

# OKLAHOMA LAND AUCTION

Murray, Grady & Canadian Counties

**550<sup>±</sup> ACRES**  
Murray County  
7 Tracts  
June 24 • 6pm

**170<sup>±</sup> ACRES**  
Grady County  
1 Tract  
June 25 • 10am

**74<sup>±</sup> ACRES**  
Canadian County  
1 Tract  
June 25 • 10am

- Productive Farmland
- 50' X 100' Steel Equipment/Hay Shed
- Watershed Lake & Small Ponds
- Wooded Recreational Land
- Abundant Wildlife
- Working Pens



**ONLINE BIDDING  
AVAILABLE**

Murray County Property

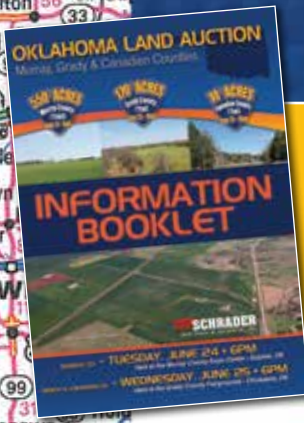
**SCHRADER**  
Real Estate & Auction Co., Inc.

**MURRAY CO. - TUESDAY, JUNE 24 • 6PM**

*Held at the Murray County Expo Center - Sulpher, OK*

**GRADY & CANADIAN CO. - WEDNESDAY, JUNE 25 • 10AM**

*Held at the Grady County Fairgrounds - Chickasha, OK*



Contact Auction Company for Detailed Information Booklet or CD with Additional Due-Diligence Materials & Information on the Property.



## ONLINE BIDDING AVAILABLE

You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must be registered **One Week in Advance of the Auction** to bid online. For online bidding information, call Kevin Jordan at Schrader Auction Company - 800-451-2709 or [kevin@schraderauction.com](mailto:kevin@schraderauction.com).

## AUCTION TERMS & CONDITIONS

**PROCEDURE:** Tracts will be offered in individual tracts, in any combination of these tracts, or as a total unit per auction date and time. There will be open bidding on all tracts and combinations during the auctions as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete. The property will be sold in the manner resulting in the highest total sale price.

**BUYER'S PREMIUM:** The contract purchase price will include a Buyer's Premium equal to 4% of the bid amount.

**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, AND 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 provide Trustee's Deed without warranty.

**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, and 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:** Possession of the land shall be at closing or as soon thereafter as current lease agreements expire and 2014 crops are harvested.

**REAL ESTATE TAXES:** Real Estate taxes shall be prorated to the date of closing.

**MINERALS:** Less and except all minerals including without limitation, oil, gas, coal, coalbed methane, and all other hydrocarbons, lignite, and all metallic minerals, etc., if any associated with the reference real estate, and the term "Property" will not include any mineral rights.

**SURVEY:** The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. 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. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres, if a new survey is determined to be necessary by the Seller.

**ACREAGE AND TRACTS:** All acreages are approximate and have been estimated based on current legal descriptions and/or aerial photos. Any corrections, additions, or deletions will be made known prior to the auction.

**AGENCY:** Schrader Real Estate and Auction Company, Inc. and their 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

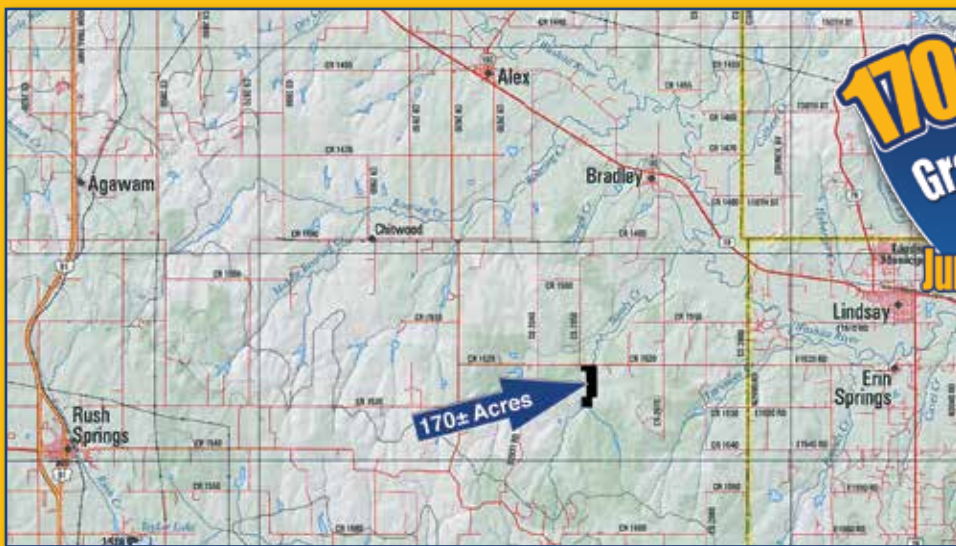
representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due 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.**

