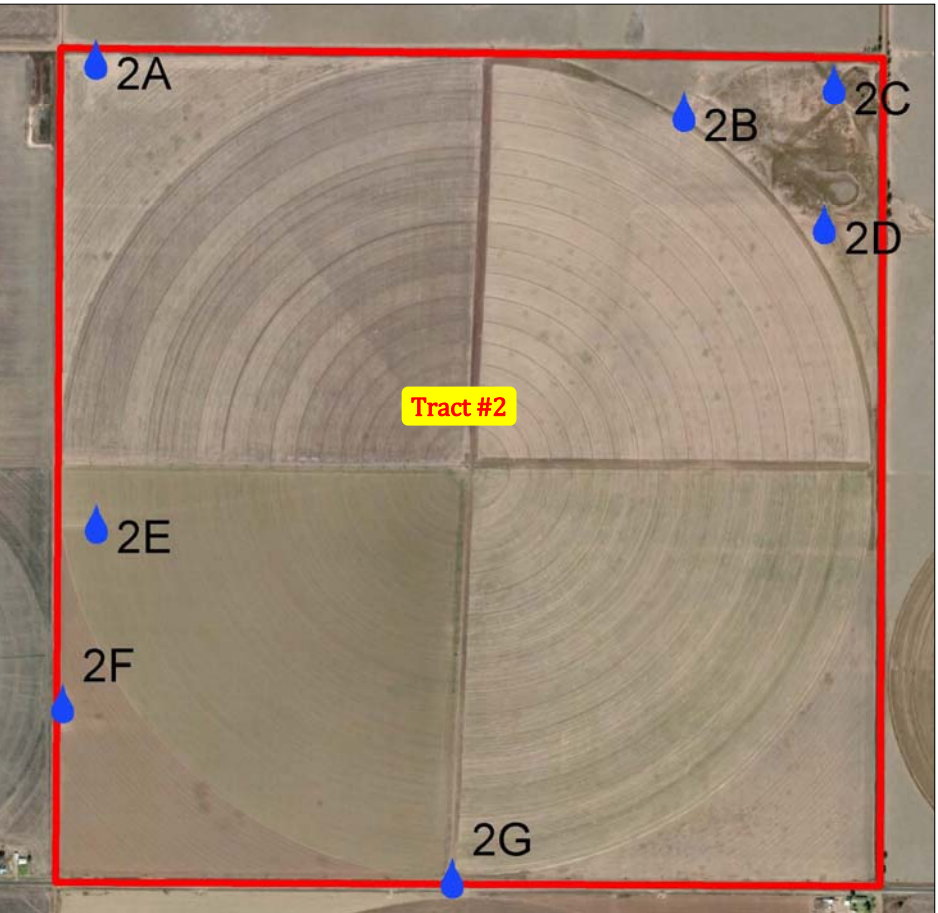
On Monday, May 17, 2021, I met Hadley Perkins on a farm north of Hereford, Texas in Deaf Smith County Block K-7 Section 8 and Block K-7 Section 28. We attempted to flow test 15 wells and 2 pivots.

The Water District's Fuji Portaflow ultrasonic flow meter was attached to the discharge pipe of the wells not pumping air. The Fuji flow meter has a digital display that reads gallons per minute, continuously.

These charts show the results of the flow tests. If there was air in the pipe the flow meter will not read a flow. When attempting to flow test the gas turbine there was no safe place to put the meter.

Ray Eads, Field Technician
HPWD
301 N. 15th Street, Ste. 1
Canyon, Texas 79015

	Well #	HPWD Meter Reading (GPM)
FARM #2 (TRACT #2)	2A	Air
	2B	Air
	2C	50
	2D	Air
	2E	Air
	2F	Air
	2G	Air
	Sec 8 Pivot	410



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Information Meeting
 Tuesday, June 8th at 10:00 am
 Hereford Civic Center
 1001 W. 15th St.
 Hereford, TX 79045



Farm #2 (Tract #2)

This farm is just one mile east of Farm #1 along FM 1057, and consists of 654 ± acres. Irrigation water is provided by seven wells (six electric submersible wells and one turbine well ran by a natural gas engine). Water is disbursed through a 1994 model Zimmatic ½ mile sprinkler system (Serial # P-13908) equipped with a booster pump. The engine, gearhead, sprinkler system, booster pump, and fertilizer tank are owned by the Tenant and may be purchased separately. The sprinkler is nozzled for 550 gpm per the Tenant, and was flow metered on 5-19-2021 at 410 gpm by the HPWD's ultrasonic flow meter.

In the northeast corner of the farm, there is a set of steel cattle pens. Three-phase electricity is readily available throughout the majority of the farm. As stated in the Tract #1 description, there appears to be opportunity for the development of Dockum aka "Santa Rosa" Aquifer wells within the area.

Estimated Property Taxes with Exemptions \$3,449.61
Legal Description: Section 8, Block K-7, Deaf Smith County, Texas

