

Land

2,427.63± Acres

Offered in 14 Tracts
Custer County, Oklahoma

Auction



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VIRTUAL

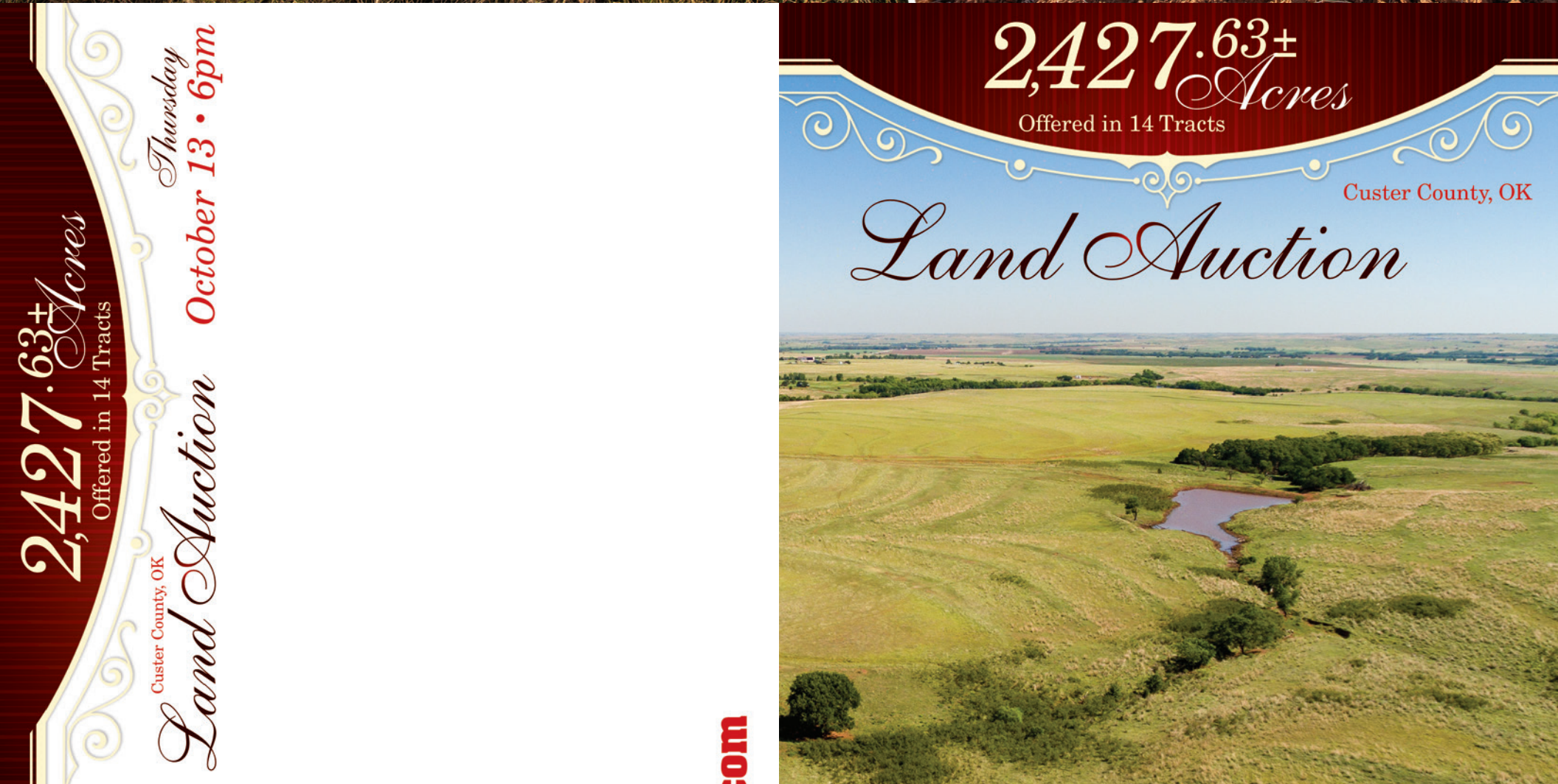
LIVE WITH ONLINE

- Cultivated Acres with Dale Silt Loam - Class I Soils
- 672± Tillable Acres Per FSA
- Well Managed Pastures – In Great Condition
- Excellent Perimeter & Cross Fencing
- Numerous Ponds, Water Wells & Stock Tanks
- Clean Improvements – Home, Shop & Working Pens

Thursday October 13 • 6pm

Online Bidding Available

405.332.5505 • SchraderAuction.com



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SCHRADER
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CORPORATE OFFICE: PO Box 508
950 N Liberty Dr • Columbia City, IN 46725
800.451.2709 • 260.244.7606
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brent@schraderauction.com
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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 Schrader Auction Company, 800.451.2709.