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



**550± ACRES**  
**Murray County**  
**7 Tracts**  
**June 24 • 6pm**

Productive bottomland farm located only 2 miles north of Davis, OK with frontage on state highway 77 and easy access to I-35.



**170± ACRES**  
**Grady County**  
**1 Tract**  
**June 25 • 10am**

Excellent combination of farmland and recreational land in one package, less than 1 hour from Oklahoma City. 8 Miles Southeast of Lindsay, OK off State Road 76 at Erin Springs on E1520 Road.



**74± ACRES**  
**Canadian County**  
**1 Tract**  
**June 25 • 10am**

Ideal combination of farmland, recreational land and water within 1 hour drive to Oklahoma City. The property is located just southeast of Hinton, OK with frontage on state highway 37.



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# LAND AUCTION

## Murray County Oklahoma

**550± ACRES**  
Murray County  
7 Tracts  
June 24 • 6pm

### WASHITA RIVER VALLEY BOTTOMLAND FARM AUCTION

**550± Acres Offered in 7 Tracts, Ranging From 14 to 177 Acres**

*Productive bottomland farm located only 2 miles north of Davis, OK with frontage on state highway 77 and easy access to I-35. The farm will be offered in 7 individual tracts, any combination of tracts or the whole property. The farm is roughly 88% tillable with the balance comprised of grassland, mature hardwoods and frontage on state highway 77. A newly constructed 50' x 100' steel barn is located in the center of the property. The barn is open on the east side, has 18' sidewalls and is ideal for hay and equipment storage.*

**TRACT 1: 18± acres** with frontage on state highway 77. Tract is mostly grassland with mature oak and cottonwood trees. A small pond is located on the west portion of the property, creating a scenic building site.

**TRACT 2: 51± acres** with frontage on state highway 77. Tract is mostly grassland with mature oak and cottonwood trees. This tract is the site of the original homestead and has an existing barn with working pens. Two small ponds are present on this tract.

**TRACT 3: 177± acres** with frontage on state highway 77. Tract is mostly tillable farmland with frontage on state highway 77, the 50' x 100' steel barn sits on the west side of this tract. Soils are comprised mostly of Watonga Clay and Watonga Silty Clay Loam at 0-1% slopes.

**TRACT 4: 14± acres** with frontage on state highway 77. Tract is the only parcel that sits on the east side of the highway and is currently native grassland, ideal building site/ranchette property.

**TRACT 5: 25± acres** with frontage on state highway 77, mostly tillable farmland with good frontage on the state highway. Ideal small farm or purchase in combination with surrounding tracts. Soils consist primarily of Watonga Silty Clay Loam at 0-1% slopes.

**TRACT 6: 125± acres** of tillable land on the south portion of the property. This tract is approximately 98% tillable farmland with access via the main farm road that dissects the property. Purchase individually or in combination with surrounding tracts. Soils consist primarily of Watonga Clay and Watonga Silty Clay Loam at 0-1% slopes.

**TRACT 7: 140± acres** of tillable land on the west portion of the property. This parcel has the best soils on the entire property, consisting of nearly 100% Class I Soils. Soil types include Dale Silt Loam and McClain Silty Clay Loam at 0-1% slopes. Well maintained gravel farm road provides access to the tract, which is west of the railroad tracks.

