

ONLINE AUCTION



Tonkawa 224+/- with I-35 Frontage

224 +/- Acres | Kay County, OK



National Land Realty
1805 E 8th Street
Chandler, OK 74834
NationalLand.com

Jacob Lemons
Office: 855-384-5263
Cell: 918-271-8384
Fax: 864-331-1610
Jlemons@NationalLand.com

Jared Moyer
Office: 405-240-5351
Cell: 580-273-4220
Fax: 864-331-1610
Jmoyer@nationalland.com

The above information is from sources deemed reliable, however the accuracy is not guaranteed.
National Land Realty assumes no liability for error, omissions or investment results.



PROPERTY SUMMARY

224 +/- acres of good Kay County tillable providing plenty of opportunity for the beginning farmer or for a current operator looking to expand. Property has 214.94 FSA Cropland acres with a 205.4 acre Wheat base and 1.9 acre Soybean base.

The property is over 70% Class II & III soils consisting of Kirkland-Renfrow Complex and Kirkland Silt Loam. Remaining soils are of the Lela-Drummond Complex. Overall soils have a NCCPI rating of 42.1. Property has a history of primarily winter wheat and occasionally soybeans.

For more information or schedule a viewing, please contact Jared Moyer at 580-273-4220.



ACREAGE BREAKDOWN

224 +/- acres total with 214.94 FSA Cropland Acres

AUCTION DATE

FROM Dec 6, 2023 2:00 PM CST
TO Dec 13, 2023 2:00 PM CST

AUCTION WEBSITE

auctions.nationalland.com/

TAXES

\$790/year (2023)

PROPERTY HIGHLIGHTS

- Tillable Cropland
- Great Access
- I-35 Frontage



nationalland.com/listing/kay-county-224





The Tonkawa I-35 Farm consisting of 224+/- acres located in Kay County, OK is being offered by online auction only. Total property is 224+/- acres with 214.94 FSA Cropland Acres.

Online bidding will begin on Wednesday, December 6, 2023 at 2:00 p.m (CST) and close on Wednesday, December 13, 2023 at 2:00 p.m. (CST). All bidding will take place at auctions.nationalland.com.

The property will be offered in One Tract consisting of 224+/- acres. The online auction will be on a per acre basis.

Part of the North Half of the Southeast Quarter and the Northeast Quarter of Section 19, Township 25 North, Range 1 West, all in Kay County, OK. See documents for full legal description.

Winning bidder will be required to provide a 10% nonrefundable deposit within 24 hours from the close of the auction. Close of property will be within 30 days.

Purchasers of the property can take immediate possession upon closing.

All boundaries shown on photos and videos are for illustrative purposes only and are not guaranteed to be accurate.

There is a 5% Buyers Premium. This Premium will be in addition to the acceptable successful bid amount.

Online Bidders will need a reliable internet source to complete bids online.

All final bids must be approved by Seller.

See Full Terms & Conditions in the Documents Section.



AUCTION TERMS AND CONDITIONS

National Land Realty through its Agents Jared Moyer & Jacob Lemons and Auctioneer Jeremy Stephens have contracted with the "Seller" C&C Builders, LLC to offer to sell at public auction certain real property. National Land Realty includes but is not limited to its agents, auctioneers, brokers, contractors, and employees. These following terms, plus any additions, deletions and/or revisions announced by National Land Realty or its Auctioneer before the commencement of the auction, represent the exclusive terms for the Auction.

1. **AUCTION FORMAT:** This is a minimum reserve auction and will be online only through National Land Realty. The decision of National Land Realty is final regarding all matters that arise during or after the auction. National Land Realty reserves the right to preclude anyone from bidding if there is any question as to the potential Bidder/Buyers credentials, fitness to bid or ability to perform. Bidder shall not retract any bid.
2. **REGISTRATION:** Auction registration will be through National Land Realty. Full description of the registration process will be detailed in the Property Auction Packet, through its website of www.nationalland.com or a representative of National Land Realty.
3. **AGENCY:** National Land Realty is acting as an agent for the Seller. No third-party broker is acting as a sub-agent of National Land Realty.
4. **PROPERTY:** The property is described in the Property Auction Packet, a copy which is available from National Land Realty through a representative or its website of www.nationalland.com.
5. **CONDITIONS:** The property will be offered for sale and conveyed subject to all conditions, covenants, deeds, easements, reservations, rights of way, title exceptions and matters of record. All boundary lines noted in aerials, maps or pictures shall be considered estimates and not relied on as legal documents or descriptions and are provided as a courtesy to bidders. Total acreage is an estimate from county tax records unless a certified survey has been provided through the Property Auction Packet. National Land Realty and Seller do not guarantee, represent, or warrant their accuracy or completeness. If the property contains any buildings/structures built prior to 1978, it may contain lead-based paint. This information will be disclosed in the Property Auction Packet and any disclosures will be executed with a Sales Contract.
6. **POSSESSION:** Possession will be granted at closing on January 16th, 2024 or such other date agreed to by all parties. Possession will be subject to lease (if any).
7. **DUE DILIGENCE:** All bidders shall make an informed decision about the auction and the property before making a bid. Bidder shall obtain professional advice and conduct any due diligence on the Property, TBD Title Commitment/Report (**available through National Land Realty**), information contained in the Property Auction Packet, public records, Terms of Auction, Sales Contract (**copy available through National Land Realty**) and all circumstances, defects, facts, issues, problems, or other relevant matters. Collectively known as property issues. All information provided by National Land Realty was provided by the Seller and believed to be accurate, but neither National Land Realty or the Seller guarantees, represents or warrants its accuracy or completeness and Bidder should not rely upon it without independent inspection and verification from sources Bidder knows to be reliable.
8. **APPROVAL OF BIDS:** Final sale is subject to Seller's approval or rejection of all bids.

