

HARTLEY & MOORE COUNTY, TX AUCTION

12,160±
Acres

11,646± Cropland Acres
(FSA)

Offered in 12 Tracts

- 8,209± Irrigated Acres
- 31 Irrigated Circles
- Great Opportunity to Buy at Auction!
- 15± Miles Northwest of Dumas, TX
- 20± Miles Southeast of Dalhart, TX
- Buy any tract, combination of tracts or buy the entire property!

Held at the
Rita Blanca Coliseum, Dalhart, TX

WEDNESDAY, DECEMBER 14 • 10AM



ONLINE BIDDING
AVAILABLE

SCHRADER
Real Estate and Auction Company, Inc.

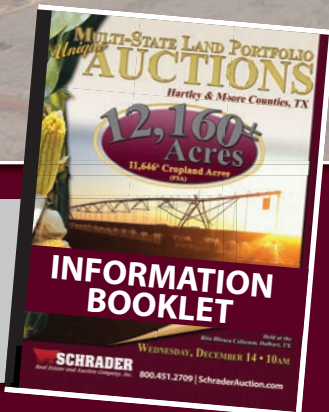
In Cooperation
With:

AL
Paul A. Lynn
& Associates, LLC

800.451.2709 | SchraderAuction.com



Contact Auction Company for Detailed Information Booklets for each property with additional Due-Diligence Materials, including information such as: soil maps, water, FSA and county records information.



Call Schrader Auction Company for More Information. 800.451.2709 | SchraderAuction.com

HARTLEY & MOORE COUNTY, TX AUCTION

HARTLEY & MOORE COUNTY FARM DESCRIPTIONS:

12,160± acres with approximately 11,646± acres cropland (FSA) located in Hartley & Moore Counties, Texas. Includes a high percentage of tillable acres and high percentage of irrigated acres. There are (31) irrigated circles, and headquarters location including shop, apartment and (6) older steel grain bins.

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Acres
11,646± Cropland Acres
(FSA)

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**LIVE ONLINE
AUCTION BIDDING**

You may bid online during the auctions at www.schraderauction.com. You must register by **Wednesday, December 7th** to bid online. For information on registering for online bidding, call Schrader Auction Company at **800-451-2709**.

Aggrieved persons may apply for payment from the Real Estate Recovery Trust Account administered by the Texas Real Estate Commission.

