

AUCTION

*Dewey County Recreational Land
& Homesites Along Highway!*

80[±] acres
Offered in 3 Tracts

 ONLINE BIDDING AVAILABLE

- Excellent Wildlife Habitat w/Easy Access!
- Thick Native Grasses & Timber Pockets
- Loaded w/Quail in Fall 23' & Spring 24'
- Dense Whitetail Bedding Cover
- Good County Road Frontage on 2 Sides

Tract 3 Southeast Corner

 **SCHRADER**
Real Estate and Auction Company, Inc.

405.332.5505 4% Buyer's Premium
www.SchraderAuction.com

**Tuesday,
May 7 • 6pm**

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Tracts 1 & 2 - Road Frontage



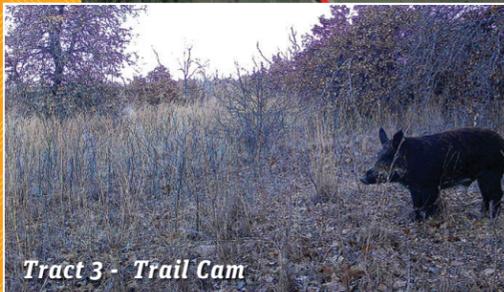
Tracts 1-3 - Northeast View



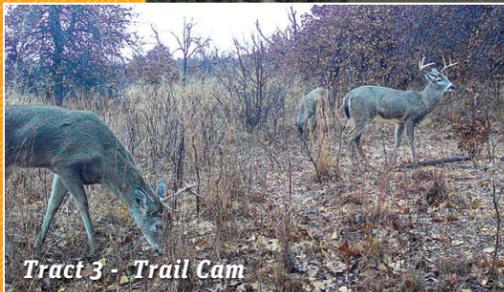
Tract 2



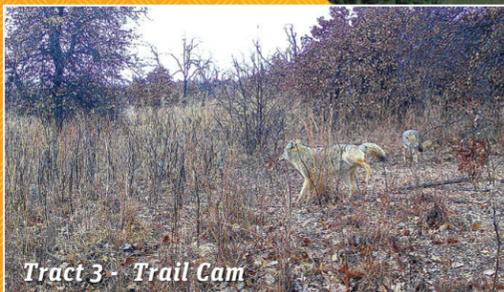
Tract 3



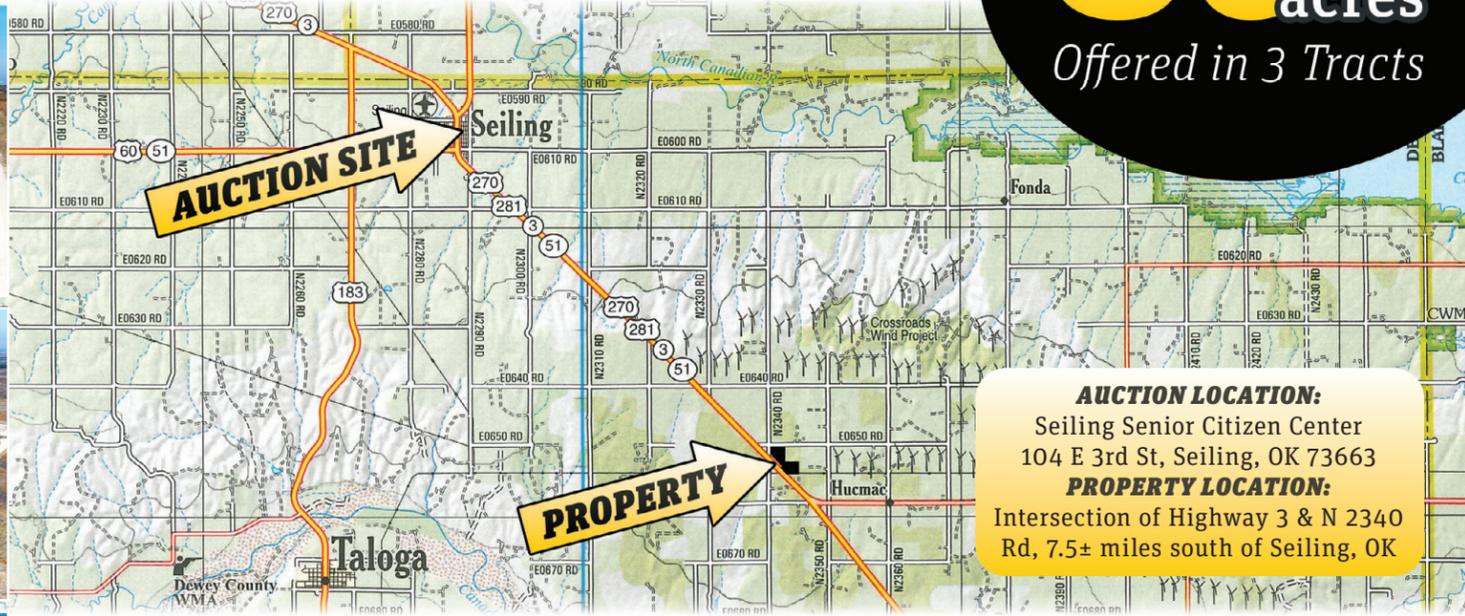
Tract 3 - Trail Cam



Tract 3 - Trail Cam



Tract 3 - Trail Cam



AUCTION LOCATION:
Seiling Senior Citizen Center
104 E 3rd St, Seiling, OK 73663
