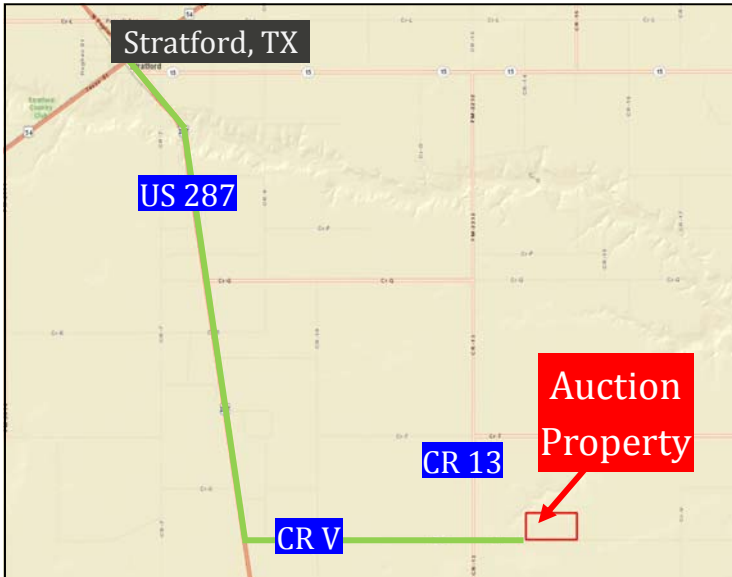


Absolute Online Land Auction



This online auction is for a 320 ± acre tract south of Stratford, TX in Sherman County. This tract consists of 26 ± acres of grass in the northwest corner and 294 ± acres of dryland farmland. This tract is well suited for dryland cotton, wheat, or grain sorghum. There is asphalt county road access on the south side of the tract via CR V.

This property is located east of US 287, approximately 14 miles southeast of Stratford. It is fenced on the south, west, and north sides. The grass tract is fenced off from the cultivated tract.

This farm is currently under a 1/3 Landlord, 2/3 Tenant Crop Share Farm Lease. There is a growing wheat crop. The Landlord Interest **WILL CONVEY** to the Buyer.

COME & GO INFORMATION MEETING, Monday, November 20, 2017 from 8:00 am till 10:00 am at the Clift Land Brokers - Stratford Branch Office, 401 S. Poplar St., Stratford, Texas, 79084.

Be sure to attend this meeting to learn more about this property, the online auction process, and get assistance downloading our mobile Clift Land Auctions App.

Download our **Clift Land Auctions App** to your mobile device or bid directly from our website.



NO RESERVE

Please review the Auction Terms and Conditions for all of the terms effecting this auction.

ONLINE BIDDING ONLY

Bidding begins at 8:00 am CST on Friday, December 8th

“Soft” close at 12:00 noon CST Thursday, December 14th

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



5% Buyer Premium

Member Texas Auctioneers Assoc. & National Auctioneers Assoc.

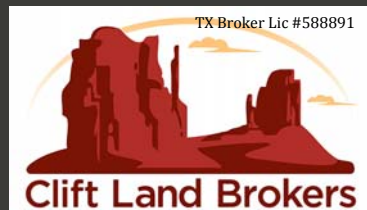


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CliftLandAuctions.com



ONLINE AUCTION TERMS & CONDITIONS

PROCEDURE: This 320 ± Acres will be offered in one (1) individual surface tract. Online bidding will take place beginning at 8:00 am CST Friday, December 8, 2017 and will “soft close” at 12:00 noon CST Thursday, December 14, 2017. At 12:00 noon CST on Thursday, December 14, 2017, 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 at this auction through our Clift Land app. This app is available on our website at CliftLandAuctions.com/online-auctions. You may also download this app from Google Play or the Apple App Store to your mobile devices. 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'S 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: This is an Absolute Auction. The successful bidder will sign a purchase agreement within two(2) hours of the close of the auction.

DOWN PAYMENT: Ten percent (10%) down payment upon signing a purchase agreement. The down payment 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 Seller shall have paid all Property Taxes for prior years before closing. The Buyer will be responsible for any “rollback” in the property taxes. The Buyer will be responsible for all additional taxes imposed after the date of execution of the Special Warranty Deed by seller 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 and the Buyer's heirs, personal representatives and assigns.

BROKER PARTICIPATION: Contact the Auction office to obtain the broker participation guidelines.

CLOSING: Will take place on or before January 26, 2018, or as soon as applicable closing documents are completed.

POSSESSION: Possession will be given at closing and funding.

TITLE: Seller shall provide an Owner's Policy of Title Insurance on the surface tract in the amount of the purchase price. Buyer will be responsible for all expenses related to acquiring a mortgagee's title policy, if required. Seller shall execute a Special Warranty Deed conveying the surface estate to the Buyer.

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 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. There is a verbal 1/3—2/3 crop share lease in effect on this property.

SURVEY: No survey will be provided by the Seller.

TITLE RESTRICTIONS: Seller to **RESERVE** any and all oil, gas and royalty rights, as well as 50% of the Wind Royalty Rights. The Executory Wind Rights **WILL CONVEY** to the Buyer.

GROWING WHEAT CROP: The Buyer will receive the Landlord Interest (1/3) in the growing wheat crop.

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

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 complete 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.