Rex D. Schrader II, Texas Auctioneer #17409



TEXAS:
Paul A. Lynn & Associates, LLC,
Texas Real Estate Broker #9000489

Seller: Wilder Farms, Inc.;
Wilder Corporation

**WEDNESDAY
DECEMBER 14 • 10AM**



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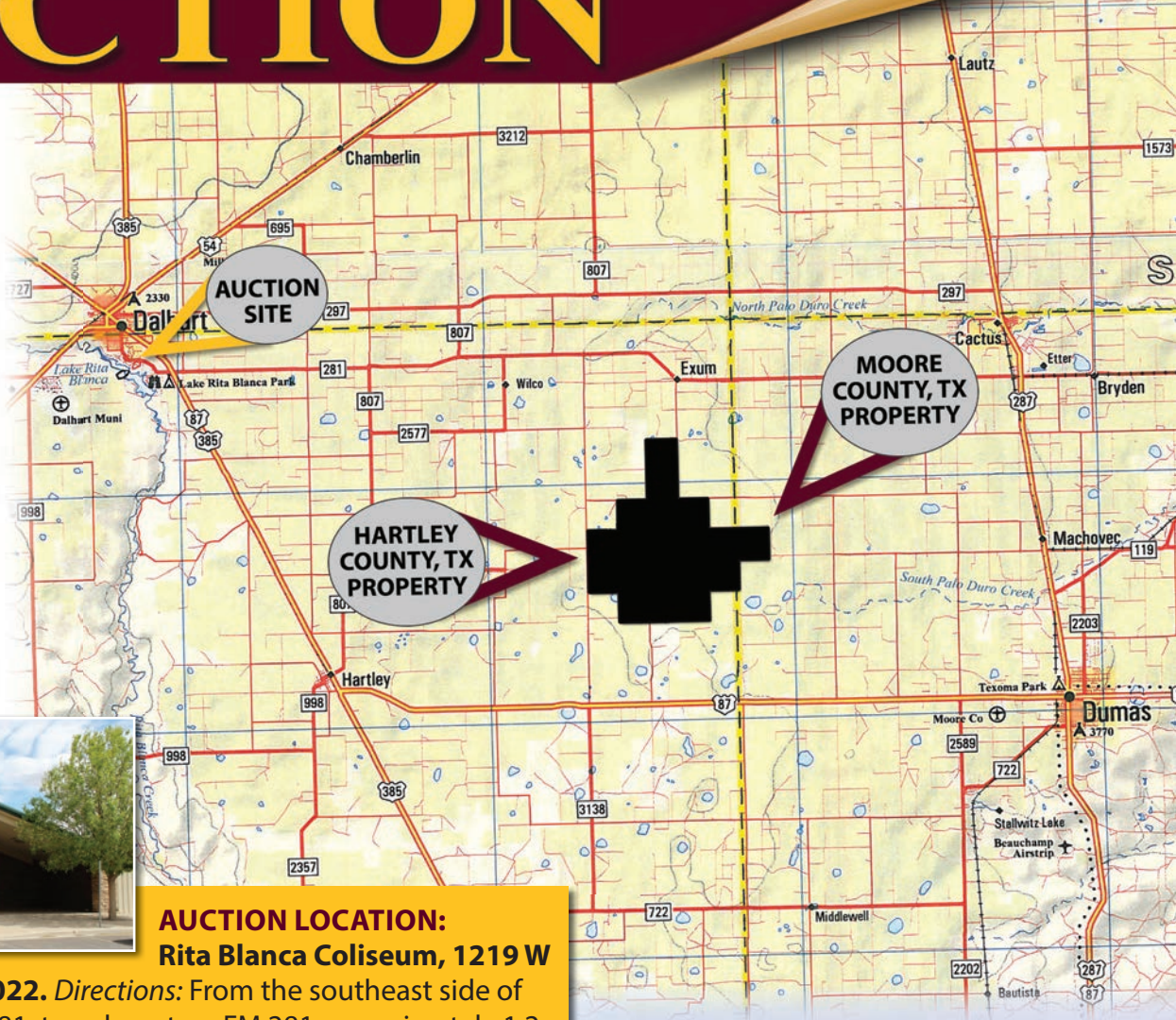
HARTLEY & MOORE Co., TX AUCTION

PROPERTY

DIRECTIONS: From the intersection of Hwy 87/287 and Route 152, downtown Dumas, Travel west on Hwy 87 13.4 miles to Chain C Road. Turn right (north) on Chain C Road and travel 3 miles to the property.

15± Miles Northwest of Dumas, TX

20± Miles Southeast of Dalhart, TX



AUCTION LOCATION: Rita Blanca Coliseum, 1219 W

FM 281 Dalhart, TX 79022. Directions: From the southeast side of Dalhart Hwy 385 & FM 281, travel west on FM 281 approximately 1.2 miles to the auction location.



Call Schrader Auction Company for More Information.

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WEDNESDAY, DECEMBER 14
10AM

COUNTY	ACRES	CROPLAND (FSA)
Hartley	11,240±	11,646±
Moore	920±	



- **8,209± Irrigated Acres**
- **31 Irrigated Circles**
- **Great Opportunity to Buy at Auction!**