PROPERTY LOCATION:
Intersection of Highway 3 & N 2340 Rd, 7.5± miles south of Seiling, OK

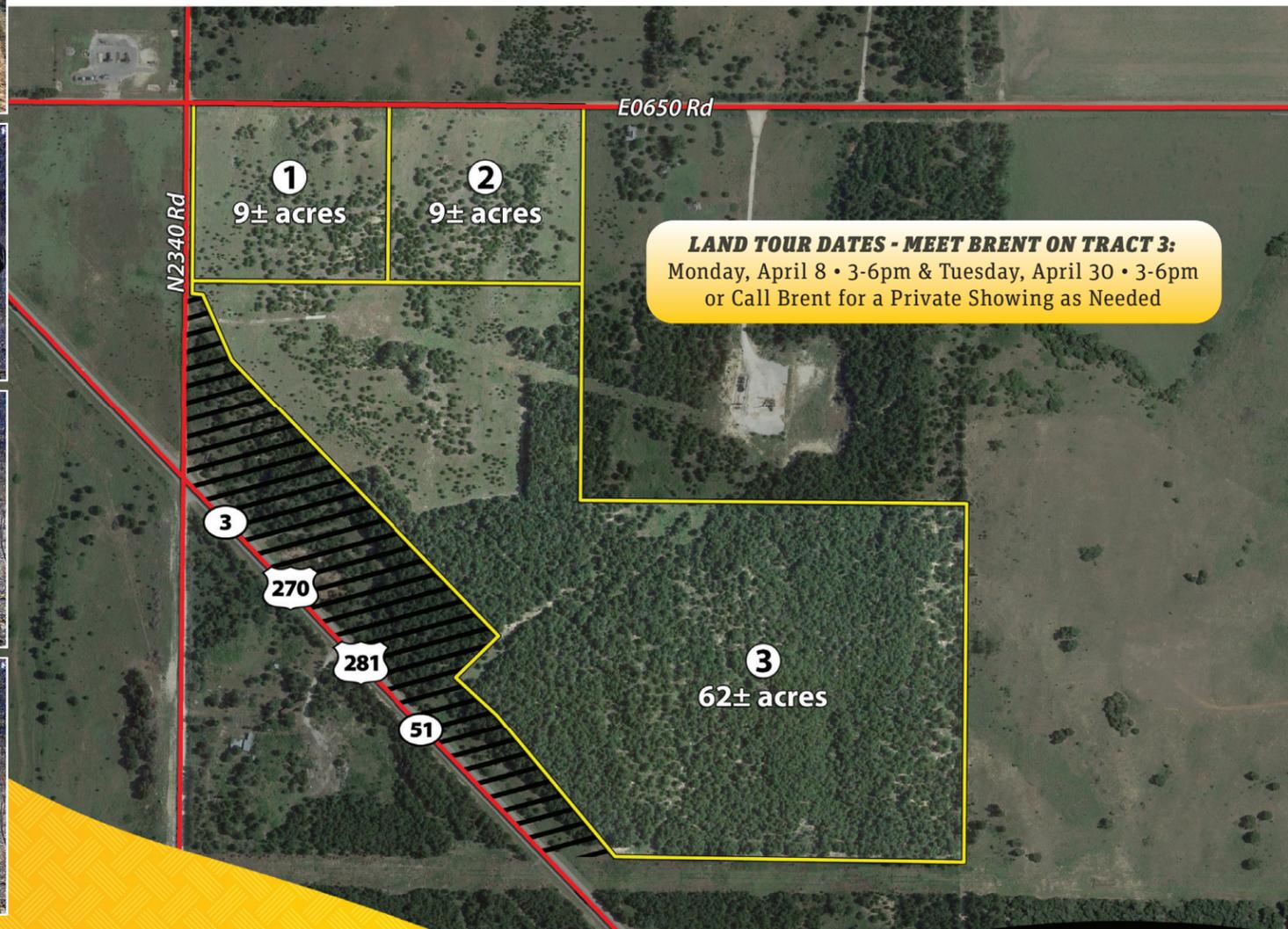
Fantastic Dewey County recreational land with numerous potential homesites located along Highway 3, only 7.5± miles south of Seiling, OK. This parcel features excellent access & great habitat for both deer & quail! Spend some time driving or walking the property & you are sure to jump a covey of quail & see plenty of whitetail sign. Two natural ridges run north to south across the property, making outstanding locations for elevated tower blinds overlooking the property. In addition to the recreational appeal, the property is bordered on two sides by well-maintained county roads, which create some ideal locations for a cabin or homesite. The property will be offered in 3 Tracts. Buyer may submit bids on any individual parcel or combination of tracts that best fit your needs!