**Join us for a property tour on one of the inspection dates or by appointment.**



TRACT 1



TRACT 2



TRACT 2



TRACT 3



TRACT 3 - 50 x 100 Shed



TRACT 4



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Contact Brent Wellings, Auction Manager  
972.768.5165 • [brent@schraderauction.com](mailto:brent@schraderauction.com)

# MURRAY CO. - TUESDAY, JUNE 24 • 6PM

Held at the Murray County Expo Center - Sulpher, OK



TRACT 3

**INSPECTION DATES:**  
June 4<sup>th</sup> & 18<sup>th</sup> • 11AM - 1PM  
Meet a Schrader Representative  
At the Property.



TRACT 5



TRACT 5



TRACT 6



TRACT 6



TRACT 7

# LAND AUCTION

Grady County Oklahoma

**WEDNESDAY, JUNE 25 • 10AM**

Held at the Grady County Fairgrounds - Chickasha, OK

**170± ACRES**  
Grady County  
1 Tract  
June 25 • 10am

## GRADY COUNTY FARMLAND AUCTION

170± Acres Farm/Recreational Land offered in 1 Tract

This property is an excellent combination of farmland and recreational land in one package, less than 1 hour from Oklahoma City. The parcel consists of 170± acres that is approximately 40% tillable land, 40% timberland and 20% water!

There is a large watershed lake located on the south portion of the property that is approximately 30 acres, depending on time of year and precipitation levels. The diversity of terrain makes this a great agricultural property that has fantastic recreational value. The tillable land on the property is primarily all class II soils, consisting of Pulaski Fine Sandy Loam, Port Silt Loam & Port Fine Sandy Loam.

Waterfowl are abundant on the watershed lake; whitetail deer and wild turkey are present in the creek bottoms. Plentiful tillable land makes the property ideal for food plots, production agriculture or a combination of the two.

*Join us for a property tour on one of the inspection dates or by*

### INSPECTION DATES:

June 4<sup>th</sup> & 18<sup>th</sup> • 4-6 PM

Meet a Schrader Representative  
At the Property.



**SCHRADER**  
Real Estate & Auction Co., Inc.

Contact Brent Wellings,  
Auction Manager  
972.768.5165  
brent@schraderauction.com

# LAND AUCTION

Canadian County Oklahoma

**WEDNESDAY, JUNE 25 • 10AM**

Held at the Grady County Fairgrounds - Chickasha, OK



## CANADIAN COUNTY FARM AUCTION

**74± Acres Farm/Recreational Land Offered in 1 Tract**

This farm is an ideal combination of farmland, recreational land and water within 1 hour drive to Oklahoma City. The property is located just southeast of Hinton, OK with frontage on state highway 37.

The acreage consists of approximately 50% tillable land, 40% timberland and 10% water. A spring fed creek flows clear water through the center of the property, which has been attractive to a beaver colony. An established series of beaver ponds creates several acres of naturally flooded area, which is a pristine site of nature.

Wild turkey, deer and waterfowl are abundant in the diverse habitat the property offers. The balance of the land is non-terraced farmland that is primarily Noble Fine Sandy Loam.

***Join us for a property tour on one of the inspection dates or by appointment.***



**INSPECTION DATES:**

**June 4<sup>th</sup> & 18<sup>th</sup> • 4-6 PM**

Meet a Schrader Representative  
At the Property.

**SCHRADER**  
Real Estate & Auction Co., Inc.

Contact Brent Wellings, Auction Manager  
972.768.5165  
brent@schraderauction.com

JUNE 24 & 25, 2014

**SCHRADER** Real Estate & Auction Co., Inc. 800.451.2709  
Schraderauction.com



**74± ACRES**  
Canadian County  
1 Tract  
June 25 • 10am

**170± ACRES**  
Grady County  
1 Tract  
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**550± ACRES**  
Murray County  
7 Tracts  
June 24 • 6pm

Murray, Grady &  
Canadian Counties  
OKLAHOMA

# LAND AUCTION

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AUCTION MANAGER: BRENT WELLINGS  
CELL: 972-768-5165 | OFFICE: 888-822-5337

**194± ACRES**  
3 Counties  
June 24 & 25, 2014

Murray, Grady &  
Canadian Counties  
OKLAHOMA

# LAND AUCTION

**SCHRADER** Real Estate & Auction Co., Inc.  
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