

The Whitt Ranch - South Central Oklahoma

LAND AUCTION

- Multiple Pastures Plus Tillable Acres • Abundant Wildlife – Turkey & Deer
- Blend of Open Ground & Mature Timber • Rolling Topography w/ Stunning Views
- Numerous Potential Building Sites • 20 Total Ponds



1,485[±]
acres

Tract 1

Garvin & Stephens Counties

Offered in 12 Tracts
or Combinations

Monday, June 26 • 6pm

Auction Held at the Bosa Community Center
207 Bosa Ave, Pauls Valley, OK 73075



ONLINE BIDDING AVAILABLE

4% Buyer's Premium

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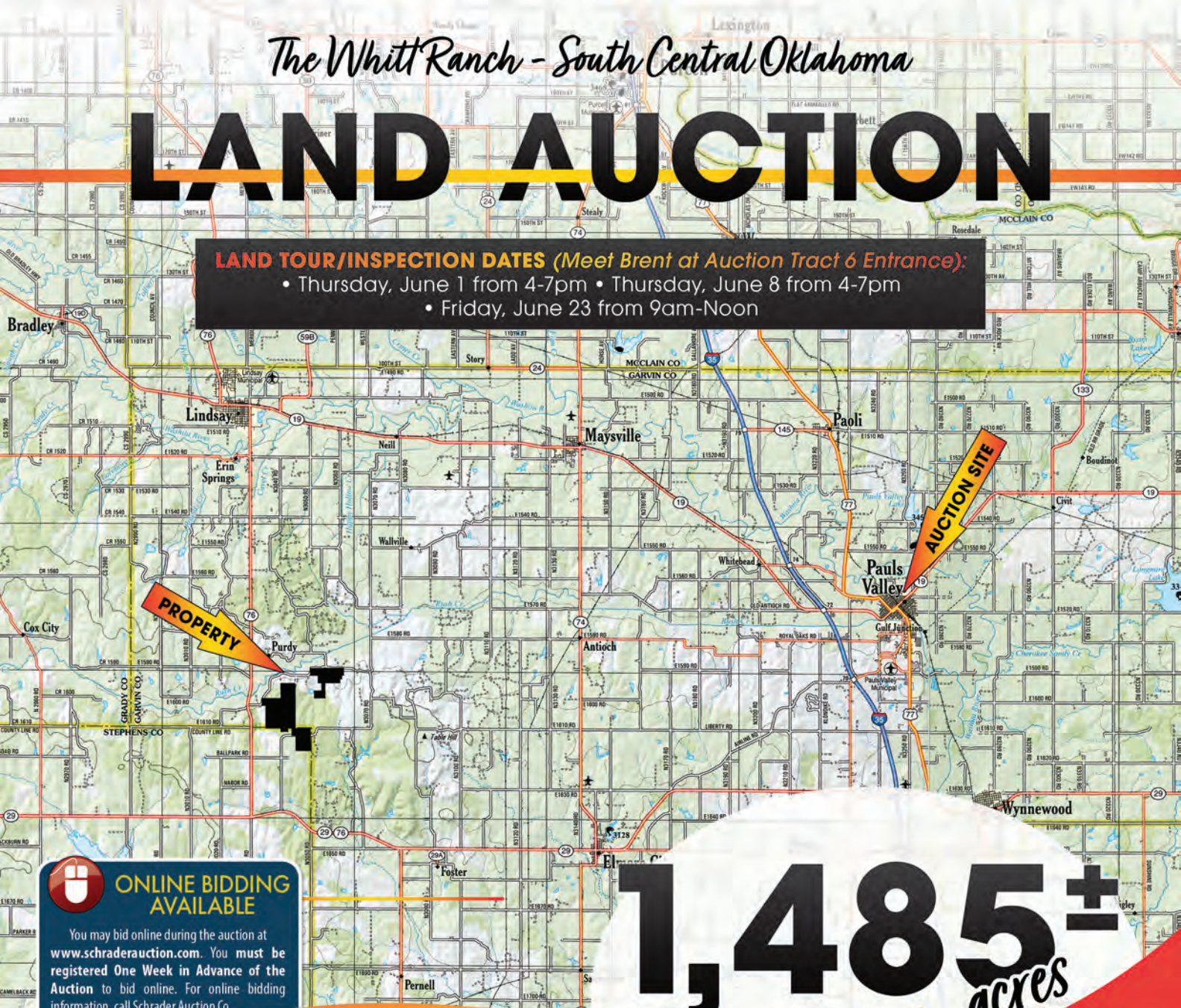
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The Whitt Ranch - South Central Oklahoma