LEGAL DESCRIPTION: PART OF NW/4, S5-T18N-R15W

TRACT 1: 9± ACRES with county road access from two sides, overhead power is also located on the north side of the property. Excellent potential building site.

TRACT 2: 9± ACRES with county road access on the north boundary, another excellent potential building site.

TRACT 3: 62± ACRES with county road access along the west boundary & Highway 3 frontage on the Southwest side of the property. Excellent recreational tract with plenty of cover & seclusion to work with!



LAND TOUR DATES - MEET BRENT ON TRACT 3:
Monday, April 8 • 3-6pm & Tuesday, April 30 • 3-6pm
or Call Brent for a Private Showing as Needed

Auction Manager: Brent Wellings Branch Broker #158091
Email: brent@schraderauction.com

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.

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AUCTION TERMS & CONDITIONS:
PROCEDURE: Tracts 1 through 3 will be offered in individual tracts, in any combination of these tracts, or as a total unit per auction date & time. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete. The property will be sold in the manner resulting in the highest total sale price.
BUYERS PREMIUM: A Buyers Premium equal to 4% shall be added to the high bid amount to arrive at the total contract purchase price.
DOWN PAYMENT: 10% of the total contract purchase price will be due as a down payment on the day of auction, with the balance due in cash at closing. 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, & ARE CAPABLE OF PAYING CASH AT CLOSING.

APPROVAL OF BID PRICES: All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. The auction bids are subject to the acceptance or rejection by the Seller.
DEED: Seller shall be obligated only to convey a merchantable title by Warranty Deed.
EVIDENCE OF TITLE: Seller agrees to make available to bidder a preliminary title insurance commitment to review prior to auction. The cost of title insurance, if the buyer(s) elects to purchase the title insurance policy, will be the responsibility of the buyer(s). Seller agrees to provide merchantable title to the property subject to matters of record, general conditions of title, & similar related matters. All tracts sold "AS-IS".
CLOSING: The closing shall take place 45 days after the auction or as soon thereafter as applicable closing documents are completed by Seller.
POSSESSION: Shall be delivered upon closing of the Property.

REAL ESTATE TAXES: Real Estate taxes shall be prorated to the date of closing.
MINERALS: Seller specifically excepts & reserves all minerals, including without limitation, oil, gas, coal, coalbed methane, & all other hydrocarbons, lignite, & all metallic minerals, etc., if any, associated with the referenced real estate, & the term "Property" shall not include any mineral rights.
ACREAGE & TRACTS: All acreages, dimensions & square footages are approximate & have been estimated based on current legal descriptions, property tax records and/or aerial photos. Any corrections, additions, or deletions will be made known prior to the auction.
AGENCY: Schrader Real Estate & Auction Company, Inc. & their representatives are exclusive agents of the Seller.
DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied,

concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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.**
NEW DATE, CORRECTIONS & CHANGES: Please arrive prior to scheduled auction time to inspect any changes or additions to the property information.

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26	27	28	29	30	31		

Auction Manager:

Brent Wellings Branch Broker #158091

Email: brent@schraderauction.com

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