Rex D. Schrader II, Texas Auctioneer #17409

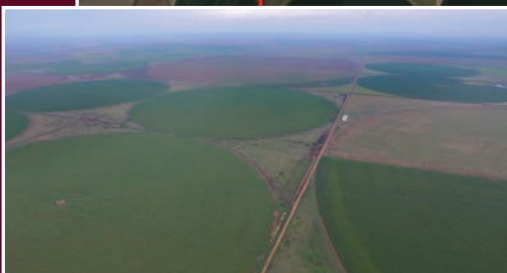
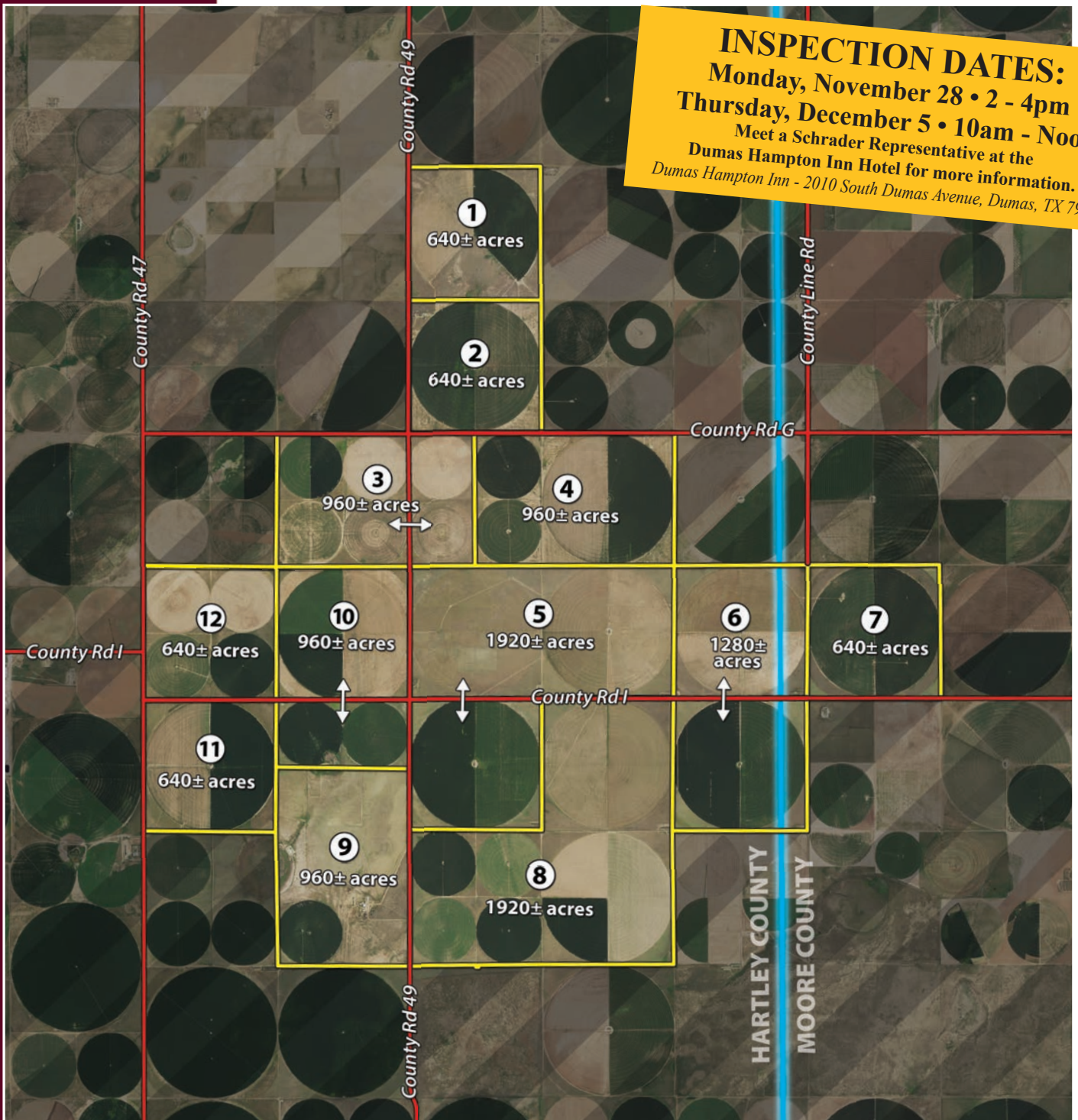


