

Top Quality WASHITA RIVER BOTTOM

420[±] acres

FARMLAND AUCTION

GARVIN COUNTY • PAULS VALLEY, OK

OFFERED IN 1 TRACT

Wednesday, October 25th • 5 PM



405-332-5505 | 800-451-2709
SchraderAuction.com

- PREDOMINANTLY CLASS I – KEOKUK SILT LOAM SOILS
- 363± TILLABLE ACRES PER FSA
- 2 PREVIOUS IRRIGATION WELLS ON PROPERTY
- RUSH CREEK & WASHITA RIVER BOTTOM
- MINIMUM FLOOD PLAIN IMPACT
- EXCELLENT HUNTING WITH BIG TIMBER POCKETS!



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South View



NW View - Whole Farm



420±
Acres

AUCTION LOCATION: Auction Held On-Site.

GENERAL DESCRIPTION:

The Foster Family has stewarded this highly productive farm for many years; working for decades to accumulate a large, contiguous bottomland farm at the confluence of Rush Creek and the Washita River near Pauls Valley, OK. After much consideration, they are now presenting this exceptional property to the marketplace for the first time in a generation. The farm is comprised of predominately Class I; Keokuk Silt Loam soils and has minimal flood plain impact for a property in such a location – view the flood plain and soils maps in our Bidder Information Booklet.

In addition to the exceptional agricultural value of this property, it also offers tremendous wildlife habitat along the river bottom. Large pockets of mature timber with access to the Washita River and Rush Creek meander along the north and east sections of the farm, creating an excellent recreational property with attractive income potential. These type properties rarely come to market, whether looking for a highly productive agriculture investment or an exciting recreational property you need to give this one thorough consideration!

LAND TOUR/ INSPECTION DATES:

FRIDAY, SEPT. 29TH · 9-11 AM

THURSDAY, OCT. 12TH · 9-11 AM

THURSDAY, OCT. 25TH · 3-5 PM

Meet Brent at Farm Entrance

SE Corner View



AUCTION MANAGER: Brent Wellings (Branch Broker), 405-332-5505



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TERMS & CONDITIONS:

PROCEDURE: The property will be offered as a single Tract at the auction date and time. The property will be sold in the manner resulting in the highest total sale price.

BUYER'S PREMIUM: A 4 % Buyer's Premium will be added to the final bid price and included in the contract purchase 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 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: Immediate possession is available for fall farming activities and hunting, upon completion of the pre-closing access addendum.

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.

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 Co. - 800-451-2709.

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**AUCTION MANAGER:
BRENT WELLINGS,**

405-332-5505

brent@schraderauction.com

Charles Brent Wellings (Branch Broker), 158091
Schrader Real Estate and Auction Co Inc.
(Branch Office - Stillwater, OK), 172583
Schrader Real Estate and Auction Co Inc., 112774



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8	9	10	11	12	13	14
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22	23	24	25	26	27	28
29	30	31				

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4% Buyer's Premium

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