



405.332.5505 • SchraderAuction.com

- Class I Soils - Washita Bottomland Farm
- Criner Creek Bottomland Farm
- 18± Acre Lake Access
- Excellent Hunting, Ponds, Recreation
- Extensive Paved Road Frontage
- Numerous Potential Building Sites

McCLAIN & GARVIN COUNTIES, OKLAHOMA
1,060.77± ACRES
 5 Farms Offered in 21 Tracts

Thursday, October 14 at 6pm
Significant

held at the Cardinal Event Center, 1308 Main St, Parsons, KS • Online Bidding Available

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Online Bidding Available

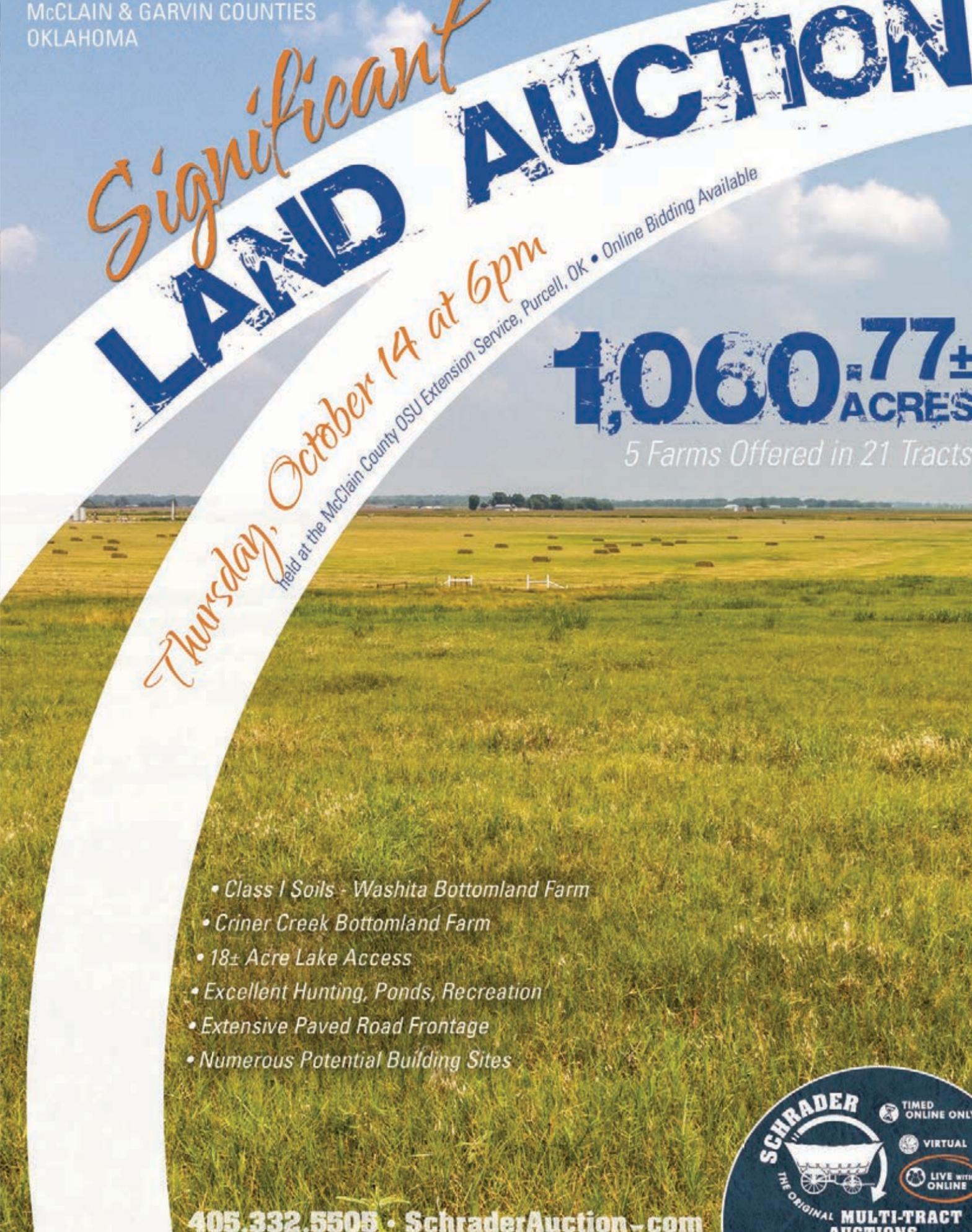
McCLAIN & GARVIN COUNTIES, OKLAHOMA
1,060.77± ACRES
 5 Farms Offered in 21 Tracts

