

ROCKIN Z RANCH

Iconic

ROCKIN Z RANCH AUCTION

LAND, MINERAL & PERSONAL PROPERTY

OKMULGEE CO,
OKLAHOMA

THURSDAY, APRIL 6 at 2PM

online bidding available



236 ± acres

Offered in 12 Tracts | Indoor/Outdoor Arenas | Quality Land | Barns | Multiple Homes | Minerals

SCHRADER
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Auction Held On Site

DIRECTIONS: From downtown Tulsa travel south on Highway 75 for approximately 23 miles. The entrance to the property will be on your right, directly off the highway ¼ mile past 231st St. Watch for billboards on the property.

PROPERTY DESCRIPTION: The Rockin Z Ranch, one of the most iconic horse ranches in Northeast Oklahoma, will be offered in 12 parcels from 3 to 63 acres on April 6th. Rockin Z is a quality horse ranch, with outstanding visibility and access off Highway 75 just 23 miles south of downtown Tulsa, Oklahoma. The property and improvements are well maintained and in excellent condition, including: indoor arena with office and lounge area, outdoor arenas, stud barn, vet rooms, breeding stocks, mare barn, two shop buildings, two houses, two mobile homes, multiple traps and miles of pipe fencing with a tasteful stone entryway straight off of Highway 75. In addition to the many improvements, the ranch is comprised of 236± acres of quality land featuring ponds, hay meadows and pasture fields. The auction will feature multiple tracts of land that do not have any improvements, if you are searching for a home-site or investment opportunity without purchasing any of the ranch's unique improvements there are various options to consider for all Buyers.

TRACT 1: 3± Acres at the intersection of Highway 75 and 231st St, excellent investment opportunity on the corner of this intersection.

TRACT 2: 27± Acres that includes the mare barn with 12 stalls and individual runs, 2,090 SF 4 Bed, 2 Bath home, metal shop building, 3 bay garage, 2 ponds and multiple traps with pipe fencing. The combination of good land and existing improvements make this parcel a stand-alone opportunity for a great horse property fronting Highway 75.

TRACT 3: 43± Acres that includes the indoor arena with office and lounge area, 15 standard stalls and 8 foaling stalls, outdoor arena, shop building, 10 foaling traps, 6 individual pastures and a nice pond. Access this tract through the stone entryway and paved drive off Highway 75. Tract 3 could be a stand-alone quality horse property or could be combined with various other parcels that best fit your needs.

TRACT 4: 39± beautiful acres that features a 3± acre pond, 5 individual traps with pipe fence, metal barn with stalls and storage areas, outdoor riding arena and access directly off of Highway 75.

TRACT 5: 12± acres with access off of 231st St with great elevation overlooking the property. The parcel is fully fenced with pipe fencing on 3 sides and has pond, creating an excellent building site.

TRACT 6: 12± acres with access off of 231st St, this parcel is also has pipe fencing on 3 sides, has excellent topography and a great view to the south, another excellent building site.

TRACT 7: 20± acres with access off of 231st St. If you are looking for a slightly larger building site this parcel is a good fit, fully fenced and the pasture is in great condition with a pond in the center.

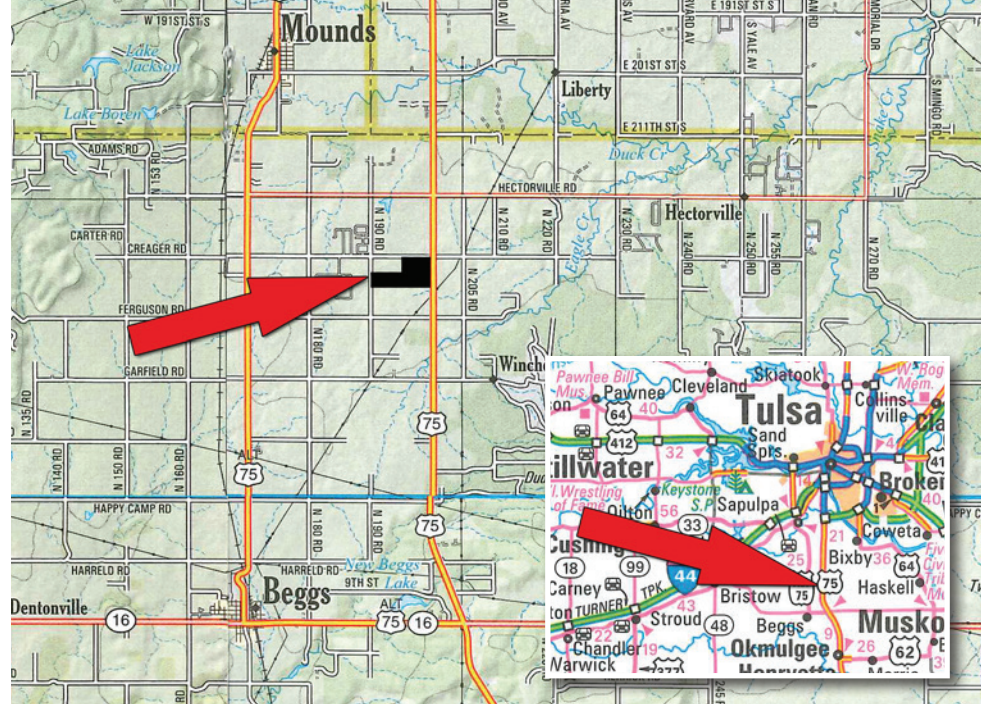
TRACT 8: 63± acres with access off of N 3920 Rd. This parcel has traditionally been used as a hay meadow for the ranch having great topography, all clean and one pond located in the back. This parcel is also fully fenced, creating an excellent investment opportunity in more acres or a potential home-site.

