

Great Plains Land Company

Roger Mills 880 acre Cattle & Hunting Ranch

Sale Terms & Conditions

**Great Plains Land Company: Roger Mills
County, Oklahoma | Offered in 2 Tracts | 640
acres - T15 N R23 W S23 All Sec & 240 acres
- T15 N R23 W S24 Nw4, W2 Ne4 | Online
Auction: September 3rd - 10th**

**Tract 1 will Close at 3:00 PM or until bidding
ends. Tract 2 bidding will be staggered and
end 4 minutes after the bidding ends on Tract
1. The whole 880 acres (Tract 3) will be
offered after bidding ends on both tracts if a
single buyer does not have both tracts. Tract 3
must be equal or exceed the price per acre of
the sale price of either Tract 1 or Tract 2,
whichever is higher. Bid accordingly.**

Sale Terms & Conditions

Online Auction opens September 3rd and soft closes September 10th, 3:00pm - Cattle & Hunting Ranch. Tracts are staggered to end 4 minutes after the previous Tract closes. There will be a bid extension time of 1 minute and 30 second for each bid placed within the last 60 seconds of a tract.

Sale Terms & Conditions

Auction Terms and Conditions: Sale is not subject to buyer's premium to be payable at closing. \$10,000 earnest money deposit is due upon a valid contract agreement payable to CHEYENNE ABSTRACT CO. of Cheyenne, OK. No option period will be afforded or granted with agreement of a valid purchase contract. Closing shall be within 45 days from auction date. Taxes shall be prorated to the date of closing. Buyer and seller

title and closing costs shall be split 50/50 by the respected party. All real estate shall be sold as is where is with no warranties or guarantees. All real estate is selling subject to any easements. Real estate is not selling subject to any inspections or bank approval. All boundary line maps are approximate. The Seller has elected to have online bidding only. Great Plains Land Company is not liable for any claim regarding poor internet connection / disconnection during or before the auction. Great Plains Land Company has the authority to establish all bidding increments, and has the right to refuse, reject, or disqualify any bidders who are believed to be fraudulent, illegitimate, not competent, or in violation of any terms and conditions. Great Plains Land Company has the right to extend, pause or delay the auction with the Sellers discretion. Property is selling subject to seller confirmation of price.

Winning bidders must enter into a purchase contract no later than 5 p.m. Thursday September 11th, 2025. If buyer's default on the purchase the earnest money shall be non-refundable, unless further agreed upon by the sellers.

Any announcements made on the day of sale shall take precedence over any advertised material.

Selling surface rights only.

Stands and feeders will not stay.