

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in as a total 640-acre unit. There will be open bidding during the auction as determined by the Auctioneer.

DOWN PAYMENT: 10% down payment on the day of auction. The down payment may be made in the form of cashier's 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.

ACCEPTANCE OF BID PRICES: The successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Seller's acceptance or rejection.

BUYER'S PREMIUM: A Buyer's 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.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide Warranty Deed(s).

CLOSING: The balance of the purchase price is due at closing, which will take place within 15 days of presentation of insurable title. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes due in 2018 and thereafter.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an

invitee of the property by virtue of the offering of the property for sale.

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: Any need for a new survey shall be determined solely by the Seller. If necessary, the Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance.

AGENCY: Paul Lynn & Associates, Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed

or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. 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 brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents 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. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.** **STOCK PHOTOGRAPHY:** Some photos are for illustrative purposes only and are not of the auction property.



SCHRADER

Real Estate and Auction Company, Inc.

Auction Manager: Roger Diehm 260-318-2770
Rex D. Schrader II, Texas Auctioneer #17409

In Cooperation With:



Paul A. Lynn, Broker
Paul A. Lynn & Associates, LLC,
Texas Licensed Broker #9000489

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800-451-2709
SchraderAuction.com

640[±] acres

*offered in
1 tract*

DUMAS, TEXAS

AUCTION

HARTLEY COUNTY

N.W. TEXAS IRRIGATED FARMLAND

Tuesday, November 21 • 1pm



ONLINE BIDDING AVAILABLE



In Cooperation With:
Paul A. Lynn
& Associates, LLC



SCHRADER
Real Estate and Auction Company, Inc.

Auction held at the Hampton Inn, Dumas, Texas

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640[±] acres AUCTION

1 tract

Tuesday, November 21 • 1pm

HARTLEY COUNTY • DUMAS, TEXAS

13[±] miles east of Dalhart • 15[±] miles northwest of Dumas

AUCTION & INSPECTION HEADQUARTERS LOCATION:

Hampton Inn & Suites Dumas, 2010 South Dumas Avenue, Dumas, Texas. From Dalhart on Hwy 87 - Take a right on Dumas Ave (Hwy 287) and the hotel is located 5 miles south on right hand side.

PROPERTY LOCATION:

From Dumas, travel north on Highway 287 for 11 miles to FM 281. Turn west on FM 281 and travel 15 miles to the property.

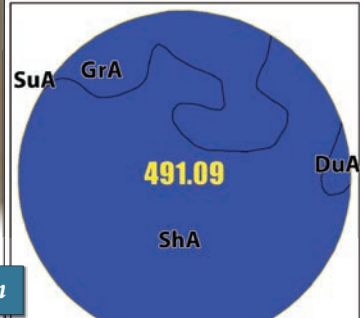
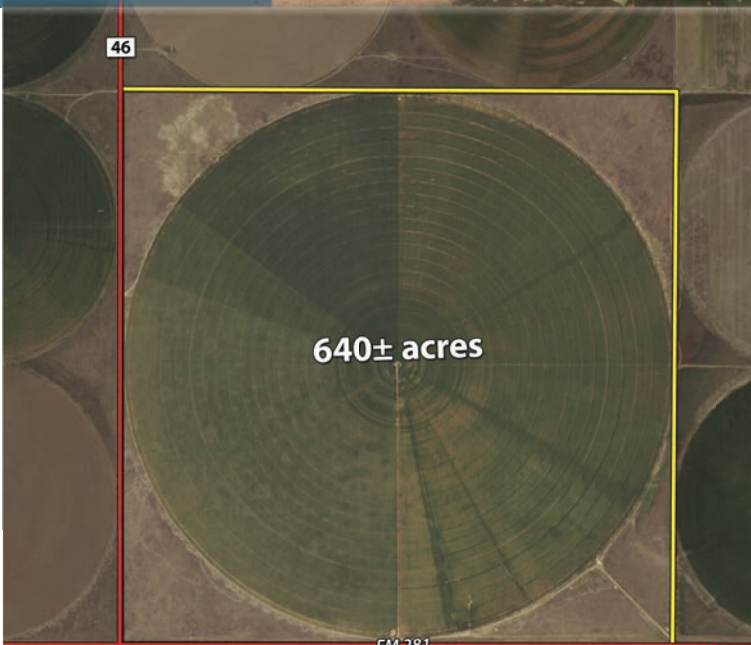
PROPERTY DESCRIPTION:

This irrigated section is located at the intersection of FM 281 and County Road 46. Soils are primarily Sherm Clay Loam and Gruver Loam.

- 491[±] Irrigated Acres - Valley Pivot.
- The Farm has 3 wells that provide a total of 987 GPM.
- (2) GM Big Block & (1) 6 Cylinder Cat. All 3 motors are Natural Gas Powered.
- Taxes: 2017 - \$5,497.39

Visit www.SchraderAuction.com for more details on Soils, Taxes, etc.

INSPECTION DATE:
Wednesday, November 1st
12 Noon - 2pm CST
 Meet a Schrader representative at the Hampton Inn for more information about the property.



Irrigated Soil Information

Code	Soils	Acres	% of Field	Non-Irr Class	Irr Class	Corn Irrigated	Grain sorghum	Grain sorghum Irrigated	Soybeans Irrigated	Wheat	Wheat Irrigated	Corn silage Irrigated	Sorghum silage Irrigated	Cotton lint	Cotton lint Irrigated
ShA	Sherm clay loam, 0-1% slopes	389.75	79.4%	lls	lls	171	27	126	36	18	54	21	18		
GrA	Gruver loam, 0-1% slopes	93.82	19.1%	llc	l	153	25	117	36	18	58	19	18		
DuA	Dumas loam, 0-1% slopes	7.33	1.5%	llc	l	144	24	98	34	17	47				
SuA	Sunray loam, 0-1% slopes	0.19	0.0%	lle	lle	128	20	89	30					276	722
Weighted Average						167.1	26.6	123.8	36	18	54.6	20.3	17.7	0.1	0.3

*Soil information per Surety/AgriData, Inc.



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SELLER: Dale DeLoye, Jane DeLoye, Ron and Marcia Wiessinger Trust, Ron and Marcia Wiessinger, Trustees

Auction Manager: Roger Diehm
 Rex D. Schrader II, Texas Auctioneer #17409
 3% Buyer's Premium

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ONLINE BIDDING AVAILABLE
 You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Co. - 800-451-2709.