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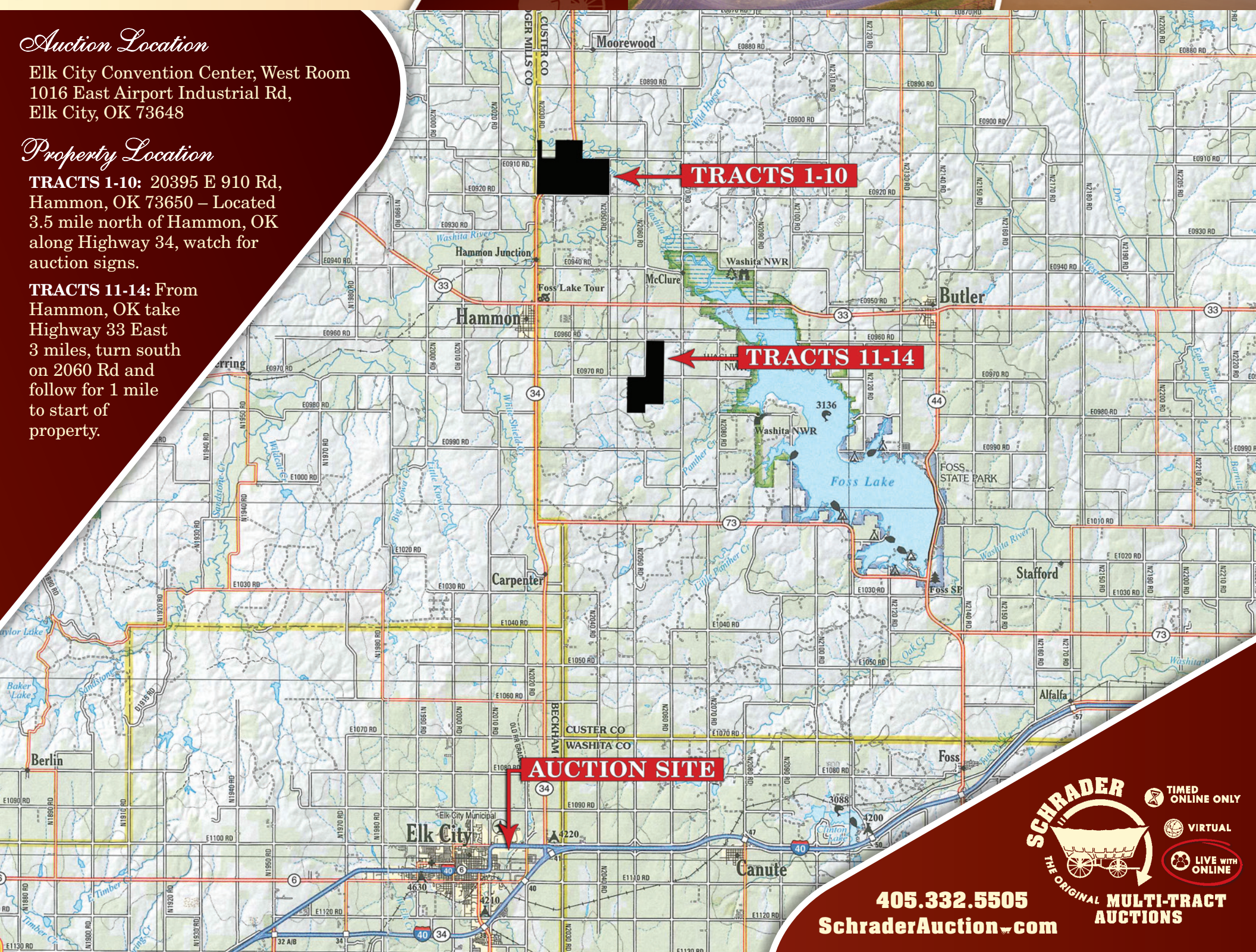
Auction Location

Elk City Convention Center, West Room
1016 East Airport Industrial Rd,
Elk City, OK 73648

Property Location

TRACTS 1-10: 20395 E 910 Rd,
Hammon, OK 73650 – Located
3.5 mile north of Hammon, OK
along Highway 34, watch for
auction signs.

TRACTS 11-14: From
Hammon, OK take
Highway 33 East
3 miles, turn south
on 2060 Rd and
follow for 1 mile
to start of
property.