9. **DEPOSIT:** Buyer shall pay 10% of the auction sales price as a non-refundable deposit to the escrow Account of 1st Republic Title of Woodward, OK. This payment is due upon the execution of the Sales Contract. If for any reason Buyer fails to timely execute the Sales Contract or pay the deposit, Seller has the sole discretion to (A) Pursue all legal and equitable remedies against the Buyer, or (B) Declare Buyer's bid to be immediately forfeited, null and void, without any requirement of notice and immediately re-sell the Property to another Buyer.
10. **SALES CONTRACT:** This is a CASH SALE and not contingent upon any matter, including Buyer obtaining financing. Immediately upon the Seller's acceptance of a final bid, the highest bidder will execute a real estate purchase contract (**which shall be available for all registered bidders prior to Auction**) with the Seller through National Land Realty. The Terms of the Auction are incorporated into the Sales Contract which defines the entire agreement between the Seller and Buyer. Buyer shall execute the Sales Contract and no additions, deletions or revisions shall be permitted.
11. **TITLE:** A TBD Title Commitment/Report for the property being auctioned will be available to registered bidders prior to the auction. Prior to Closing, a Title Commitment/Report will be issued for each purchase contract on the land being sold for the amount of the successful bidder's final purchase price. Title Insurance or Abstract will be used as evidence of marketable title with the cost of the premium to be paid by the Buyer.
12. **CLOSING:** The balance of the purchase price will be payable at closing by guaranteed funds or by wire transfer at the direction of 1st Republic Title, the closing agent. The cost of any escrow closing service will be equally split between the Buyer and Seller. Closing will be on January 16, 2024.
13. **CONVEYANCE:** Unless otherwise specified, conveyance of the Property shall be made to Buyer by General Warranty Deed, in fee simple absolute.
14. **BUYER'S PREMIUM:** Buyer will be responsible for a Five (5%) Buyer Premium upon the acceptance of any successful bid. The premium will be in addition to the acceptable successful bid amount. (For Example – A successful bid of \$100,000 will be a total sales amount of \$105,000).
15. **PRE-AUCTION OFFERS:** If an acceptable offer is submitted to the Seller during the Marketing Period, the Seller reserves the right to cancel the Auction at their discretion.
16. **GOVERNING LAW:** Any Auction matter and the Sales Contract shall be governed by the laws of Oklahoma.
17. **DISCLAIMER:** Participation in the Auction is a Bidder's sole risk and the Seller and National Land Realty including their agents, auctioneer, contractors, and employees shall have no liability on any basis. The Property will be offered in **AS IS, WHERE IS** condition. Seller and National Land Realty unconditionally disclaim any guarantee, representation, or warranty of every kind, whether expressed, implied or statutory, whether oral or written, whether past, present, or future with respect to all Property Issues, except those provided in the Terms of Auction and the Sales Contract.
18. **ANNOUNCEMENTS:** The information contained herein has been obtained from the Seller and other sources deemed reliable. National Land Realty has no reason to doubt its accuracy but will not guarantee it. The Seller, National Land Realty and its Auctioneer assume no liability for omissions to, corrections or withdrawals of such information. Prospective Buyer should verify all information contained herein and in the Property Auction Packet. All Prospective Buyers are urged to fully inspect the property, its condition and to rely on their own conclusions. The Property is sold **AS IS, WHERE IS**. Any and all warranties including fitness for any particular purpose and are hereby expressly disclaimed. In no event shall Seller, National Land Realty or its Auctioneer be liable for any consequential damages. ANY ANNOUNCEMENTS MADE ON AUCTION DAY BY NATIONAL LAND REALTY OR ITS AUCTIONEER, WILL TAKE PRECEDENCE OVER ANY PRIOR WRITTEN, PUBLISHED, OR VERBAL INFORMATION PROVIDED OR STATED.

EXHIBIT A

LEGAL DESCRIPTION

North Half of the Southeast Quarter of Section Nineteen (19), Township Twenty-five (25) North, Range One (1) West of the Indian Meridian, Kay County, State of Oklahoma, LESS A TRACT:

Beginning at the Southwest corner of said North Half of the Southeast Quarter, thence East along the South line of said North Half of the Southeast Quarter a distance of 164.81 feet, thence N00°03'47"W a distance of 487.40 feet, thence N11°14'49"E a distance of 127.48 feet, thence N00°03'47"W a distance of 563.60 feet to a point on the South property line of the C.R.I. & P. Railroad Company, thence Westerly along said property line a distance of 202.20 feet to a point on the West Line of said North Half of the Southeast Quarter, 187.70 feet South of the Northwest corner of said North Half of the Southeast Quarter, thence South along said West Line a distance of 1129.91 feet to point of beginning.

