

RED RIVER VALLEY FARM

AUCTION 11,293± ACRES

OFFERED IN 16 TRACTS & COMBINATIONS

McCurtain County, Oklahoma, Little River County, Arkansas & Bowie County, Texas

THURSDAY, SEPTEMBER 23RD - 10AM

HELD AT THE LOVE CIVIC CENTER - PARIS, TX

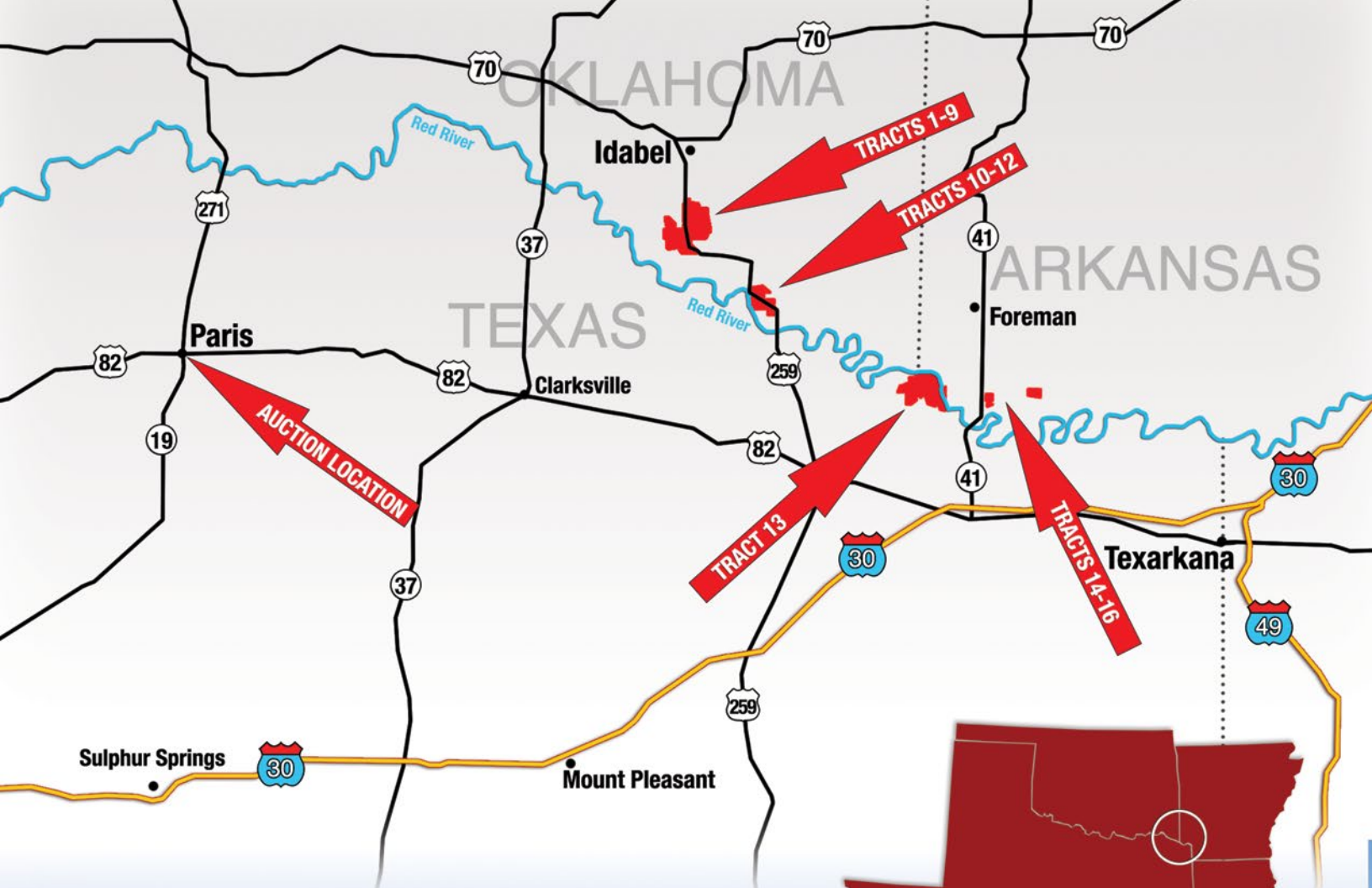


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AUCTION SITE/LOCATION: Love Civic Center, Eight West Plaza
Paris, TX 75460

PROPERTY LOCATION: The properties are located in McCurtain
County, Oklahoma, Little River County, Arkansas and Bowie
County, Texas -Watch for signs!

