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TRIANGLE REALTY

BUCKLES FARM ABSOLUTE LAND AUCTION
WEDNESDAY, MARCH 31, 2021

MULTI-PARCEL • BROKER FRIENDLY • 10% BUYER'S PREMIUM • CHARLIE SELLERS - TX AUC 17494

SOLD IN 31 TRACTS OR COMBINATIONS WITHOUT RESERVE!

±15,530 ACRES IN SHERMAN COUNTY, TEXAS

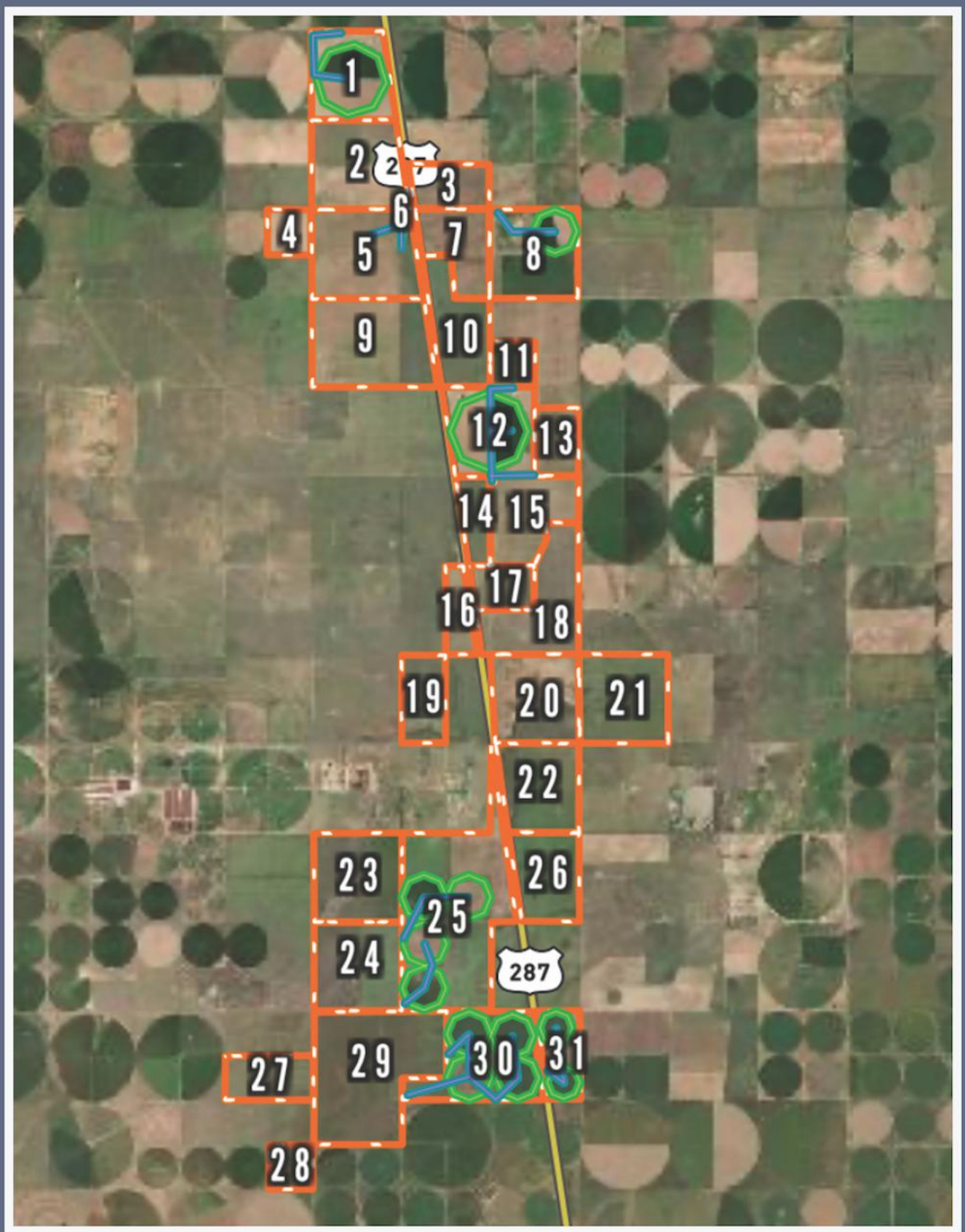
- ±2,000 acres of irrigated farm
- ±5,400 acres of dryland farm
- ±5,100 acres of CRP
- ±3,065 acres of grassland
- Beautiful Master Home and Farming Headquarters
- US Hwy 287 Frontage
- 70 miles north of Amarillo, TX
- Bid on one tract, bid on a few, or bid on them all!
- Online bidding available at SUPERIORLANDAUCTION.COM