TEXAS:
Paul A. Lynn & Associates, LLC,
Texas Real Estate Broker #9000489

3% Buyer's Premium

HARTLEY AND MOORE COUNTY, TX AUCTION

INSPECTION DATES:
 Monday, November 28 • 2 - 4pm
 Thursday, December 5 • 10am - Noon
 Meet a Schrader Representative at the
 Dumas Hampton Inn Hotel for more information.
 Dumas Hampton Inn - 2010 South Dumas Avenue, Dumas, TX 79029



Call Schrader Auction Company for More Information.
 800.451.2709 | SchraderAuction.com

WEDNESDAY, DECEMBER 14 • 10AM

Held at the Rita Blanca Coliseum,
1219 W FM 281, Dalhart, TX 79022

TRACT DESCRIPTIONS:

Tract	Section	Tax Acres	FSA Cropland Acres	Approx. Irrigated Acres*	Improvements/Irrigation/Description
1	423	640±	632.07	371±	1999 18-Tower Valley
2	418	640±	610.29	500±	1995 18-Tower Valley
3	380, W/2 381	960±	937.67	729±	(2) 1983 X-Tower Valley, 1983 X-Tower Zimmatic, (2) 1982 X-Tower Zimmatic, 2002 X-Tower Reinke
4	382, E/2 381	960±	948.77	750±	1993 17- Tower Zimmatic, 1993 7-Tower Zimmatic, 1985 8-Tower Zimmatic
5	376, 375, 339	1920±	1,857.96	984±	2002 18-Tower Reinke, 1995 18-Tower T-L, this tract includes 548.7 acres
6	374, 341	1,280±	1,259.37	997±	1999 18-Tower Reinke, 1991 19-Tower Reinke
7	373	640±	633.39	503±	1997 18-Tower Reinke
8	340, 333, 334	1,920±	1,878.23	1,502±	2012 8-Tower Reinke, (2) 1997 18-Tower Reinke, (2) 1997 8-Tower Reinke, 1985 8-Tower T-L
9	335, S/2 338	960±	683.52	131±**	Older headquarters location including shop, apartment and (6) old steel grain bins, 1980 10-Tower Reinke
10	377, N/2 338	960±	941.1	749±	1997 18- Tower Reinke, 1980 7-Tower Valmont, 1980 8-Tower Valmont
11	337	640±	628.03	496±	1997 18-Tower Zimmatic
12	378	640±	637.13	497±	(3) 1985 X-Tower Valley, 2000 X-Tower Valley
TOTAL		12,160±	11,647.53	8,209±	

*Approx. Irrigated Acres are based on FSA field boundaries.

**The well in the NW corner of Tract 9 serves Tract 10. Unless Tracts 9 & 10 are sold together, a small parcel with the well on Tract 9 will be surveyed and will be added to the conveyance of Tract 10 and excepted from the conveyance of Tract 9.



Rex D. Schrader II, Texas Auctioneer #17409



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AUCTION TERMS & CONDITIONS:

BIDDING PROCEDURE: All tracts will be offered individually, in any combination or as a whole unit. There will be open bidding on all tracts and combinations during the auction as determined by the auctioneer. Bidding on individual tracts, tract combinations and the entire property will compete.

PURCHASE CONTRACT: Immediately following the close of bidding, each high bidder will sign a purchase contract in the form provided in the bidder packets. All information contained in this sale brochure and other marketing materials is subject to the terms and conditions contained in the written purchase contract. Seller shall not be bound by any statement promise or inducement that is not contained or incorporated in the written purchase contract.

SELLERS ACCEPTANCE: The final bids are subject to the Sellers acceptance or rejection.

BUYERS PREMIUM: A Buyers Premium in the amount of three percent (3%) of the bid amount shall be charged to Buyer and added to the bid amount to arrive at the total contract purchase price.

PAYMENT TERMS: 10% of the purchase price will be due immediately after the bidding concludes, with the balance due in cash at closing. The down payment may be made in the form of a cashiers check, personal check or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

CLOSING: The targeted closing date is on or before January 13, 2017. Closing shall be held on or before the targeted closing deadline or as soon as possible thereafter upon completion of the survey, if applicable, the final title commitment and the Seller's closing documents. The closing agent's fee for an administered closing will be shared equally (50:50) between Buyer and Seller. Buyer will pay all charges related to any loan obtained by Buyer.