Thursday, October 14 at 6pm
Significant

held at the McClain County OSU Extension Service, Purcell, OK • Online Bidding Available

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McCLAIN & GARVIN COUNTIES
 OKLAHOMA

Significant
LAND AUCTION

Thursday, October 14 at 6pm
 held at the McClain County OSU Extension Service, Purcell, OK • Online Bidding Available

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 5 Farms Offered in 21 Tracts

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Significant LAND AUCTION

Thursday, October 14 at 6pm

1,060.77± ACRES

5 Farms Offered in 21 Tracts

McCLAIN & GARVIN COUNTIES, OK

This land offering represents a unique opportunity to acquire some of Oklahoma's highest quality farmland, good pastureland and recreational tracts with great hunting and fishing. All in one Auction! With 5 separate farms being offered, there is a lot of diversity to evaluate in these properties. It is an exciting opportunity for Buyers. Each property is conveniently located, easy to access from paved roads and are within a 40 to 60 minute drive of Oklahoma City, depending on the farm that interests you. Look closely at our maps, photos and descriptions of each tract in this rare sale!

INSPECTION DATES & TIMES:
 FRIDAY, SEPTEMBER 24 & OCTOBER 8
 TRACTS 1-8: 8:00 TO 10:00AM
 TRACTS 9-21: 11:00AM TO 1:00PM

PROPERTIES: Visit our website for detailed maps of all tracts and locations.

AUCTION SITE: McClain County OSU Extension Service, 1721 Hardcastle Blvd, Purcell, OK

Online Bidding Available!



PROCEDURE: Tracts 1 through 21 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.

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 matter of record, general conditions of title, and similar related matters. All tracts sold "AS-IS".

CLOSING: The closing shall take place not sooner than 45 days following auction date in December 2021 or January, 2022, at the sole discretion of Seller. Or, as soon thereafter as Seller's closing documents are completed.

POSSESSION: Possession of the land shall be subject to rights of current tenant(s). Contact Auction Company and review the Purchase Agreement closely for details on lease expiration dates, agricultural leases expire in June and July 2022.

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.

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, 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 warrant 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.

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



TRACT 1: 136.77± acres of highly productive Washita River Bottomland, this is one of the finest farms we have had the privilege to market in Oklahoma. The farm is comprised of mostly Class I – Dale and Keokuk Silt Loam Soils. Additionally, the ground is well drained and currently in hay production, farms of this quality do not sell every day. Whether an operator seeking to expand or an investor interested in long term tillable land returns, do not overlook this tract.

TRACT 2: 10± acres located on paved road and nice level topography, great potential building site!

TRACT 3: 10± acres located on paved road, another great potential building site.

TRACT 4: 60± acres on paved road, small pond, great combination of tillable land and recreation potential.



TRACT 5: 16± acres corner lot on paved road, nice mixture of trees and open pasture.

TRACT 6: 43± acres on E 1450 Rd, great pond, secluded, fully fenced, excellent recreational tract!

TRACT 7: 61± acres of open pasture with an excellent pond, paved road frontage.

TRACT 8: 60± acres with an excellent combination of pasture, woods and a nice pond.

TRACT 9: 16± acres on Hwy 59, premier potential building site with a beautiful pond.

TRACT 10: 128.5± acres on Hwy 59, tillable land, Pond Creek Silt Loam - Class I Soils, pasture, woods and access to 18± acre lake!! This is a gorgeous tract overlooking the lake.

TRACT 11: 118± acres on Hwy 59 with two ponds, Class I & II soils, tillable land, woods and pasture. Excellent combination tract!

TRACT 12: 8± acres on Hwy 59, woods and open land, excellent potential building site.

TRACT 13: 3± acres on Hwy 59, level topography.



TRACT 16: 30± acres on Santa Fe Ave, another outstanding tract with a nice creek in the back and plenty of places to build a home and potentially a nice pond!

TRACT 17: 20± acres on 120th St, paved road frontage and excellent view overlooking Criner Creek!

TRACT 18: 28± acres, nice little tillable bottomland piece with Ashport Loam soils.

TRACT 19: 190.5± acres, excellent combination of tillable land and pasture with 2 good ponds, and a cross fence separating pasture from tillable land.

TRACT 20: 75± acres along Criner Creek with Ashport Loam soils and 56± tillable acres per FSA.

TRACT 21: 33± acres along Criner Creek with Pulaski Fine Sandy Loam soils and 29± tillable acres per FSA.



SCHRADER
 THE ORIGINAL MULTI-TRACT AUCTIONS

405.332.5505 AUCTIONS

TIMED ONLINE ONLY
 VIRTUAL
 LIVE WITH ONLINE