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TRACTS 1-12

Located along the Highway 259 corridor, consisting of a combination of Knosby, Lancaster, and Columbus farms, which together form 2 largely contiguous farms.

- Total.....6,239 acres
- Tillable.....5,696 acres
- Irrigated.....1,050 acres

SOIL BASE

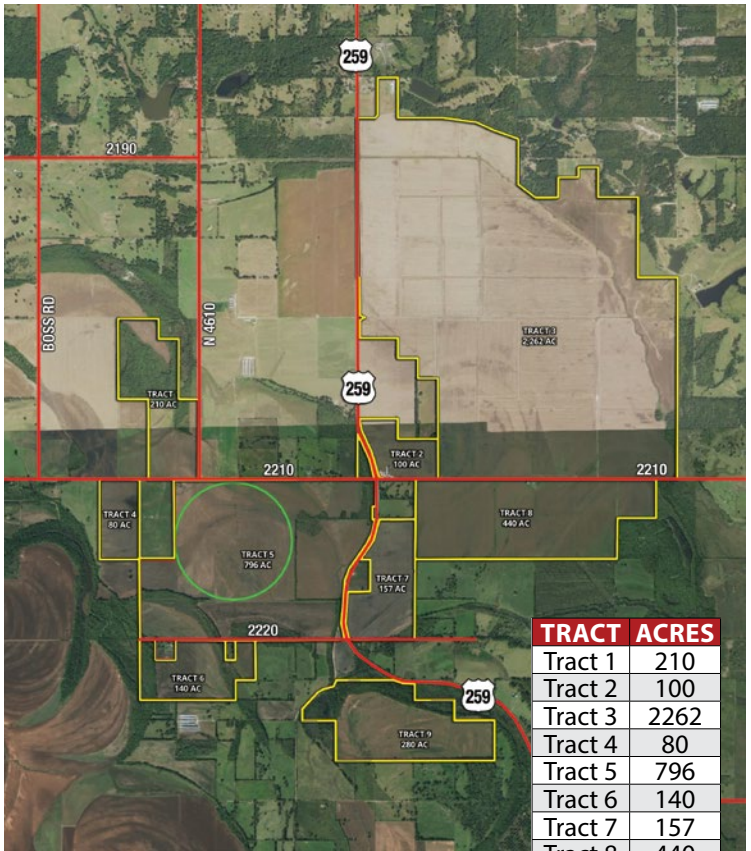
This large farm's soil base is fairly diverse. Some of the more common soils include:

Tinn-Roebuck complex, Tinn clay, Billyhaw clay, Coushatta silty clay loam, Severn very fine sandy loam, Gallion very fine sandy loam, Latanier clay, Caspiana loam

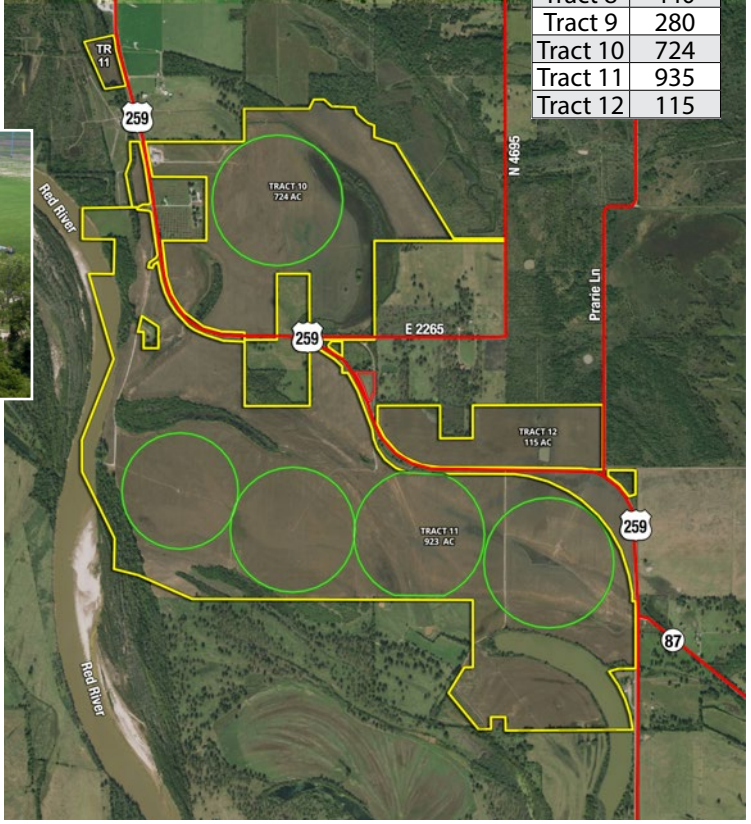
Average annual precipitation is 52 inches. The local livestock and poultry markets have strong grain demand which helps to support a positive basis over the CBOT.

