

SCHRADER
Real Estate and Auction Company, Inc.

157±
acres

WITH ½ MILE OF
WILDHORSE CREEK
OFFERED IN 2 TRACTS

IMMEDIATE
POSSESSION
for FALL 2024
HUNTING!

CORPORATE OFFICE:
950 N Liberty Dr • Columbia City, IN 46725
800.451.2709
OKLAHOMA OFFICE:
101 N Main Street, Stillwater, OK 74075

AUCTION MANAGER:
BRENT WELLINGS
405-332-5505

Charles Brent Wellings, 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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OCTOBER 2024

SUN	MON	TUE	WED	THU	FRI	SAT
		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	31		

405-332-5505 4% Buyer's Premium
SchraderAuction.com | SchraderWellings.com

WILDHORSE CREEK 157 RANCH
Auction
Carter County, Oklahoma

Carter County, Oklahoma

157±
acres

WITH ½ MILE OF
WILDHORSE CREEK
OFFERED IN 2 TRACTS



- Premium Recreational Land along Wildhorse Creek
- Only 76 Miles to Downtown OKC & UNDER 2HR to DFW
- 50± Acres Currently in Hay Production
- Towering Pecan Trees
- Dense Pocks of Timber and Live Water
- Immediately Enjoy the Fall 2024 Hunting Season!

Wildhorse Creek View



IMMEDIATE
POSSESSION
for FALL 2024
HUNTING!

WILDHORSE CREEK 157 RANCH

Auction
TUESDAY, OCTOBER 8th at 6PM

Auction Held On-Site:
3600 Range Road,
Ratliff City, OK 73481
4% Buyer's Premium

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Carter County, Oklahoma

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Auction

4% Buyer's Premium

SCHRADER
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157± acres

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Property Tour/ Inspection Dates:

Tuesday, September 10th
11AM - 1PM
Tuesday, October 1st
11AM-1PM
Tuesday, October 8th
3PM - 6PM



Tract 1 - SE View



Tract 2 - NE View

AUCTION HELD ON-SITE

PROPERTY & AUCTION LOCATION: 3600 Range Road, Ratliff City, OK 73481

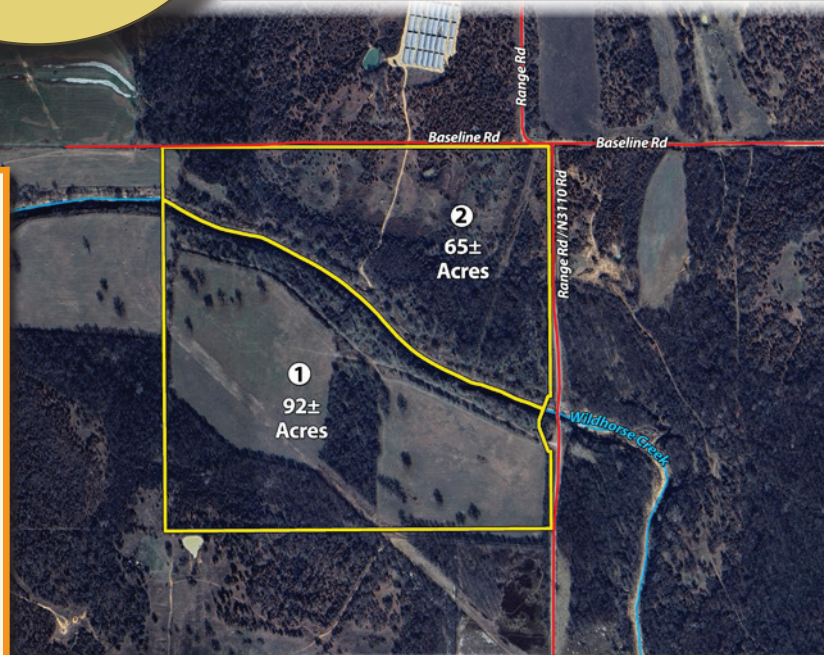
TRACT DESCRIPTIONS:

TRACT 1: 92± ACRES located on the south side of Wildhorse Creek. The tract is an excellent balance of open hay meadow and dense timber pockets – creating an exciting opportunity for both recreational and agricultural minded Buyers. Large Native Pecan Trees are scattered throughout the acreage and the ½ mile of Wildhorse Creek establishes the north boundary of the tract.

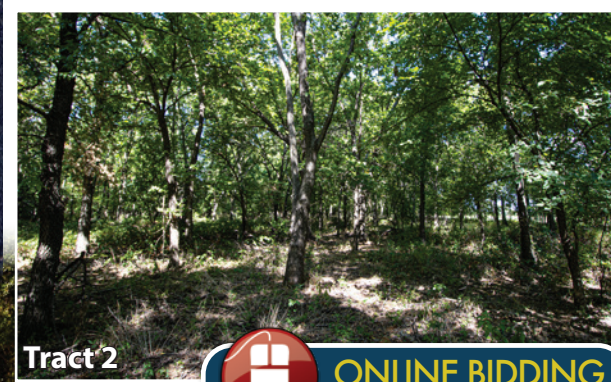
TRACT 2: 65± ACRES located on the north side of Wildhorse Creek. This tract is more densely timbered, with an excellent blend of mature oak, sand plum, cedar and pecan trees – creating excellent bedding cover and food sources for wildlife. Multiple locations exist for food plots and stand locations along the ½ mile of Wildhorse Creek that establishes the south boundary of this tract.

General Description:

The Wildhorse Creek 157 Ranch presents a unique opportunity to purchase a live water property with convenient access from both the OKC and DFW Metropolitan Areas! Located approximately 18 miles west of I-35 off the Davis, OK exit, this property is positioned for easy accessibility while maintaining a secluded setting. Whitetail Deer, Wild Turkey, Small Game and Wild Hogs are all attracted to the Wildhorse Creek bottomlands – providing an excellent recreational opportunity. In addition to the recreational value of the property, approximately 50± acres are currently in hay production and towering Native Pecan Trees are scattered throughout to provide some income potential for the new owner. The property will be offered in 2 attractive parcels, Buyers may bid on either parcel or the entire property!



Tract 1



Tract 2

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.

Tract 1

WILDHORSE CREEK 157 RANCH

Auction

TUESDAY, OCTOBER 8th at 6PM

IMMEDIATE POSSESSION for FALL 2024 HUNTING!



405-332-5505
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TERMS AND CONDITIONS:

PROCEDURE: Tracts 1 and 2 will be offered in individual 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 individual tracts 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 agree-

ments 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: Shall be delivered at Closing, however, immediate possession is available for the Fall 2024 hunting season upon execution of a pre-closing access agreement.
REAL ESTATE TAXES: 2024 taxes shall be prorated to the date of closing.
MINERALS: Seller specifically excepts and re-

serves 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.
ANIMAL STOCK PHOTOGRAPHY: Wildlife Photos are for illustrative purposes only and are not of the auction property.