

**450 +/- ACRES | US 81 FRONTAGE**  
Rural Home Site Potential | Future Development  
Potential | Cropland | Grassland | Pond  
Kremlin/Enid Area, Garfield County, OK

# AUCTION



**FARM #1**

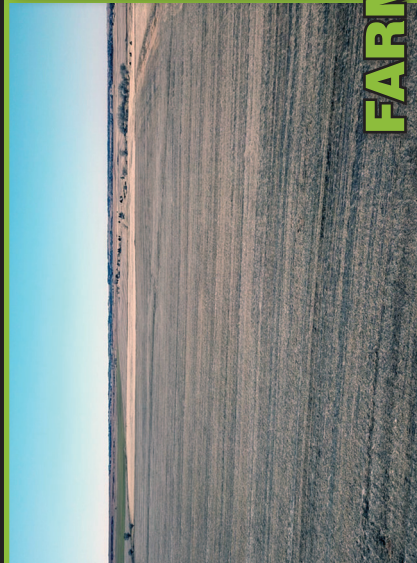


**Thursday - March 1, 2018 - 10:00 a.m.**

AUCTION LOCATION: Springhill Suites by Marriott, 5815 KL Drive, Enid, OK 73703



**FARM #2**



**FARM #3**



**Sellers: Carl Hays, J. Robert Hays, Janet Hays Bradbury & the Heirs of Pat Stout**

[www.wigginsauctioneers.com](http://www.wigginsauctioneers.com)

**450 +/- Acres | US 81 Frontage | Rural Home Site Potential  
Future Development Potential | Cropland | Grassland | Pond  
Kremlin/Enid Area, Garfield County, OK  
AUCTION**

**Thursday - March 1, 2018 - 10:00 a.m.**

**Auction Location:** Springhill Suites by Marriott, 5815 KL Drive, Enid, OK 73703 (W. of Wal-Mart on W. edge of Enid)  
This land is conveniently located 5 +/- minutes from Enid's north edge, providing excellent rural home site & future development potential! Be sure to take a look!

**Farm #1 (156 +/- Acres):** This 156 +/- acres is located along US 81 & Centennial Rd. (blacktop), just 3 miles north of SH 45 & US 81 Jct., north of Enid. According to the Garfield Co. F.S.A., there are 101.19 acres of cropland with a 76.3 acre wheat base & a 34 bushel per acre PLC yield. Principal soil type of the cropland is Grant, Class II, with lesser amounts of Norge, Classes II & III, & Kirkland-Renfrow, Class III. The land is level, easily tilled, and at one time, served as a landing strip for Mr. Hays' personal aircraft. The balance of the land is in native & improved grass pasture, a nice sized pond, & an older livestock barn. This is an outstanding location for a farming/ranching headquarters with great exposure on US 81. **Legal:** The SE/4 31-24N-6W, Garfield Co., OK, less & except home & 2 +/- acres & 2 +/- acres near SW/c **Taxes:** were approx. \$600.00.

**Possession of the Cropland:** at closing, subject to the existing ag lease, which expires upon completion of harvest of the 2018 bean crop or October 31, 2018 whichever is later. **Possession of the Grassland:** at closing, subject to the existing ag lease, which expires November 30, 2018.

**Farm #2 (130 +/- Acres):** This 130 +/- acres joins Farm #1 on the west, providing continuous pasture & opportunity to expand livestock production when farms are combined. According to the Garfield Co. F.S.A., there are 101.14 acres of cropland with a 72.1 acre wheat base & a 34 bushel per acre PLC yield. Principal soil types of the cropland are Pond Creek, Class I & Grant & Norge, Class II, with lesser amounts of Norge, Class III. The balance of the land is in native & improved grass pasture and a small amount of timber, providing livestock shelter. Access is by rocked county road. **Legal:** The SW/4 31-24N-6W, Garfield Co., OK, less tracts previously conveyed **Taxes:** were approx. \$533.00. **Possession of the Cropland:** at closing, subject to the existing ag lease, which expires upon completion of harvest of the 2018 bean crop or October 31, 2018 whichever is later. **Possession of the Grassland:** at closing, subject to the existing ag lease, which expires August 1, 2018.

**Farm #3 (160 +/- Acres):** This 160 +/- acres is located across the road northwest from Farm #2. According to the Garfield Co. F.S.A., there are 95.62 acres of cropland with a 68.2 acre wheat base & a 34 bushel per acre PLC yield. Principal soil type of the cropland is Keokuk, Class I, with lesser amounts of Grant & Kirkland, Class II, & Grant & Kingfisher, Class III. The balance of the land is in native & improved grass pasture with a seasonal creek and possible pond development. Access is by Great Lakes Rd. (good rock) **Legal:** The NE/4 36-24N-7W, Garfield Co., OK **Taxes:** were approx. \$643.00. **Possession of the Cropland:** at closing, subject to the existing ag lease, which expires upon completion of harvest of the 2018 bean crop or October 31, 2018 whichever is later. **Possession of the Grassland:** at closing, subject to the existing ag lease, which expires August 1, 2018.

**GENERAL STATEMENTS & TERMS**

**Order of Auction:** Farms #1 & #2 will be offered separately & together. Farm #3 will be offered individually only. **2018 Taxes:** will be prorated to the day of closing. **Minerals:** do not sell. **Crop:** does not sell. **Terms:** 10% of the purchase price is to be placed in escrow day of auction with the balance being due upon delivery of merchantable title. All information is taken from sources believed to be reliable; however, no guarantee is made by the auction company or its employer. Buyers should satisfy themselves as to acreage, crop base, condition, etc. prior to auction day. Announcements made day of auction take precedence. **Contact Quentin OR Lynsie Sturgeon, Wiggins Auctioneers, LLC, at (580) 554-7133/ 554-2633 OR Shawn Terrel, United Country Kansas City Auction & Realty, Co-Broker, at (877) 318-0438 for additional information. Watch wigginsauctioneers.com OR uc-kc.com for further details & photos.**



**(580) 233-3066**

**[www.wigginsauctioneers.com](http://www.wigginsauctioneers.com)**

**Quentin OR Lynsie Sturgeon, Wiggins Auctioneers, LLC  
(580) 554-7133/ 554-2633**

**SELLERS:**

**Carl Hays,  
J. Robert Hays,  
Janet Hays Bradbury  
& the Heirs of Pat Stout**

Presorted Standard  
U.S. Postage  
PAID  
Permit #1  
Oklahoma City, OK 731