CONTACT US

CALL **806.324.7949** TO SCHEDULE YOUR PRIVATE SHOWING

www.BUCKLESFARMAUCTION.com

BUCKLES FARM - SHERMAN COUNTY, TEXAS | SATELLITE MAP



TRACT 1 | ±560.40 ACRES - IRRIGATED FARMLAND

Tract 1 provides roughly ±320 acres under irrigation supplied by three active wells and an additional ±235 acres of dryland farming outside of the pivot coverage.

Three irrigation wells are tied together pumping a combined 475 GPM, currently nozzled at 450 GPM. Tract 1 includes has two gas meters - the northern half of the section is serviced by Xcel Energy. The southern half is serviced by Rita Blanca Electric Cooperative. Tract 1 has access to 3-Phase Electricity along the western boundary and in the southeastern corner and is bordered along the north and west by caliche county roads and along the south by a less maintained gravel road. Eastern boundary abuts railroad track and US Hwy 287.

Tract 1 includes a 1995 Lockwood 941631CP sprinkler.

TRACT 2 | ±654.60 ACRES - DRYLAND FARM

Tract 2 is a dryland parcel that includes a 30-ft stock tank at the center of the section and is bordered along its western edge by County Road 7 and on the east by the railroad line and US Hwy 287. There is access to 3-Phase Electricity along the western boundary.

There are two operable irrigation wells along the western boundary that do not currently include pumps.

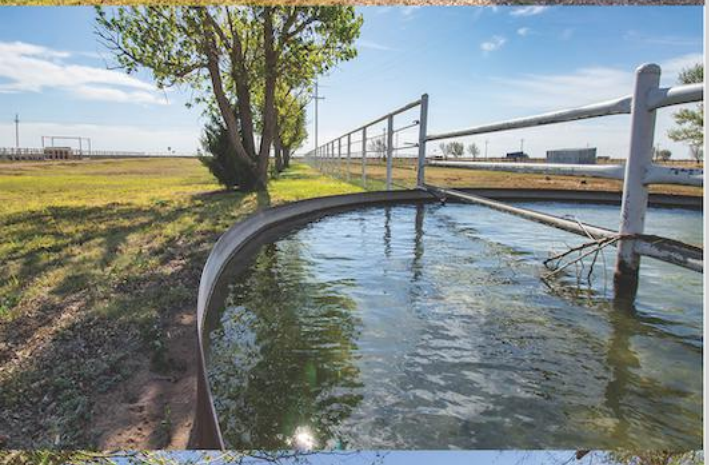
TRACT 3 | ±278.72 ACRES - DRYLAND FARM

This dryland farm tract includes two older irrigation wells of unknown condition and is accessible from the west off of US Hwy 287.

TRACT 4 | ±158.70 ACRES - DRYLAND FARM

Tract 4 is a dryland farm parcel accessible from County Road 7 along its eastern boundary, where 3-Phase electricity is also available.

TRACT 5 | ±757.50 ACRES DRYLAND FARM, GRASS & HEADQUARTERS



The heart of the Buckles Farm, Tract 5 spans nearly 758 acres and combines roughly 625 acres of dryland farmground with grazing pasture, equipment storage, cattle sorting facilities, and more. Easily accessed off of U.S. 287, this headquarters tract features the original homestead converted into a two-story bunkhouse, a charming 1950's barn ideally suited for livestock projects, pipe cattle pens, loadout and sorting area, grazing traps, four-car garage, and a duplex equipped for residential or office use. In addition, this parcel includes a newer metal storage barn that provides 7,260 sq. ft. of equipment storage space, a 4,160 sq. ft quonset storage barn, covered hay storage, grain storage, and one additional machine shop. From the smallest of details to the largest features, this tract demonstrates the level of care and maintenance that can been seen throughout the immaculately-kept Buckles Farm.

