



****See our website for the complete Terms and Conditions for this auction.**

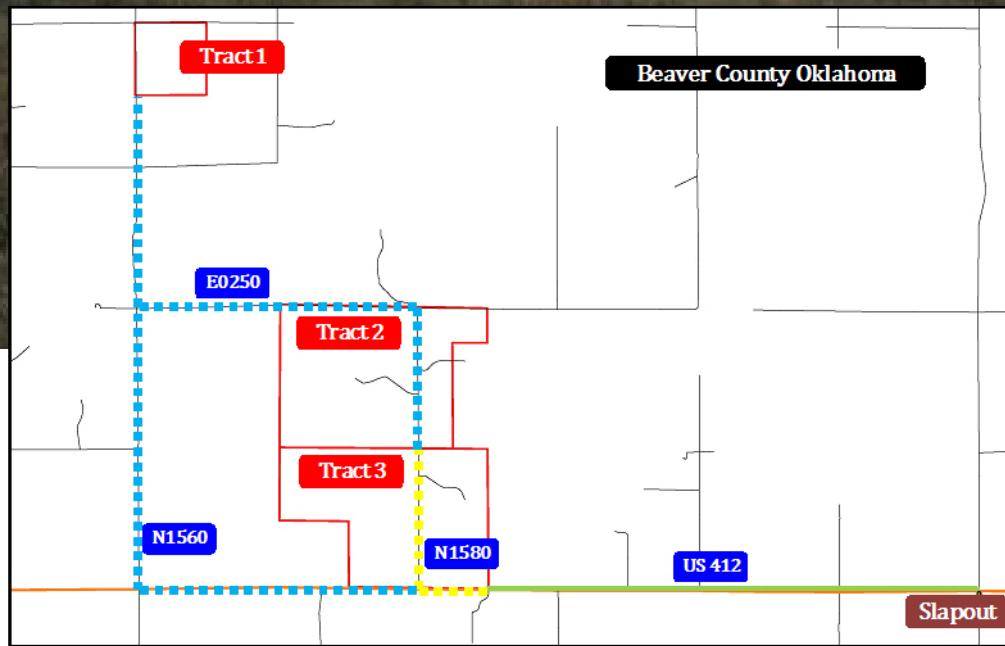
5% Buyer Premium

Multi-Parcel Land Auction

1,800 ± Acres in 3 Tracts
Grass & CRP in Beaver Co. OK
Four miles west of Slapout

****This is an Absolute Auction with a minimum bid of \$600.00 / Acre.**

Thursday June 27th at 2:00 pm



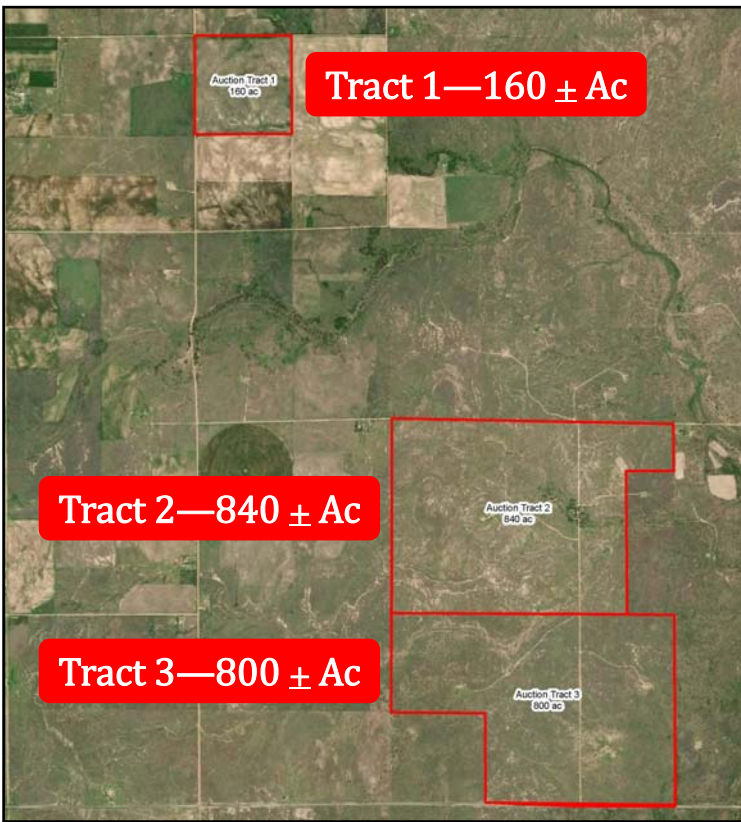
CliftLandAuctions.com · 800.299.LAND (5263)

Auction Location
Beaver County Fairgrounds
Pavillion
1107 Douglas Avenue
Beaver, OK 73932

905 S. Fillmore St., Ste. 102
Amarillo, Texas 79101

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Tract 1—160 ± Ac

Tract 2—840 ± Ac

Tract 3—800 ± Ac



Tract 1—160 ± Acres

This tract is enrolled in the Conservation Reserve Program, with a contract expiring 9-30-2020, and annual payment of \$4,847.10. The 2020 CRP payment will convey to the Buyer. The property is not fenced. There is power on the east side along the county road. This tract is accessed via County Road N1560.

Legal Description: NW/4 of Section 1-T2N-R26E

Tract 2—840 ± Acres

This tract is bordered on the north by CR E250, and CR N1580 runs through the middle of the tract. There are two livestock water wells on the property (one electric submersible pump and one solar pump). There is a 45'x150' Quonset barn with a concrete floor on this tract. The power for the tract runs along the north side and through the middle of the tract, along the county roads.

Legal Description: All of Section 18, N/2 & SW/4 of the NW/4 of Section 17, W/2 of the SW/4 of the Section 17 all in T2N-R27E



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Tract 3—800 ± Acres

This tract has frontage on State Hwy 3/US 412 on the south, with CR N1580 through the middle of the tract. This tract has two livestock wells (one electric submersible and one windmill). The boundary of the property is fenced with barb wire fence. The power that services the submersible well runs along CR N1580.

Legal Description: N/2 & SE/4 of Section 19 and W/2 Section 20 all in T2N-R27E