INFRASTRUCTURE

- 6 Valley pivots irrigate over 1,050 acres
- Multiple water wells providing sufficient flow for pivot irrigation
- Permitted pumping from Red River
- Floating 3,500 GPM pump
- 13 grain bins that can store up to 545,000 bushels, 4 of these 13 are 100,000 bushel GSI bins
- 5 shops/sheds
- 600 acres precision leveled



TRACT	ACRES
Tract 1	210
Tract 2	100
Tract 3	2262
Tract 4	80
Tract 5	796
Tract 6	140
Tract 7	157
Tract 8	440
Tract 9	280
Tract 10	724
Tract 11	935
Tract 12	115



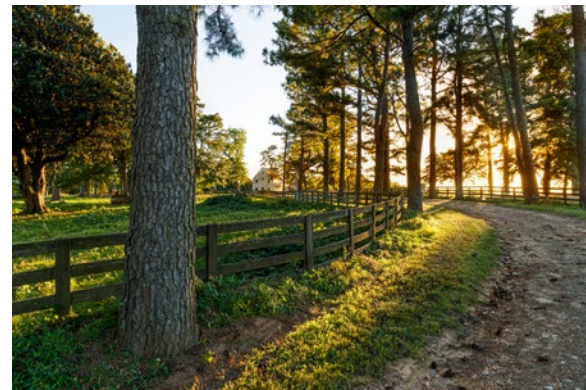


TRACT 13

Three Sides Farm is a historic, large and highly productive farm located along nearly five miles of the Red River in Northeast Texas. A top-end farm with potential for exceptional yields! The farm is located in Bowie County, Texas about 15 minutes northeast of DeKalb, Texas. The farm partially extends into McCurtain County, Oklahoma and Little River County, Arkansas.

Three Sides Farm is located in one contiguous tract and has large field sizes, which helps maximize farm efficiency. The farm's abundant wildlife is an added bonus for the sportsman or those looking to benefit from hunting lease income. Additionally, Tract 13 has the potential to carry a cattle herd which further diversifies the income stream on this capable farming operation.

Total.....4,484 acres
Tillable.....2,955 acres
Irrigated.....1,922 acres
Pasture.....204 acres