AND

Northeast Quarter (NE/4) of Section Nineteen (19), Township Twenty-five (25) North, Range One (1) West of the Indian Meridian, Kay County, State of Oklahoma, according to the Government Survey thereof, subject to Public Highway Dedication Deed recorded in the office of the County Clerk of Kay County, State of Oklahoma, on the 2nd day of February, 1959, in Book 214, Pages 530 and 531 of the records of said office, conveying to the State of Oklahoma a strip, piece or parcel of land in said Northeast Quarter of Section 19, said parcel of land being described by metes and bounds as follows:

Beginning at the Southwest corner of said West Half of the Northeast Quarter, thence East along the South line of said West Half of the Northeast Quarter a distance of 195.21 feet, thence North 0°03'47" West a distance of 395.61 feet, thence North 11°22'23" West a distance of 127.48 feet, thence North 0°03'47" West a distance of 2010.58 feet, thence North 80°39'00" East a distance of 281.46 feet, thence North 86°36'57" East a distance of 250.45 feet, thence North a distance of 50 feet to a point on the North line of said West Half of the Northeast Quarter, thence West along said North line a distance of 706.72 feet to the Northwest corner of said West Half of the Northeast Quarter, thence South along the West line of said West Half of the Northeast Quarter a distance of 2641.56 feet to the point of beginning.



JACOB LEMONS
Land Professional
864-331-1610
Jlemons@NationalLand.com
918-271-8384
855-384-5263

JARED MOYER
Land Professional
864-331-1610
Jmoyer@nationalland.com
580-273-4220
405-240-5351

Tonkawa 224+/- with I-35 Frontage
Kay County, OK
224 +/- Acres



All boundary lines noted in pictures, aerals or maps should be considered estimates and not relied on as legal documents or descriptions.



JACOB LEMONS
Land Professional
864-331-1610
Jlemons@NationalLand.com
918-271-8384
855-384-5263

JARED MOYER
Land Professional
864-331-1610
Jmoyer@nationalland.com
580-273-4220
405-240-5351

Tonkawa 224+/- with I-35 Frontage
Kay County, OK
224 +/- Acres



200 m

600 ft

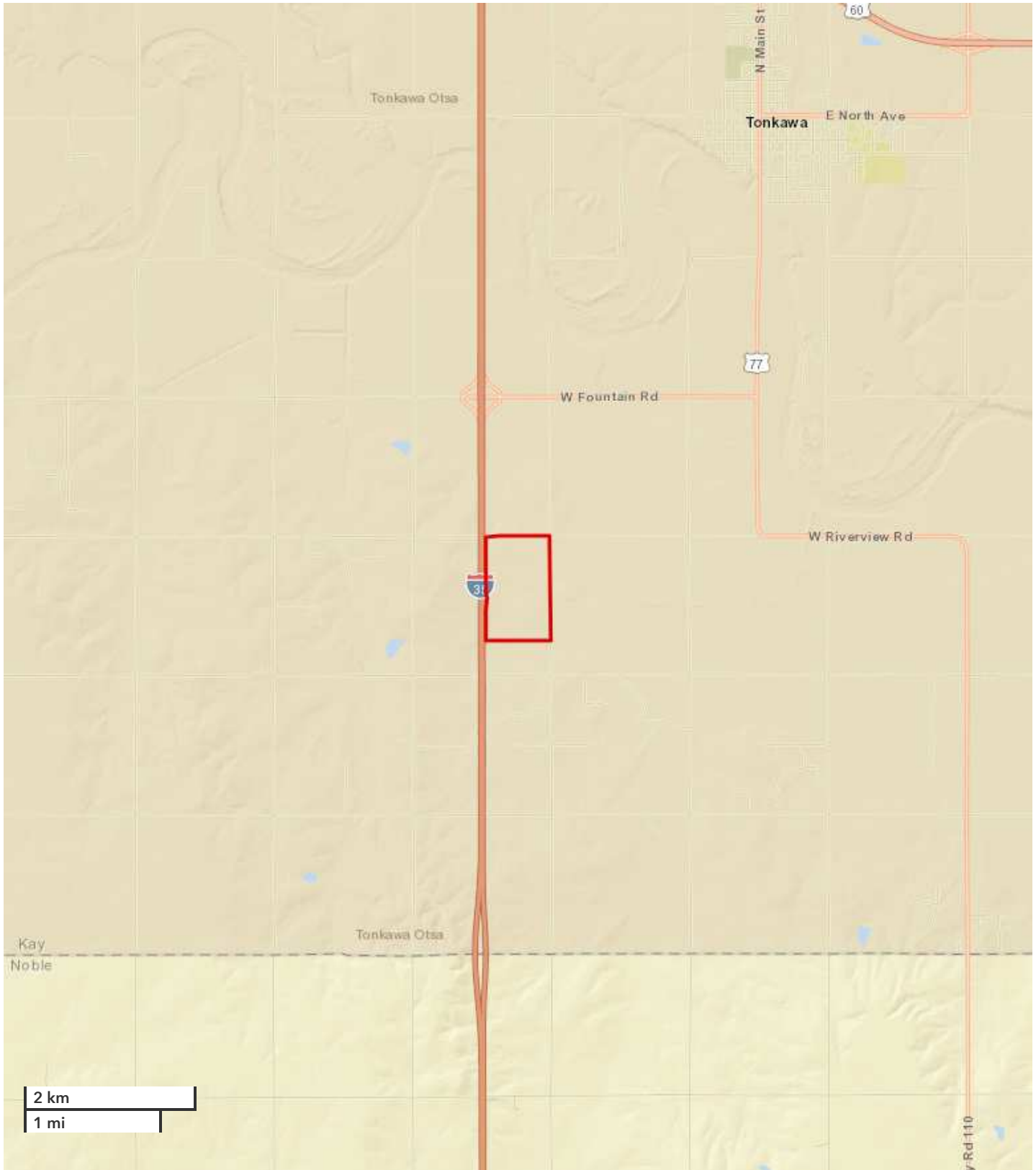
All boundary lines noted in pictures, aerals or maps should be considered estimates and not relied on as legal documents or descriptions.