Tract 5 has gas and 3-Phase electricity onsite and is supplied water through multiple domestic wells tied together and plumbed throughout the Tract. The dryland farm acreage also includes a livestock well at its center.

The property is accessible from US Hwy 287 on the east and from County Road 7 along its western boundary.

BID ON ONE TRACT, BID ON A FEW, OR BID ON THEM ALL!

TRACT 6 | CUSTOM-BUILT HOME ON ±2.2 ACRES

This beautiful custom-built home with modern amenities and country charm truly has it all! The home boasts a gorgeous master bedroom complete with massive walk-in closet and spacious bathroom with double vanities and both a shower and jetted tub.

The large chef's kitchen features tremendous counter space as well as storage and a breathtaking kitchen island. Double-ovens and a gas range cooktop make this the perfect place to cook for a crowd. A 3/4 bathroom located right off the kitchen makes this an ideal family gathering area.

Upstairs offers three bedrooms, two bathrooms, a living space and a charming playroom with large attic storage space. The large finished basement makes for a perfect added bedroom or den. Finally, step outside to a beautiful patio and covered porch with tons of room to enjoy the sunset and for entertaining and outside activities.

This home is move-in ready and is situated on roughly 2.2. acres in the perfect location just moments from Stratford!

TRACT 7 | ±390.65 ACRES - DRYLAND FARM

This dryland farm parcel is bordered along its west by US Hwy 287.

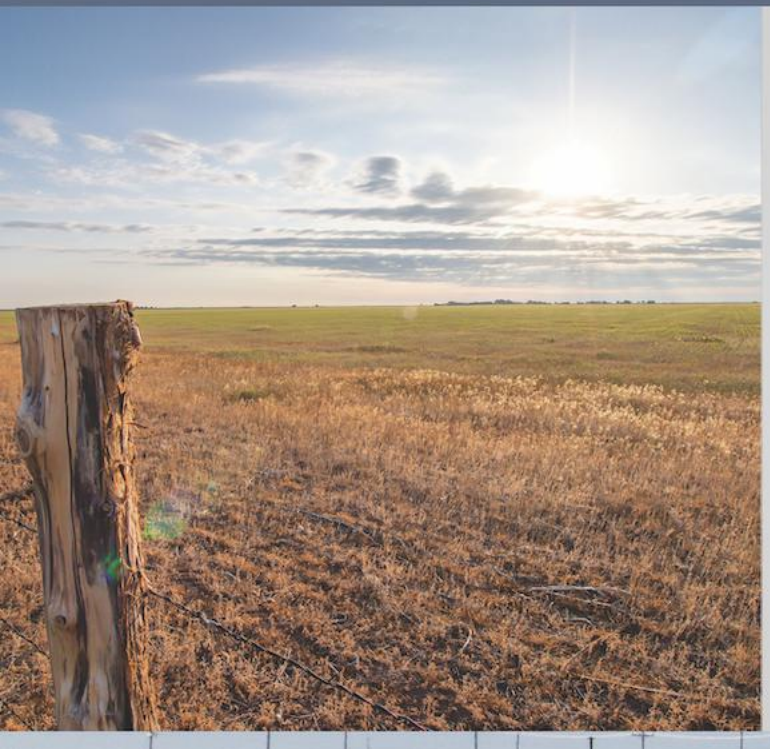
TRACT 8 | ±633 ACRES - DRYLAND AND IRRIGATED FARM

Tract 8 is a great combination of irrigated and dryland farm. An underground Xcel electricity line runs through middle of northern quarter sections.

Tract 8 features one irrigation well pumping 276 GPM. The quarter-mile sprinkler is nozzled at 250 GPM. Tract 8 also includes a livestock well and windmill in the SW quarter and is bordered by and accessible from County Road 10 along its entire eastern boundary. 3-Phase electricity is available on the eastern boundary.

Tract 8 includes a 1996 Lockwood 1996-2005 sprinkler.

TRACT 9 | ±844.40 ACRES - DRYLAND FARM AND NATIVEGRASS



Tract 9 features nearly 630 acres of dryland farm with the balance of the tract being native grassland. The tract has access to 3-Phase electricity on its western boundary and power lines running along the south. The eastern and western boundaries are fenced with 4-strand bared wire fence and includes some north to south cross fencing.