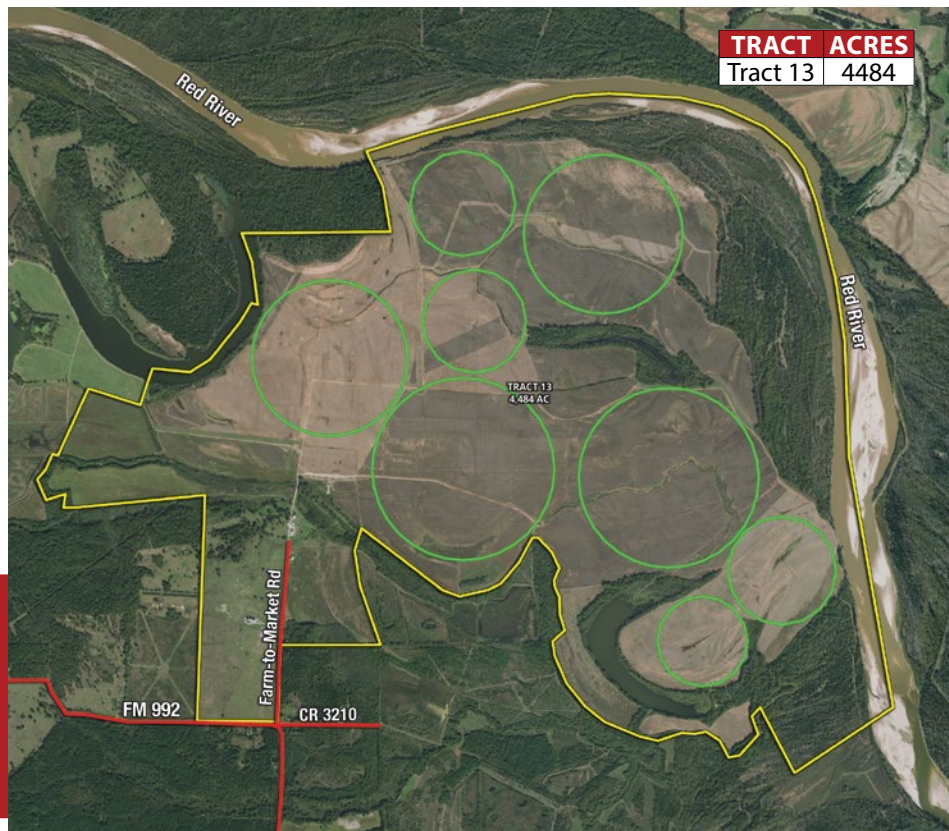


SOIL BASE

Nearly all of the cultivated ground on this farm is a Class 1 Soil -Severn very fine sandy loam.

INFRASTRUCTURE

- Irrigation
 - Two pump sites on Red River currently yielding over 4,500 GPM
 - Two pump sites on oxbow lakes with ability to fill from river
 - Eight Zimmatic pivots covering 1,922 acres
 - Permitted pumping rights on Red River
- Three very nice Sukup grain bins with grain leg. Farm has a total grain storage capacity of 397,00 bushels
- Over eight miles of hog fence with cross fencing for cattle
- Hog fenced area doubles to allow cattle to graze winter cover
- Covered cattle working pens
- Home on hilltop overlooking farm
- Equipment shop & Combine shed
- Office and truck scales
- Several other structures including guesthouse, office and barns
- Utilities in place for RV hookup
- Private landing strip for personal use or aerial applicator



INFORMATION DAYS:

Meet an Auction Representative at either Tract 2 or Tract 13 at the following times:

Wed, September 8th -5pm to Dusk
Thurs, September 9th - 9am- 12:00pm



TRACTS 14-16

This farm is located in Little River County, Arkansas about 15 minutes south of Foreman, Arkansas and 15 minutes north of New Boston, Texas. It is comprised of three auction tracts all located within just a few minutes of each other.

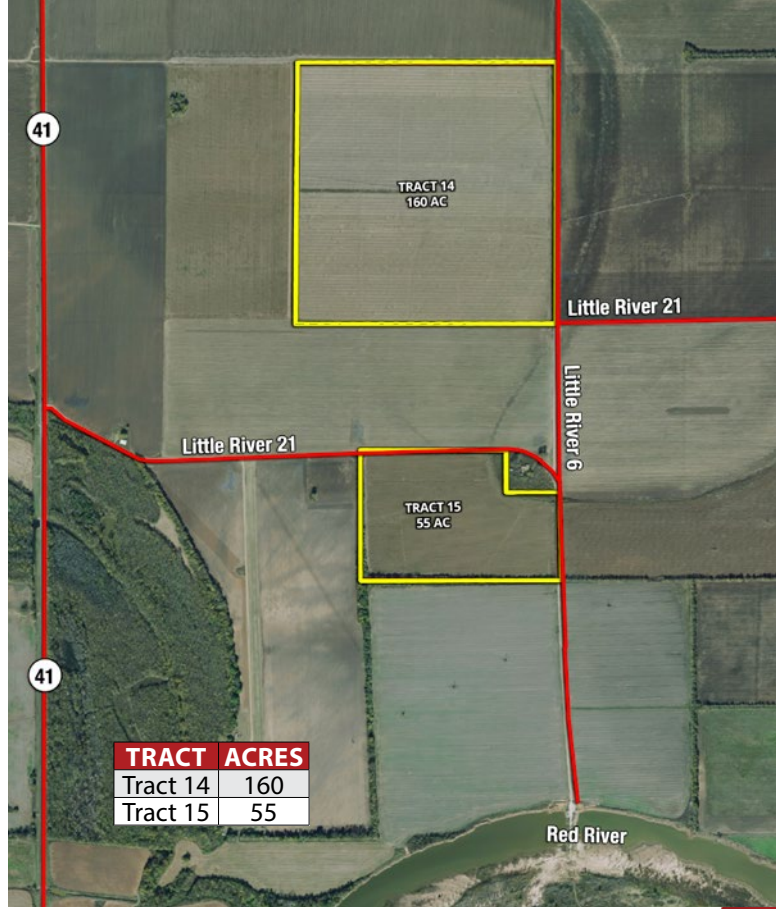
Total.....570 acres
 Tillable.....534 acres
 Irrigated.....123 acres