JACOB LEMONS
Land Professional
864-331-1610
Jlemons@NationalLand.com
918-271-8384
855-384-5263

JARED MOYER
Land Professional
864-331-1610
Jmoyer@nationalland.com
580-273-4220
405-240-5351

Tonkawa 224+/- with I-35 Frontage
Kay County, OK
224 +/- Acres



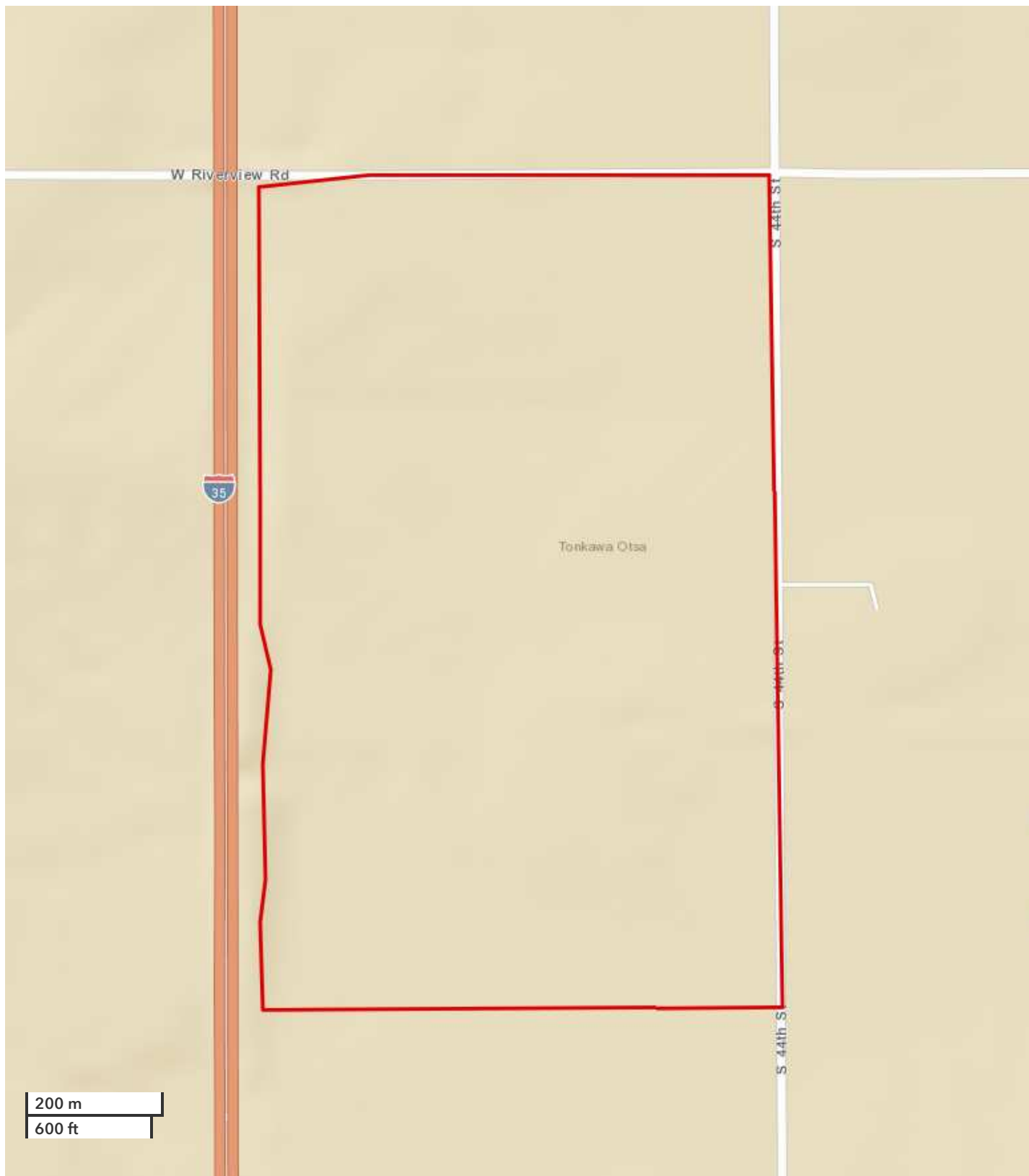
All boundary lines noted in pictures, aerals or maps should be considered estimates and not relied on as legal documents or descriptions.