This property has outstanding access, bordered by blacktop County Road U along its southern boundary, N Palo Duro Road along the west, and the railroad and US Hwy 287 along the eastern boundary.

TRACT 10 | ±492.40 ACRES - GRASSLAND

Tract 10 is an outstanding native grass property ready to run cows. The tract is fenced around its perimeter and includes one stock well, large metal stock tank, and an overflow, dirt tank. And with US Hwy frontage along its western boundary, the access to Tract 10 can't be beat.

TRACT 11 | ±162.40 ACRES - GRASSLAND

This quarter-section includes 161.77± acres formerly enrolled in CRP. Tract 11 includes one previously operated irrigation well in its northeastern corner that could be utilized for stock water and is ready to graze.

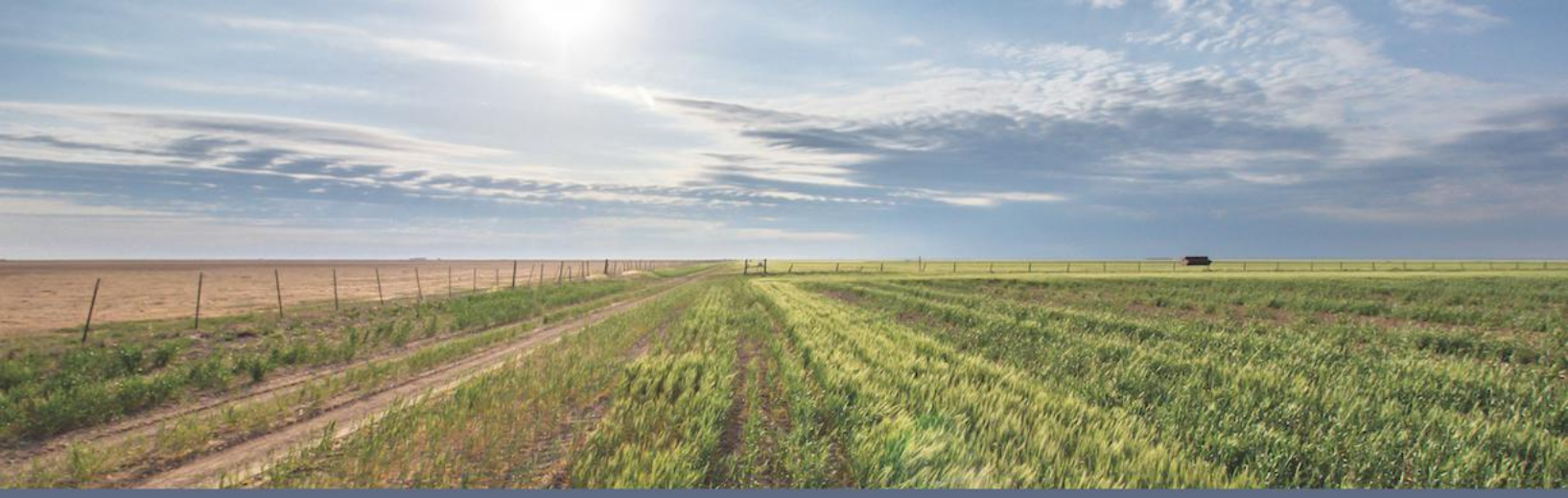
TRACT 12 | ±622 ACRES - IRRIGATED FARM

Tract 12 is an outstanding irrigated farming opportunity. Four irrigation wells are tied together and pumping a combined 775 GPM, and roughly 382 acres are under pivot with an additional 225.78± acres of dryland farm. The nearly half-mile sprinkler is currently nozzled at 750 GPM.

This property is ready to go and includes a 1000 sq. ft. farmhouse, pipe sorting pens, and hydraulic chute in northwestern corner of the property. A livestock well in the northwestern corner supplies the farmhouse and stock tank.

Tract 12 is bordered along the western boundary by US Hwy 287 and also accessible from County Road V along the southern boundary.

This parcel includes a 1998 Reinke 0998170911060 sprinkler.



TRACT 13 | ±237.2 ACRES - DRYLAND FARM

This dryland farm tract is accessible from County Road V, which runs the length of the southern boundary, and Tract 13 is bordered by County Road 10 along its eastern boundary.