SOIL BASE

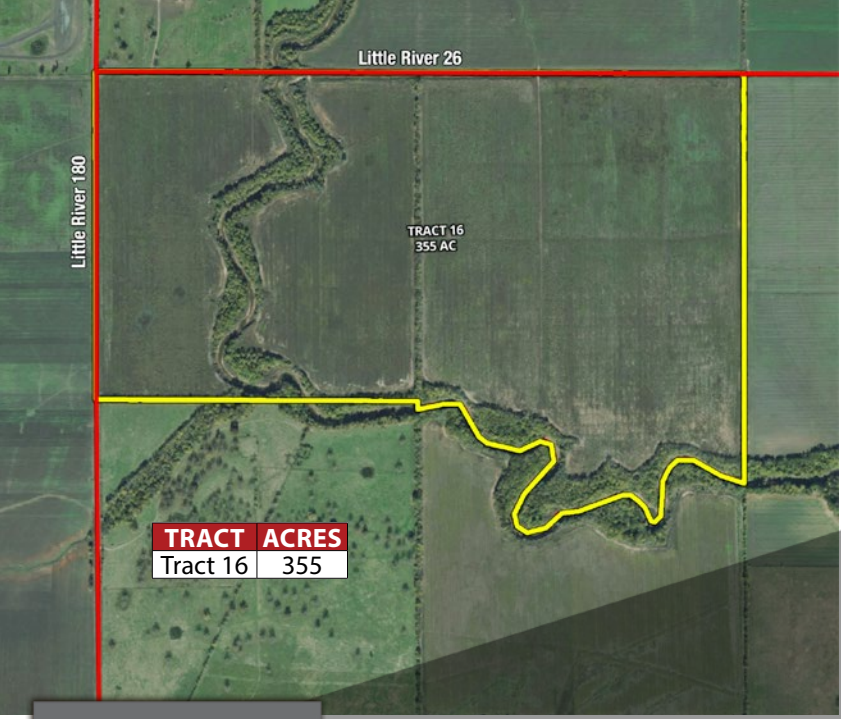
Billyhaw clay is the predominant soil on the farm. This soil type is rated as Class 2w.

INFRASTRUCTURE

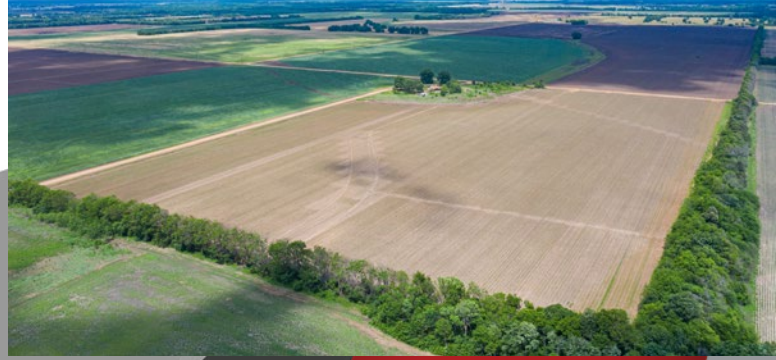
- One Valley pivot covers 123 acres
- Several water wells producing sufficient flow for pivot irrigation



TRACT	ACRES
Tract 14	160
Tract 15	55



TRACT	ACRES
Tract 16	355



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Broker: #462082 | Auctioneer: #1602

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In Co-operation with Republic Ranches
8117 Preston Road, #300, Dallas, TX, 75225

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AUCTION

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SUMMARY OF TERMS: A 10% earnest money deposit of the total contract price will be due immediately from all successful bidders. A 5% buyer's premium will be added to the high bid to determine the purchase price. The property is being sold "AS IS, WHERE IS" and without any contingencies, including financing. Closing will be set 30 days from the auction date or as soon thereafter as closing documents are available. Broker participation is available.