JACOB LEMONS
Land Professional
864-331-1610
Jlemons@NationalLand.com
918-271-8384
855-384-5263

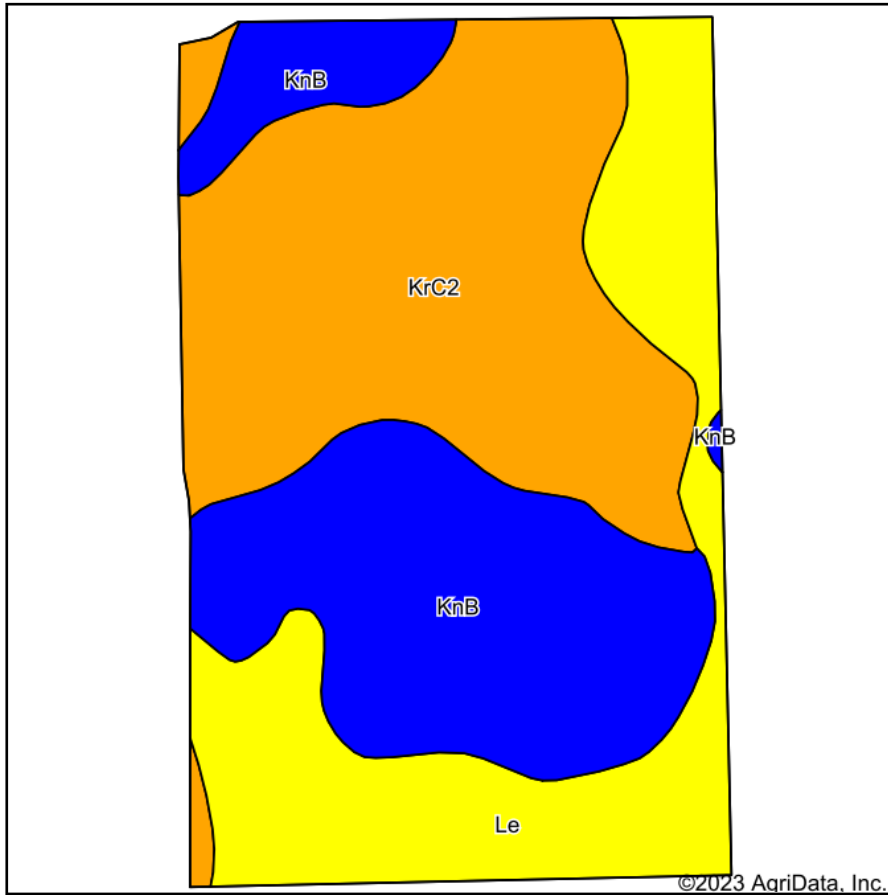
JARED MOYER
Land Professional
864-331-1610
Jmoyer@nationalland.com
580-273-4220
405-240-5351

Tonkawa 224+/- with I-35 Frontage
Kay County, OK
224 +/- Acres

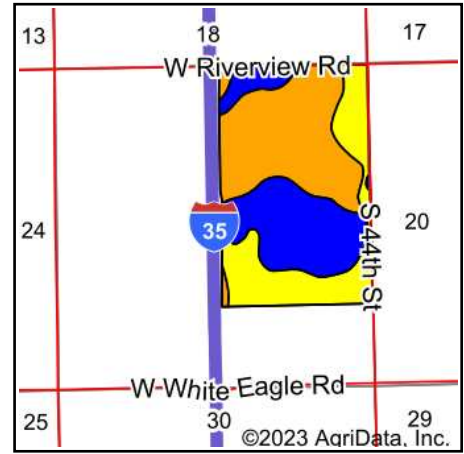


All boundary lines noted in pictures, aerals or maps should be considered estimates and not relied on as legal documents or descriptions.

Soils Map



Soils data provided by USDA and NRCS.