Please note, the Sellers share a 50% undivided interest in the south half of the southeast quarter of Section 337. So that this time, the purchase of Tract 13 includes 100% interest in the northern 160± acres and a 50% undivided interest in the southernmost 80± acres.

TRACT 14 | ±198.97 ACRES - CRP

Tract 14 is enrolled in CRP through September 30, 2022 with an estimated annual contract payment of $6,651.00. The property is bordered along its western edge by US Hwy 287 and accessible from the north off of County Road V.

TRACT 15 | ±510.27 - DRYLAND FARM

Tract 15 is a dryland farm parcel you don't want to miss. Bordered on the north by County Road V and along its eastern boundary by County Road 10.

TRACT 16 | ±175.50 ACRES - DRYLAND FARM AND GRASSLAND

Tract 16 combines 126.14± acres of dryland farm and over 45 acres of native grass with incredible access from the north off of blacktopped county road. The parcel is bordered along the western boundary by the railroad line and US Hwy 287 and has access to 3-Phase electricity.

TRACT 17 | ±221 ACRES - DRYLAND FARM, FARMHOUSE & PENS

Tract 17 is perfectly sized to be your next country homesite or to get your hands on additional dryland farm acreage with unbeatable access. This property includes a 1,400 sq. ft. farmhouse with a roughly 4,000 sq. ft. Quonset storage barn, and sorting pens with stock water.

Includes one unused irrigation well on the northern boundary and a stock/domestic well near the farmhouse. Tract 17 is bordered on the west and accessible from US Hwy 287.

TRACT 18 | ±643 ACRES - GRASSLAND

Tract 18 is the largest native grass opportunity of this sale offering, spanning roughly 643 acres. Tract 18 has great access along its eastern boundary from County Road 10 and is bordered along the west by US Hwy 287. The property is fenced around its perimeter and includes a stock well near its northern boundary.

TRACT 19 | ±312.90 ACRES - CRP, DRYLAND FARM & GRASSLAND

This tract combines 218.99± acres of CRP with 55.66± acres of dryland farm and 42.41± acres of grassland. Tract 19 is fenced around its perimeter with 5-strand barbed wire fence. The CRP contract runs through September 30, 2022 and generates an annual payment of $7,201.00. Tract 18 includes one livestock well and is accessible from the

TRACT 20 | ±627.14 ACRES - DRYLAND FARM & GRASSLANND

If you're looking for dryland farm and grassland, don't miss Tract 20. Combining 394.82± acres of dryland ground with over 232 acres of native grass. Tract 20 includes roughly 1,750 ft. of US Hwy 287 frontage with county road along the southern boundary and County Road 10 along its eastern edge. This property includes one stock well on its southern boundary.

TRACT 21 | ±636 ACRES - CRP

This 636-acre parcel includes 630.94± acres currently enrolled in CRP through September 30, 2030 with an annual payment of $22,083. FSA has confirmed this recertification. Additional documentation will be posted as soon as it is obtained.

Tract 21 includes one stock well and is bordered along its western boundary and accessible from County Road 10.

TRACT 22 | ±553 ACRES - CRP, GRASSLAND & FARMHOUSE

Tract 22 is a great opportunity that features 439.44± acres currently enrolled in CRP through September 30, 2030 with an annual estimated payment of $15,380.40. FSA has confirmed this recertification. Additional documentation will be posted as soon as it is obtained.

The property also includes 98.65± acres of native grassland, a 1,086 sq. ft. farmhouse with a 4000 sq. ft. Quonset storage barn. Tract 22 includes one previously used irrigation well and a domestic/stock well near the house, and the tract is bordered along its entire western boundary by US Hwy 287 and along the east side by County Road 10.

TRACT 23 | ±560.40 ACRES - IRRIGATED FARMLAND

Scale document up

Tract 23 combines grassland with 205.07± acres of CRP enrolled through September 30, 2021 with an annual CRP payment of $7,506.00. The section is bordered along its western boundary by N Palo Duro Rd/County Road 7.

