

WEDNESDAY, DECEMBER 9 • 6:00PM held at the VFW Recreation Center, Stigler, OK



AUCTION

Barnett Ranch

- Excellent Deer, Turkey and Hog Hunting!
- Quality Pastures
- Established Hay Meadows
- Paved Road Frontage
- 9 Ponds with Great Fishing!
- Sans Bois & Beaver Creeks!
- Fence & Cross-Fenced



541± acres
offered in 11 Tracts in Haskell County, OK

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RC20-078

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The Barnett Ranch represents an exciting opportunity to acquire quality Oklahoma pasture and hunting land in Haskell County, near the towns of Kinta and Whitefield. 541± acres will be offered in 11 tracts, which range in size from 3 to 120± acres and each have their own character. Multiple tracts include well-maintained native grass pastures and established hay meadows, while others are exceptional hunting properties! The Sans Bois Creek and Beaver Creek dissect different parts of the property, offering Buyers 1+ mile of creek frontage to explore and enjoy! The property also includes a 4 Bedroom, 2 Bathroom home which would make an outstanding family home or hunting camp! Buyers may place bids on any individual tract, combination of tracts or the entire property.



Terms & Conditions:

PROCEDURE: Tracts 1 through 11 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 30 days after the auction or as soon thereafter as applicable closing documents are completed by Seller.

POSSESSION: Possession shall be at closing.

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

MINERALS: Seller specifically excepts and reserves 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 referenced real estate, and the term "Property" will not include any mineral rights.

ACREAGE AND TRACTS: All acreages and square footages are approximate and 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 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.

TRACT 1: 105± acres that is primarily open pasture with 3 excellent stock ponds, good perimeter fencing and access from Tucker Knob Road (paved).

TRACT 2: 32± acres made of a well established prairie hay meadow, includes a small pond and full perimeter fencing, paved road frontage.

TRACT 3: 17± acres with a combination of hay meadow and mature timer, access from two county roads.

TRACT 4: 3± acres that includes the 4 Bedroom, 2 Bathroom home with storage shed, Morton shop building and a beautiful view. Would make an ideal family home or hunting camp!

TRACT 5: 14± acres that includes the barn and working pens with perimeter fencing, combine with surrounding tracts or an excellent building site.

TRACT 6: 27± acres with a combination of open pasture of dense hardwood trees, beautiful tract.

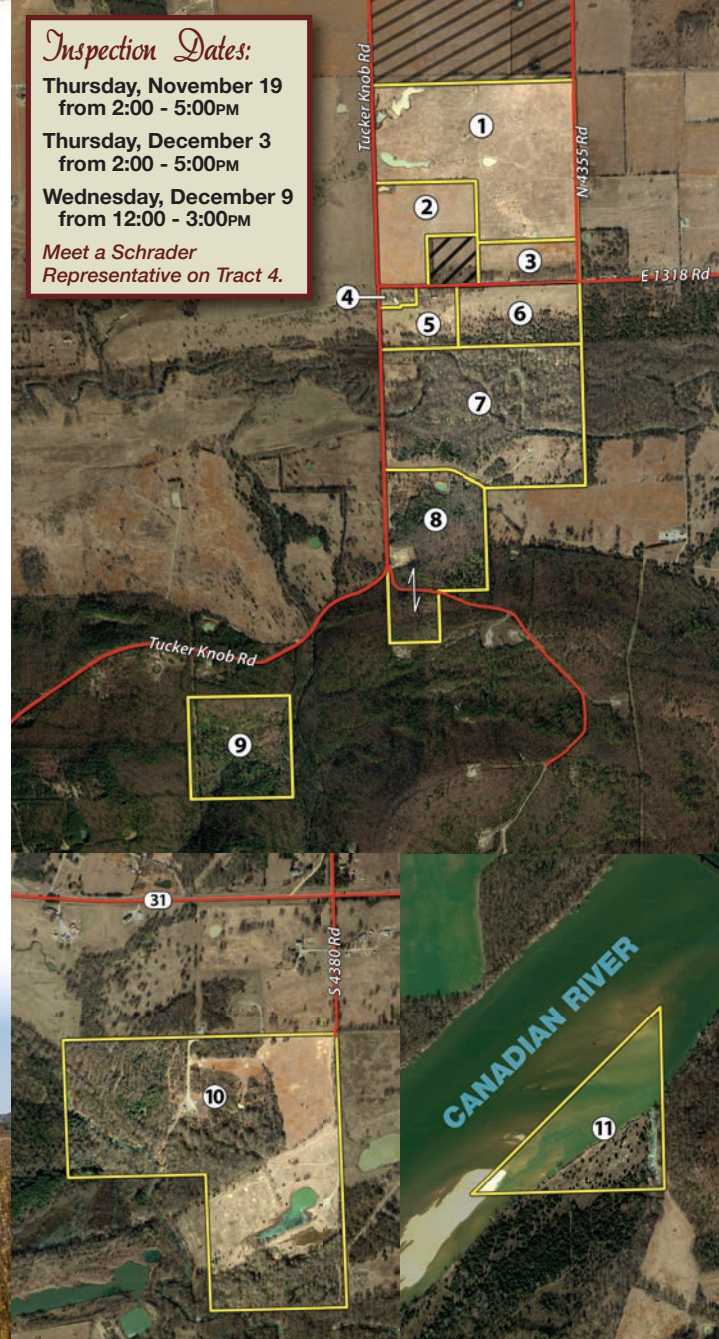
TRACT 7: 107± acres that are a recreational paradise! 0.75±miles of Sans Bois Creek dissects this tract, which includes dense hardwood forest with mature timber, abundant wildlife and excellent opportunity to improve the property for your needs!

TRACT 8: 55± acres that includes a small, clear water pond and dense Oak and Pine forest. The south portion of this tract gains substantial elevation and has terrific views!

TRACT 9: 40± acres with dense Oak and Pine forests, currently land-locked.

TRACT 10: 120± acres that is an exceptional combination of pasture land, water resources and wildlife habitat! Two large ponds are on the property, with the balance being pasture and mature timber along the banks of Beaver Creek, which dissects the property for .25±mile!

TRACT 11: 21± acres located along the bank of the Canadian River, excellent wildlife habitat that is currently land-locked.



Inspection Dates:
Thursday, November 19
 from 2:00 - 5:00PM
Thursday, December 3
 from 2:00 - 5:00PM
Wednesday, December 9
 from 12:00 - 3:00PM
 Meet a Schrader Representative on Tract 4.



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