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The L5 Ranch is genuinely an exceptional piece of Western Oklahoma real estate. Located near the community of Hammon, the ranch is situated in two main parcels. **The North Unit** is comprised of 1,547± contiguous acres with extensive frontage along Highway 34, numerous surface ponds, wells with stock tanks and good perimeter/cross fencing. Also included with the North Unit is an exceptional set of improvements, including: beautiful 3 bd, 2 ba home, farm shop, excellent pipe working pens with livestock shed and overhead grain bins. With a mixture of tillable acres and native pastures, this property is ready for the next owner to put it to work. **The South Unit** of the ranch is comprised of 880± contiguous acres located just east of Hammon. This portion of the property is another mixture of tillable acres and native pastures, though Tract 14 specifically has those brushy draws that tend to hold western Oklahoma's huge whitetails. Some really nice deer have been taken off this parcel in particular. The L5 Ranch will be offered in 14 individual tracts, Buyers may bid on any individual tract or combination of tracts that best fit your needs!



Tracts 1-4



Tract 10



Tract 4



Tract 5



Tract 8

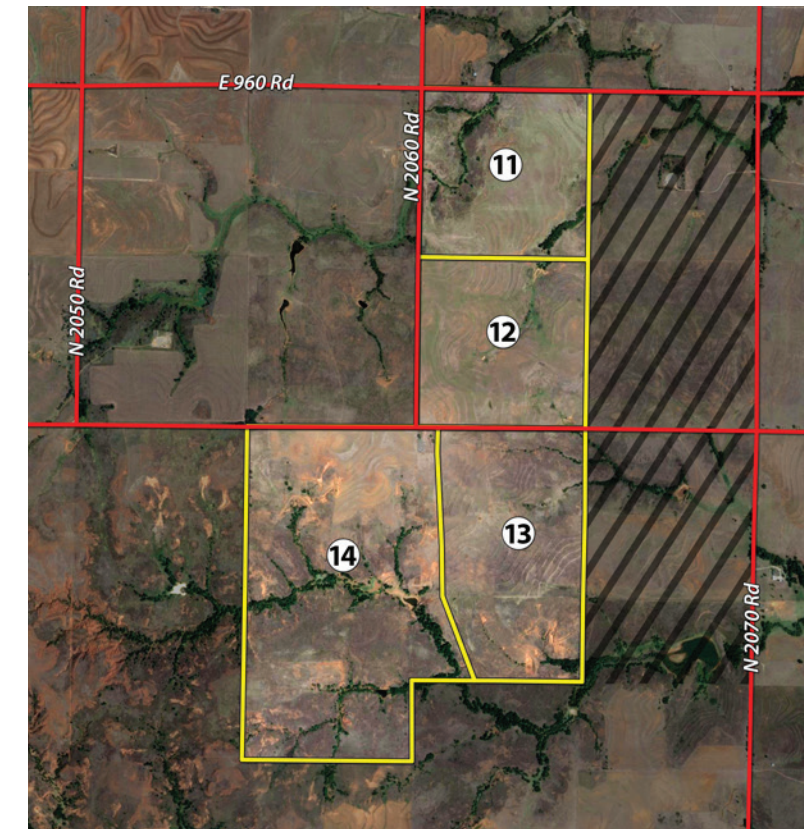
TRACT 1: 55± acres located along Highway 34, with 53.65 tillable acres per FSA. Mostly comprised of Class I Dale Silt Loam Soils.

TRACT 2: 50± acres located along Highway 34, with 46.76 tillable acres per FSA. Predominantly Clairemont Silt Loam soils.

TRACT 3: 122± acres located along Highway 34 and County Road 910, with 116.98 tillable acres per FSA. Another tract with most Class I Dale Silt Loam Soils.

TRACT 4: 3± acres which include the charming 3bd, 2ba farm house. The home was built in 1992 and has been remodeled since, it is as clean and charming a home as you will find in this area. With an open floor plan upstairs, large master suite with bathroom and a spacious basement/storm shelter you will have room to entertain and raise a family. The house is surrounded by Giant Arborvitae, giving protection from the elements and privacy alike. Also included with this tract are a 72' x 40' farm shop, storage building, basketball hoop, Generac backup generator and overhead grain bins.

TRACT 5: 101± acres which include an exceptional set of working pens and turnout pastures. This tract is cross fenced into 4 separate pastures, all fenced centrally into the working pens. The pens themselves are all pipe, with 7 separate runs and an alley system. Attached to the pens is a 70'x32' open faced livestock shed and all the runs are set up with automatic waterers. This parcel is truly designed to handle whatever you want, the cow/calf or yearling operator alike will appreciate these improvements.



TRACT 6: 274± acres located along the west side of the North Unit, excellent piece of grass with multiple ponds and solar stock well/tank.

TRACT 7: 38.63± acres located along the west side, 16.92 tillable acres per FSA with Dale Silt Loam soils.