TRACT 24 | ±628 ACRES - CRP AND CROP SPRAYING BUSINESS

Tract 24 is one of the most unique opportunities in this sale offering. Combining 312.85± acres enrolled in CRP through September 30, 2022 with an annual payment of $12,172 with nearly 300 acres of native grass, this property also features a crop spraying operation, complete with a 3,750 sq. ft. airplane hangar and two 3,000 ft. grass runways, and a 420 sq. ft. office building. The property includes one former irrigation well that has been converted for domestic use to supply the office. Blacktop County Road BB runs along the southern edge of the section, and N Palo Duro Rd/County Road 7 borders the property along its western boundary.

TRACT 25 | ±1,477.5 ACRES - IRRIGATED FARMLAND, CRP & NATIVEGRASS

The largest tract in this exciting auction, Tract 25 is an outstanding combination of CRP, native grass, and irrigated farmland. Tract 25 features 497.64± acres under pivot, 57.42± acres of dryland farm, 841.08± acres enrolled in CRP through September 30, 2022 generating an estimated annual payment of roughly $28,000.

One well pumping 420 GPM supplies the two northern quarter-mile sprinklers, each currently nozzled at 400 GPM. Two southern quarter-mile sprinklers are supplied by two irrigation wells tied together and pumping a combined 650 GPM, each nozzled at 500 GPM. Tract 25 also includes an old domestic well of unknown condition.

Tract 25 includes 2 - 1989 Lockwood sprinklers and 2 - 1996 Lockwood sprinklers.

Access to this tract is outstanding with roughly two miles of US Hwy 287 frontage and blacktop County Road BB running along the southern boundary.

TRACT 26 | ±460.33 ACRES - CRP

Another income generating opportunity, Tract 23 includes 451.06± acres currently enrolled in CRP through September 30, 2030 with an annual estimated payment of $15,787.10. FSA has confirmed this recertification. Additional documentation will be posted as soon as it is obtained. The tract is accessible on the west from US Hwy 287 and on the east from County Road 10.

TRACT 27 | ±317.8 ACRES - CRP

Tract 27 is another CRP parcel, with 311.65± acres enrolled through September 30, 2023 generating an annual payment of $10,480.79. The parcel features one stock well and is accessible along the eastern boundary from N Palo Duro Rd/County Road 7.

TRACT 28 | ±158 ACRES - CRP

Tract 28 includes 156.53± Acres of currently enrolled CRP. This parcel was recently acquired by the Seller and is currently being recertified. Specific contract details will be made available once obtained. Tract 28 is accessible along the eastern boundary from N Palo Duro Rd/County Road 7.

TRACT 29 | ±1,189.2 ACRES - CRP

Tract 29 offers the single largest CRP opportunity with 1183.25± acres enrolled through September 30, 2021. The CRP contract generates an annual payment of $40,606. The property also includes 5 previously used irrigation wells and is accessible from the north off of County Road BB or from N Palo Duro Rd/County Road 7 along its western boundary.

TRACT 30 | ±722 ACRES - IRRIGATED FARM

Another great irrigated tract , this property includes four quarter-mile sprinklers with 492.85± acres under pivot. 154.45± acres are enrolled in CRP through September 30, 2022 generating an annual payment of $5,049.00. Four irrigation wells pumping a combined 1600 GPM are tied together and supply the circles. Tract 30 is accessible along the northern boundary from County Road BB and bordered along the east by the railroad line and US Hwy 287.

TRACT 31 | ±271 ACRES - DRYLAND AND IRRIGATED FARM

Tract 31 includes 138.09± acres of dryland farm and 123.1± acres under pivot with the potential for further development. One active well is currently pumping 440 GPM and supplies the two roughly quarter-mile sprinklers nozzled at 420 GPM each. This parcel is bordered along its entire western boundary by US Highway 287 and along its southern boundary by County Road CC.

This irrigated farmland includes one 1994 and one 1996 Lockwood sprinkler.

ON-SITE PROPERTY TOUR, INFORMATIONAL MEETING & OPEN HOUSE

Join us on-site to get all of your auction questions answered, get the latest property and auction details, and tour the land. The primary residence and headquarters improvements will also be open for guided viewings, as well.

Saturday, March 6, 2021 10:00 a.m. - 1:00 p.m.
Wednesday, March 10, 2021 3:00 p.m. - 6:00 p.m.

Call us at 806-324-7949 to schedule your private showing.