POSSESSION: Possession shall be delivered at closing subject to the tenant's rights under the existing leases through December 2017.

EXISTING LEASE: The property is leased for the 2017 growing season. Buyer(s) to receive the 2017 lease payments. Contact Auction Company for more information.

REAL ESTATE TAXES: Buyer shall pay the real estate taxes for the calendar year 2017 and all subsequent years.

DELIVERY OF TITLE: At each closing, Seller shall furnish at Sellers expense: (i) a warranty deed conveying marketable title to Buyer, subject to all permitted exceptions as described in the purchase contract; and (ii) an owners title insurance policy in the amount of the purchase price insuring marketable title, subject to all standard requirements, conditions and exceptions and subject to the permitted exceptions.

MINERALS: Any sale will include the Seller's interest (if any) in the minerals. However, no promise, warranty or representation will be made as to the existence of any minerals or the nature or extent of Seller's interest therein.

SURVEY: A new survey will be procured only if necessary to record the conveyance or if otherwise deemed necessary or appropriate in Sellers sole discretion. If a new survey is procured, the survey costs will be shared equally (50:50) by Seller and Buyer and the purchase price will be adjusted to reflect any difference between advertised and surveyed acres. Any survey of adjacent tracts purchased in combination will be for the perimeter only.

TRACT MAPS; ACRES: All advertised tract maps, acres, dimensions and boundaries are approximations based on county parcel data, current legal descriptions and/or aerial mapping. The marketing materials are not provided as survey products.

CRP CONTRACT: A portion of the auction property is in the USDA CRP Program through 9/30/2021. Contact the Auction Company for more information.

WIND AND SOLAR: Seller has no rights to all commercial wind and wind rights, all commercial solar and solar rights, all alternative commercial energy and energy rights, including the right of ingress and egress on Auction Tracts 1, 2, 4, 5, 6, 7, 8, 9, 10 and 11.

PROPERTY INSPECTION: Inspection dates have been scheduled and will be staffed with auction personnel. Owner, Broker and Auction Company disclaim any and all responsibility for the safety of prospective bidders and other persons during any physical inspection of the property. No person shall be deemed an invitee to the property by virtue of its being offered for sale. **DISCLAIMER AND ABSENCE OF WARRANTIES:** THIS PROPERTY IS OFFERED AS IS, WHERE IS. NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE BY SELLER, BROKER OR AUCTION COMPANY CONCERNING THE PROPERTY. Prospective bidders are responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. The information contained in this brochure and other marketing materials is subject to verification by all parties relying on it. Seller, Broker and Auction Company assume no liability for any inaccuracies, errors or omissions in such materials. All sketches, tract maps, measurements and dimensions are approximate.

AGENCY: Schrader Real Estate and Auction Company, Inc. and Paul A. Lynn & Associates, LLC (and their respective agents and representatives) are exclusively the agents of the Seller. Aggrieved persons may apply for payment from the Real Estate Recovery Trust Account administered by the Texas Real Estate Commission.

CONDUCT OF AUCTION: The conduct of the auction and increments of bidding will be at the direction and discretion of the auctioneer. Seller and Auction Company reserve the right to preclude any person from bidding if there is any question as to the persons identity, credentials, fitness, etc. All decisions of the auctioneer at the auction are final.

CHANGES: Please arrive prior to scheduled auction time to inspect any changes or additions to the property information. **OFFICIAL ANNOUNCEMENTS MADE FROM THE AUCTION PODIUM ON AUCTION DAY WILL TAKE PRECEDENCE OVER THE MARKETING MATERIALS AND ANY OTHER PRIOR STATEMENTS.**



Real Estate and Auction Company, Inc.

950 North Liberty Drive Columbia City, IN 46725

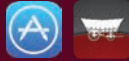
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DECEMBER 2016						
SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
			7	8	9	10
4	5	6	14	15	16	17
11	12	13	20	21	22	23
18	19	20	27	28	29	30
25	26	27	28	29	30	31

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