LAND AUCTION

LAND TOUR/INSPECTION DATES (Meet Brent at Auction Tract 6 Entrance):

- Thursday, June 1 from 4-7pm
- Thursday, June 8 from 4-7pm
- Friday, June 23 from 9am-Noon



PROPERTY

AUCTION SITE

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AUCTION MANAGER: Brent Wellings **Email:** brent@schraderauction.com

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Tracts 1-3, Southeast Corner



General Description:

The Whitt Ranch is a legacy property you will not want to overlook! Spanning 1,485± acres in Garvin and Stephens Counties, this property has much to offer a variety of buyers. With an excellent blend of open pasture, mature timber and tillable ground the ranch holds excellent agricultural value for those seeking to expand an existing operation or build a new one. Whereas the rolling topography and pockets of dense cover create excellent wildlife habitat and blind locations with stunning views. While touring the property we have had the pleasure of listening to wild turkeys gobble and glassing deer throughout the ranch in abundance. Being offered in 12 desirable tracts creates the opportunity for you to purchase a single parcel or the entire property, bid on the property that best fit your needs!

Tracts 1-3, Northeast Corner



Tract 5 Pond



TRACT 1 - 20± ACRES on paved road, excellent blend of open pasture of mature timber that makes a super potential building site.

TRACT 2 - 100± ACRES with 7 total ponds! Excellent topography with a mixture of open land and dense cover – lots of wild turkey spotted on this tract.

TRACT 3 - 40± ACRES of open pasture on a paved road, excellent potential building site!

TRACT 4 - 23± ACRES on paved road, perfect blend of open pasture on the front and mature timber.

TRACT 5 - 51± ACRES on paved road with 2 ponds, excellent pasture and mature timber – another great building site prospect.

Tract 6 Hills



Tract 1



Tract 2



Tract 2



Tract 3



Tract 4



Tract 5



Tract 6



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LAND AUCTION

Tract 7, Southeast Corner

TRACT 6 - 366± ACRES with access via paved road. Outstanding combination tract with lots of wildlife potential! Big draws and long ridges make for some stunning scenery on this tract, and the deer and turkey hunting doesn't hurt the view either!

TRACT 7 - 340± ACRES with some breathtaking ridges and draws, another outstanding combination tract with lots of pasture and hunting potential! The views from this tract are probably the best in the offering.

TRACT 8 - 160± ACRES "SWING TRACT": stunning property with a big open ridge running north and south through the center. Must be purchased by an adjoining landowner OR combined with Auction Tract 7.

TRACT 9 - 53± ACRES of Rush Creek bottomland with predominately Port Fine Sandy Loam soils!

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1,485±
acres

Tract 8

Garvin & Stephens Counties

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TERMS AND CONDITIONS:

PROCEDURE: Tracts 1-8 and Tracts 9-12 will be offered in individual tracts, in any combinations of these tracts, or as a total unit, however; no combination bidding will be permitted between any one or more of Tracts 1-8 with Tracts 9-12. 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.

BUYER'S PREMIUM: The purchase price will be the bid amount plus a 4% buyer's premium.

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 or an appropriate form of Fiduciary Deed, as applicable.

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 at closing, subject to rights of current tenant(s).

REAL ESTATE TAXES: 2023 taxes shall be prorated to the date of closing.