BIDDING AVAILABLE ONLINE, BY PHONE, OR ON-SITE.

WWW.SUPERIORLANDAUCTION.COM

LIVE AUCTION EVENT MARCH 31, 2021
EMBASSY SUITES, AMARILLO, TEXAS

AUCTION NOTICES AND DISCLOSURES

PROCEDURE: This ±15,530-acre property located in Sherman County, Texas will be offered in an online and live, on-site, multi-parcel auction in 31 individual tracts or as a combination of tracts. There will be open bidding on tracts and combinations until the close of the auction. The property will be sold in the manner resulting in the highest total sale price.

ACCEPTANCE OF BID PRICES: This is an absolute auction. At the close of bidding, all successful on-site Bidders and Sellers will sign Purchase Agreements for the sale of the property. Successful online bidders will be notified within 4 hours of the close of bidding and will be required to sign a Purchase Agreement by 4:00 p.m. (Central) on Thursday, April 1, 2021.

BUYER'S PREMIUM: A 10% buyer's premium is in effect for all purchases. The Buyer's Premium will be added to the "Bid Price" to determine "Sales Price" or "Contract Price." Ex. High Bid of $100,000 + $10,000 Buyer's Premium = Contract/Sales Price of $110,000.

DOWN PAYMENT: Ten percent (10%) of the Contract/Sales Price must be paid as a down payment at the time of signing the Purchase Agreement. The non-refundable down payment may be made in the form of cash, personal check, wire transfer to be held in escrow with American Land Title, Amarillo, Texas until the closing of the Contract. The remainder of the purchase price plus all expenses of closing are payable in immediately available funds at closing. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING.

REAL ESTATE TAXES AND ASSESMENTS: Real estate taxes shall be prorated as of the date of closing.

MINERALS: This is a sale of the surface estate. Seller reserves all of the Mineral Estate owned by Seller, if any. The Mineral Estate does NOT include water, sand, gravel, limestone, building stone, caliche, surface shale, near-surface lignite, iron, or other mineral which is surface mineable from the Land.

CLOSING & POSSESSION: Closing shall take place on or before May 4, 2021 or as soon as applicable closing documents and surveys are completed. Possession will be given at closing and funding subject to the temporary lease agreements disclosed in the auction materials and signed between Buyer(s) and Seller at closing.

TITLE: An Owner's policy of title insurance will be furnished to Buyer at Buyer's expense. The Buyer shall pay all premiums and other expenses (including recording costs, escrow fees, and the like) in connection with the issuance of such title insurance policy on the property.

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(s) shall release Seller of any and all liability.

SURVEY: Survey(s) will be at Buyer's expense. A preliminary survey is being conducted in advance and purchase price will be adjusted based on acreage variations determined with a final survey.

AGENCY: Triangle National, LLC/Superior Land Auctions and its representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this term sheet and in the brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. Announcements made by the auctioneer during the auction will take precedence over any previously printed material or any other oral statements made. 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. The information contained in this term sheet and in the brochure is believed to be accurate but are subject to verification by all parties relying on them. The Seller, the broker, the auction company or any of their respective representatives assumes no liability for its accuracy, errors or omissions. With respect to the brochure and all related materials: (a) all sketches and dimensions are approximate; and (b) all acreages are approximate and have been estimated based on legal descriptions or aerial photographs. Conduct at the auction and increments of bidding are at the direction and discretion of the auctioneer. 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 auctioneer are final.

TEXAS DEPARTMENT OF LICENSING AND REGULATION DISCLOSURE: To file a complaint, contact the Texas Department of Licensing and Regulation at PO Box 12157, Austin, TX 78711 or call 800-803-9202.

NEW DATA, CORRECTIONS AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes, corrections or additions to the property information.

To view the comprehensive Auction Terms and Conditions,
please visit https://www.BucklesFarmAuction.com

The Superior Land Network and Superior Land Auctions is a company established with the vision of creating more value for landowners, harnessing the power of a nationwide marketing network and proven, results-oriented track record in the land brokerage and real estate auction business.

Triangle National and the Superior Land Network are uniting the people who know agricultural land across the United States.

Connecting buyers, sellers, brokers and land experts, we work hard to create more value and get results for our clients and network partners.

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