State: **Oklahoma**
 County: **Kay**
 Location: **19-25N-1W**
 Township: **Tonkawa**
 Acres: **224.01**
 Date: **10/28/2023**

NATIONAL
LAND
REALTY

Maps Provided By:



Area Symbol: OK071, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
KrC2	Kirkland-Renfrow complex, 3 to 5 percent slopes, eroded	90.86	40.6%		IIIe		39	28	39	36
KnB	Kirkland silt loam, 1 to 3 percent slopes	71.70	32.0%		IIIs	IIIs	46	30	46	42
Le	Lela-Drummond complex, 0 to 1 percent slopes, occasionally flooded	61.45	27.4%		IVw		42	27	35	41
Weighted Average					2.95	*-	*n 42.1	*n 28.4	*n 40.1	*n 39.3

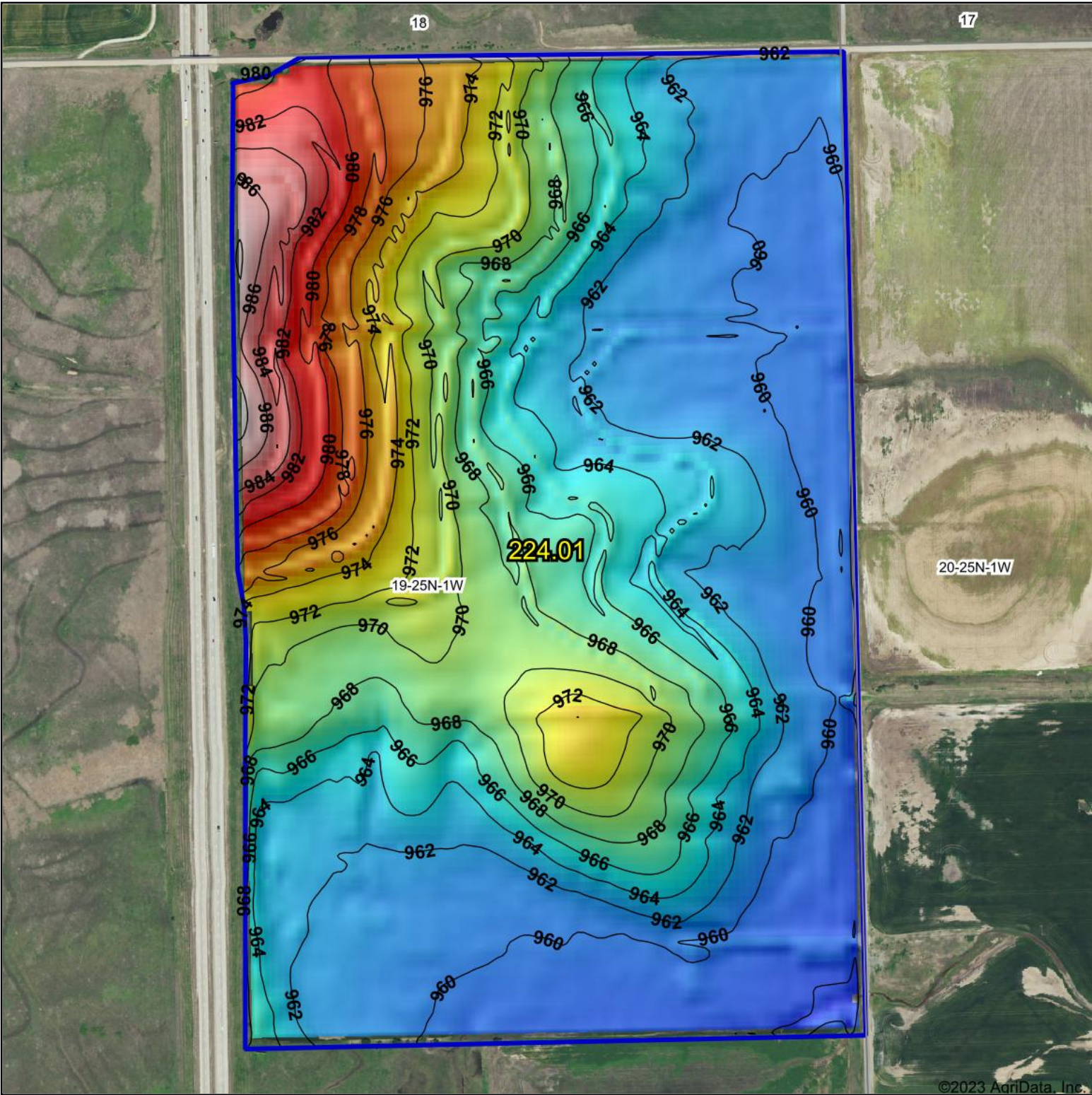
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

Topography Hillshade



©2023 AgriData, Inc.



**NATIONAL
LAND
REALTY**

Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2023

www.AgriDataInc.com

Source: USGS 10 meter dem

Interval(ft): 2

Min: 956.4

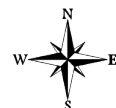
Max: 989.0

Range: 32.6

Average: 966.4

Standard Deviation: 6.92 ft

0ft 625ft 1251ft



10/28/2023

**19-25N-1W
Kay County
Oklahoma**

Boundary Center: 36° 37.9088', -97° 20.4664'

4 Year Crop History



Crop Year: 2022

Owner/Operator:

Date: 10/28/2023

Address:

Farm Name:

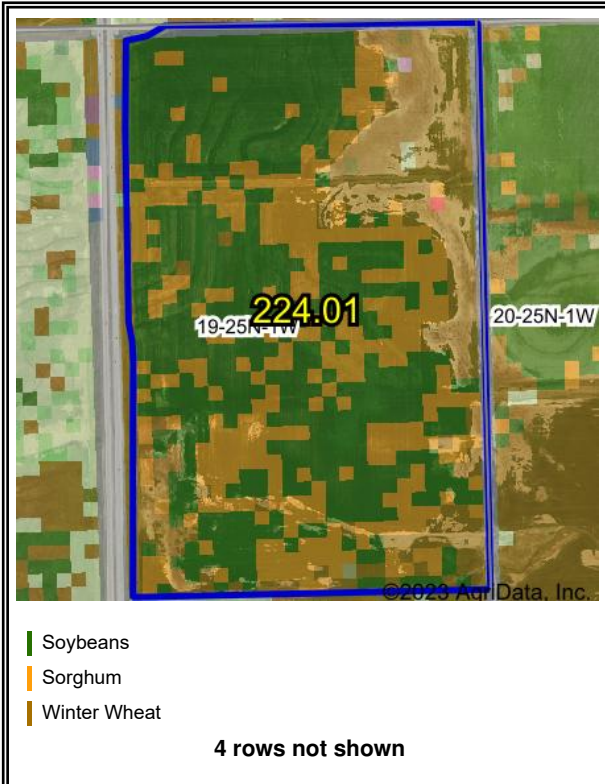
Address:

Field ID:

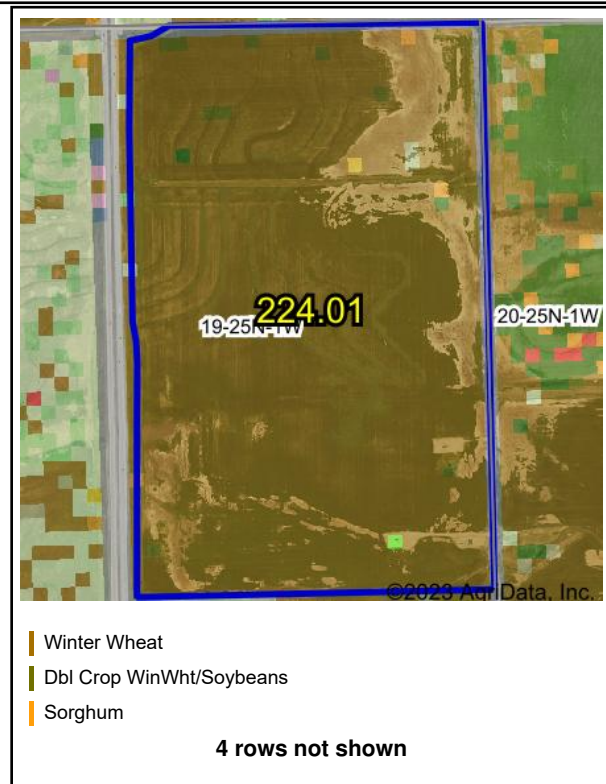
Phone:

Acct. #:

Crop Year: 2021



Crop Year: 2020



Crop Year: 2019



Boundary Center: 36° 37.9088', -97° 20.4664'

State: OK

County: Kay

Legal: 19-25N-1W

Twtnshp: Tonkawa

Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer



Maps Provided By:



© AgriData, Inc. 2023

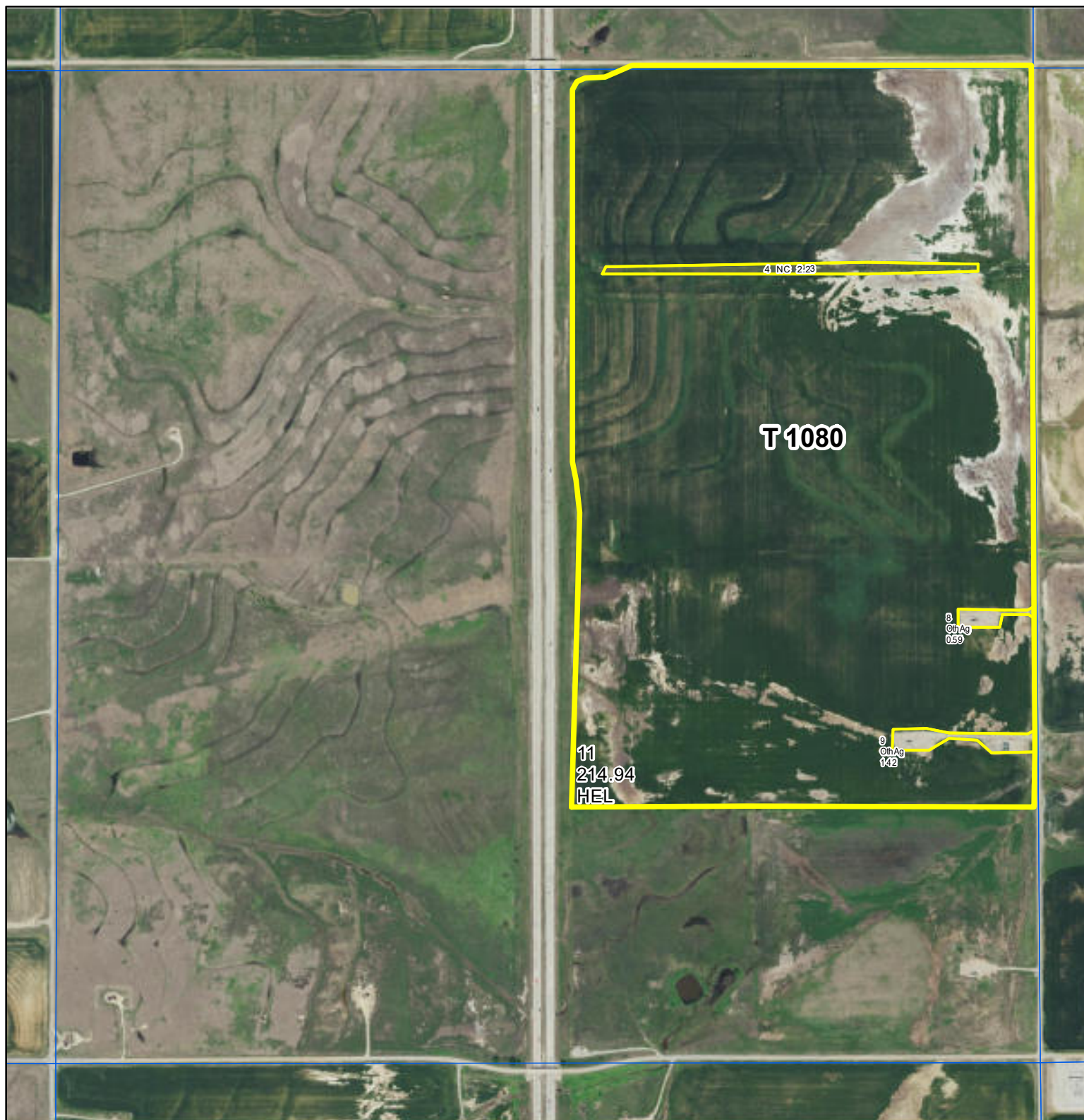
www.AgriDataInc.com



United States
Department of
Agriculture

Kay County, Oklahoma

19-T25N-R1W



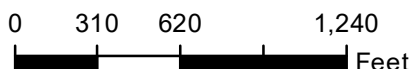
2024 Program Year

Map Created August 16, 2023

Farm **4385**



Not to Scale



Wetlands

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

OKLAHOMA

KAY

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

FARM : 4385

Prepared : 10/27/23 7:58 AM CST

Crop Year : 2024

Abbreviated 156 Farm Record

Operator Name : KAY OK
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
219.18	214.94	214.94	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	214.94	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	WHEAT, SOYBN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	205.40	0.00	35	
Soybeans	1.90	0.00	11	
TOTAL	207.30	0.00		

NOTES

Tract Number : 1080

Description : NE & N SE 19-25-1W
FSA Physical Location : OKLAHOMA/KAY
ANSI Physical Location : OKLAHOMA/KAY
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : KAY OK
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
219.18	214.94	214.94	0.00	0.00	0.00	0.00	0.0

Abbreviated 156 Farm Record

Tract 1080 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	214.94	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	205.40	0.00	35
Soybeans	1.90	0.00	11
TOTAL	207.30	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.



National Land Realty
1805 E 8th Street
Chandler, OK 74834
NationalLand.com

Jacob Lemons
Office: 855-384-5263
Cell: 918-271-8384
Fax: 864-331-1610
Jlemons@NationalLand.com

Jared Moyer
Office: 405-240-5351
Cell: 580-273-4220
Fax: 864-331-1610
Jmoyer@nationalland.com

The above information is from sources deemed reliable, however the accuracy is not guaranteed.
National Land Realty assumes no liability for error, omissions or investment results.



National Land Realty
1805 E 8th Street
Chandler, OK 74834
NationalLand.com

Jacob Lemons
Office: 855-384-5263
Cell: 918-271-8384
Fax: 864-331-1610
Jlemons@NationalLand.com

Jared Moyer
Office: 405-240-5351
Cell: 580-273-4220
Fax: 864-331-1610
Jmoyer@nationalland.com

The above information is from sources deemed reliable, however the accuracy is not guaranteed.
National Land Realty assumes no liability for error, omissions or investment results.



National Land Realty
1805 E 8th Street
Chandler, OK 74834
NationalLand.com

Jacob Lemons
Office: 855-384-5263
Cell: 918-271-8384
Fax: 864-331-1610
Jlemons@NationalLand.com

Jared Moyer
Office: 405-240-5351
Cell: 580-273-4220
Fax: 864-331-1610
Jmoyer@nationalland.com

The above information is from sources deemed reliable, however the accuracy is not guaranteed.
National Land Realty assumes no liability for error, omissions or investment results.

NOTES

Jared Moyer
Office: 405-240-5351
Cell: 580-273-4220
Fax: 864-331-1610
Jmoyer@nationalland.com

The above information is from sources deemed reliable, however the accuracy is not guaranteed.
National Land Realty assumes no liability for error, omissions or investment results.