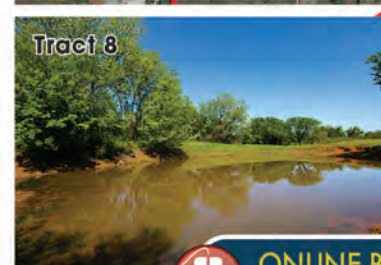
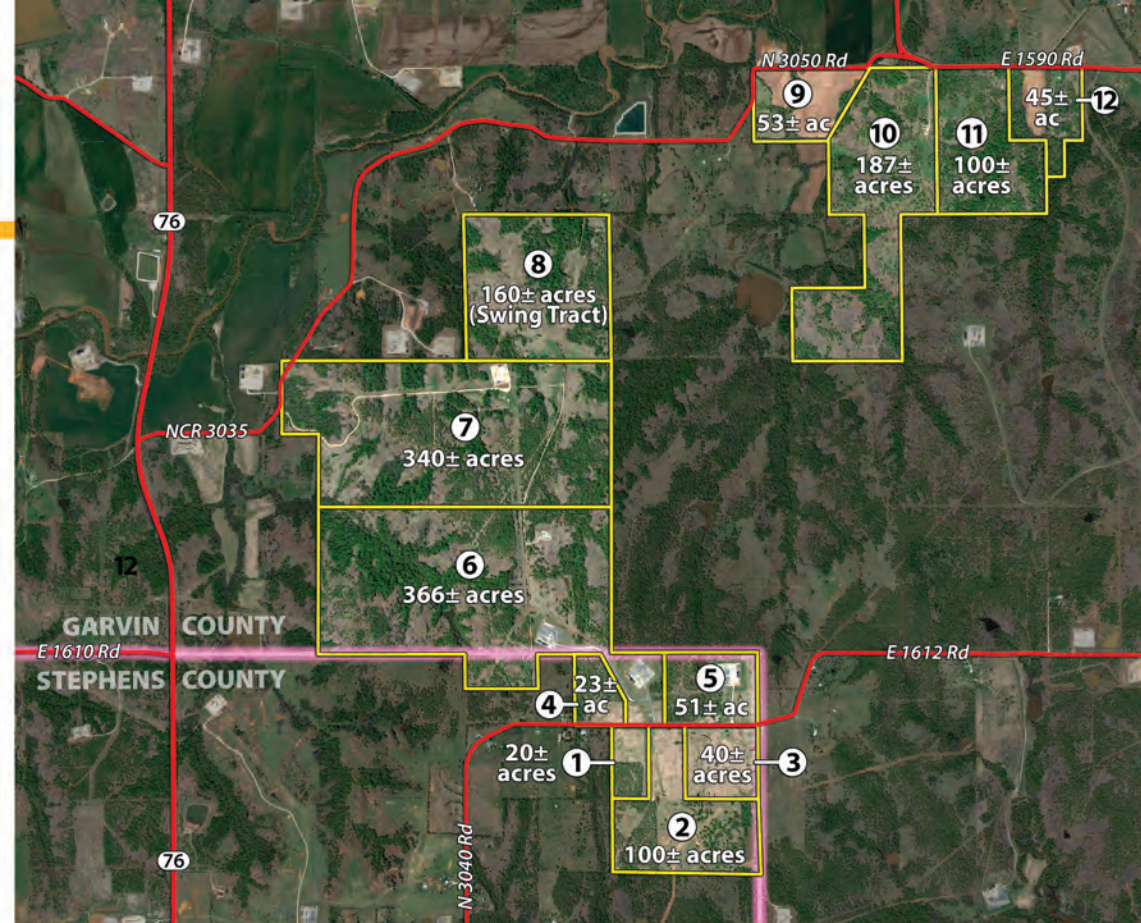
MINERALS: Seller specifically excepts and reserves all minerals, including without limitation, oil, gas, coal, coalbed methane, and all other hydrocarbons, lignite, and all metallic minerals, etc., if any, associated with the referenced real estate, and the term "Property" shall not include any mineral rights.

ACREAGE AND TRACTS: All acreages and dimensions 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.



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Tracts 10-12, Northeast Corner

TRACT 10 - 187± ACRES of open pasture and timberland mix, another outstanding recreational tract with a nice clear water pond.

TRACT 11 - 100± ACRES that is the most heavily wood tract in the offering, excellent hunting parcel with a small pond in the back.

TRACT 12 - 45± ACRES that includes a gorgeous hay meadow or tillable tract with Port Fine Sandy Loam soils. Balance of the property is thick cover and includes a clear water creek running through the middle!



1,485[±] acres

Garvin & Stephens Counties

Offered in 12 Tracts
or Combinations

June

Su	M	Tu	W	Th	F	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	



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