TRACT 8: 541± acres located along Highway 34, excellent piece of grass with multiple ponds and a stock well/tank. Good perimeter fence and currently cross-fenced into two pastures.

TRACT 9: 116± acres with 73.96 tillable acres per FSA, Dale Site Loam soils and the balance in pasture. Excellent perimeter fence around entire parcel.

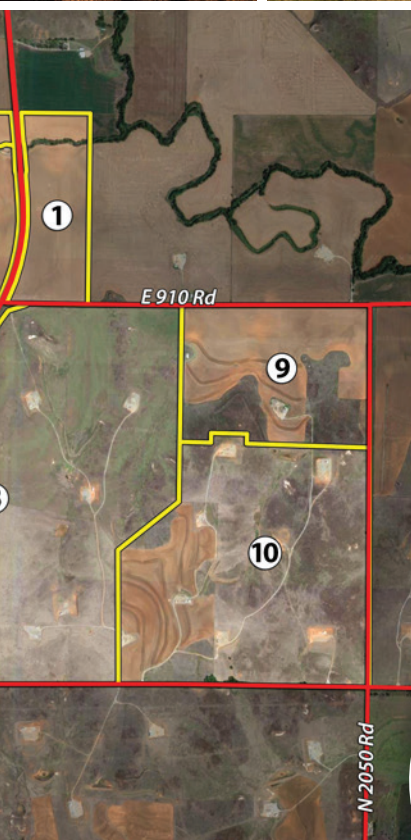
TRACT 10: 247± acres with 50.33 tillable acres per FSA with two ponds and a stock well/tank. The tillable section of the tract is cross-fenced off.

TRACT 11: 160± acres with 66.7 tillable acres per FSA, tree lined creek on the northwest corner has a small pond, perimeter fence around whole tract.

TRACT 12: 160± acres with 102.3 tillable acres per FSA, two nice ponds in the center of this tract and good perimeter fencing.

TRACT 13: 197± acres with 96.74 tillable acres per FSA with a good pond on the south side of this parcel and perimeter fencing.

TRACT 14: 363± acres with 43.57 tillable acres per FSA. Balance of this parcel is in pasture with some excellent hunting potential. Multiple tree lined creeks dissect the property, creating some awesome whitetail habitat, multiple large bucks have been taken here. Also present are a nice set of pipe working pens, stock well/tank, two ponds and perimeter fencing.

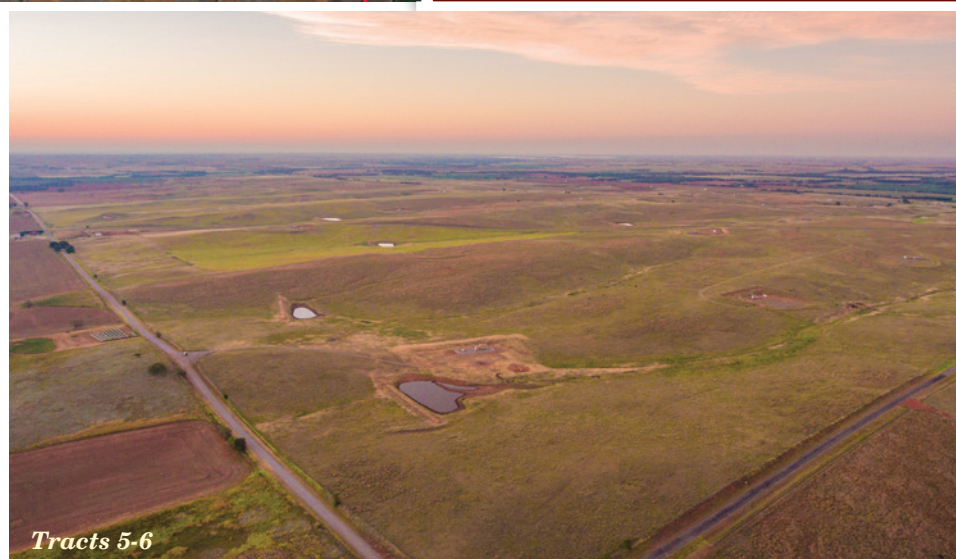


Tract 8



Tract 8

Inspection Dates
From 3:00 - 6:00pm
Wednesday, September 21 & 28
& Wednesday, October 12
Meet Brent Wellings on Auction Tract 4.



Tracts 5-6



Tract 14



Tract 14

Auction Terms & Conditions:

PROCEDURE: Tracts 1 through 14 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 auction 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 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 shall be delivered 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" shall not include any mineral rights.
ACREAGE AND TRACTS: All acreages, dimensions 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.

Auction Manager:
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