TRACT 9: 3± acres with a nice entryway, stone drive and mobile home that have been used as housing for ranch help through the years. The mobile has been excellently maintained, 3 Bed, 2 Bath and would make a great starter home, rental investment, or combined with other parcels to stay with the ranch.

TRACT 10: 5± acres with a recently remodeled 4 Bedroom, 2.5 Bath home that has never been lived in! The home was tastefully done with granite throughout, new appliances and large, shaded back patio with outdoor fireplace. The home also features a 2-stall garage, storm shelter and is situated on 5± acres of large oak trees. Additionally, Tract 10 includes a 3 Bed, 2 Bath mobile home that has been excellently maintained for ranch help to live in.

TRACT 11: 9± acres that includes the stud barn with breeding stocks, vet room, 3 large stalls and a rubberized floor throughout. This parcel also features 3 large runs connected to the barn, is well groomed and accessed off of N 3920 Rd. This would make an excellent parcel to combine with others or use as a building site with great improvements already in place!

TRACT 12: 30 producing net mineral acres located in the S/2, NW/4 of Section 34, Township 16 North, Range 12 East, Okmulgee County, OK. We are offering the minerals located under auction tracts 8, 9, 10 & 11 that are owned by the Sellers as a separate parcel. Buy individually or in combinations with any other auction tracts.



Inspection Dates

Meet on Tract 4 at the Arena

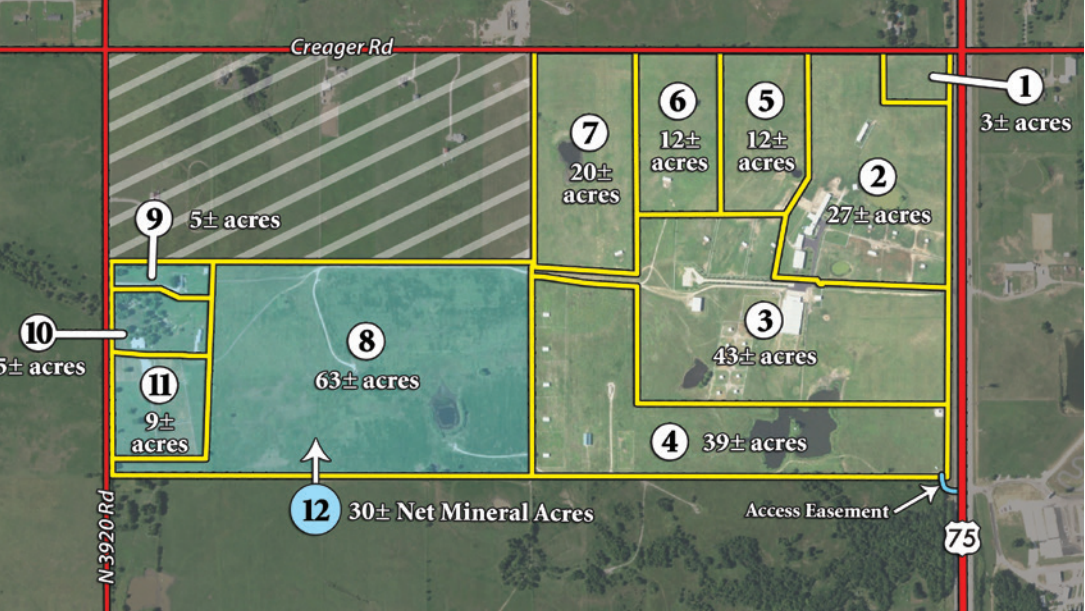
MONDAY, FEBRUARY 27 from 2-5PM

TUESDAY, MARCH 14 from 3-6PM

SATURDAY, APRIL 1 from 3-6PM



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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 Kevin Jordan at Schrader Auction Co. - 800-451-2709.

TERMS AND CONDITIONS:

PROCEDURE: Tracts 1 through 12 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 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, 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 property shall be given at closing.

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

MINERALS: All minerals owned by seller in the S/2, NW/4 of Section 34, Township 16 North, Range 12 East, Okmulgee County, OK shall be conveyed as Auction Tract 12. All other minerals owned by Seller, if any, shall be conveyed with the land.

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.

OWNER: Dr. Robert Zoellner