

# Eastern Oklahoma LAND AUCTION

Diverse Offering of Quality Ranch Land Near the I-40 Corridor

# 855± acres

Offered in 21 Tracts



ONLINE BIDDING AVAILABLE



Tract 20 Pond

Thursday, October 10 • 6pm CDT

Held at Checotah Community Center, 611 N Broadway St, Checotah, OK



Tracts 1-13  
SW Corner

- 496± Contiguous Acres Near Warner, OK
- Numerous Potential Building Sites!
- Substantial Small Ruminant Fencing – Goat & Sheep Ready!
- Hwy 9 Frontage Just West of Eufaula, OK
- Established Hay Meadow & Well-Maintained Pasture
- 15 Total Ponds & Numerous Creek Bottoms

 **SCHRADER**  
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4% Buyer's Premium 405.332.5505

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**Land Tour Dates**  
Meet Auction Representative on Tracts 2 & 18:  
Wednesday, September 18:  
Tracts 1-13: 9-11am  
Tracts 14-21: 1-3pm  
Wednesday, October 2:  
Tracts 1-13: 9-11am  
Tracts 14-21: 1-3pm  
Wednesday, October 9:  
Tracts 1-13: 9-11am  
Tracts 14-21: 1-3pm



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**Auction Location:**  
Checotah Community Center,  
611 N Broadway St,  
Checotah, OK 74426

**Property Locations:**  
*Tracts 1-13:* 2 miles north of Warner, OK  
on Hwy 64, then turn west on E 1020 Rd  
for 1 mile to corner of property.  
*Tracts 14-21:* 7.5 miles west of  
Eufaula, OK on Hwy 9, watch for  
auction signs on north side  
of road.

Auction Manager: Brent Wellings Branch Broker #158091  
Email: [brent@schraderauction.com](mailto:brent@schraderauction.com)

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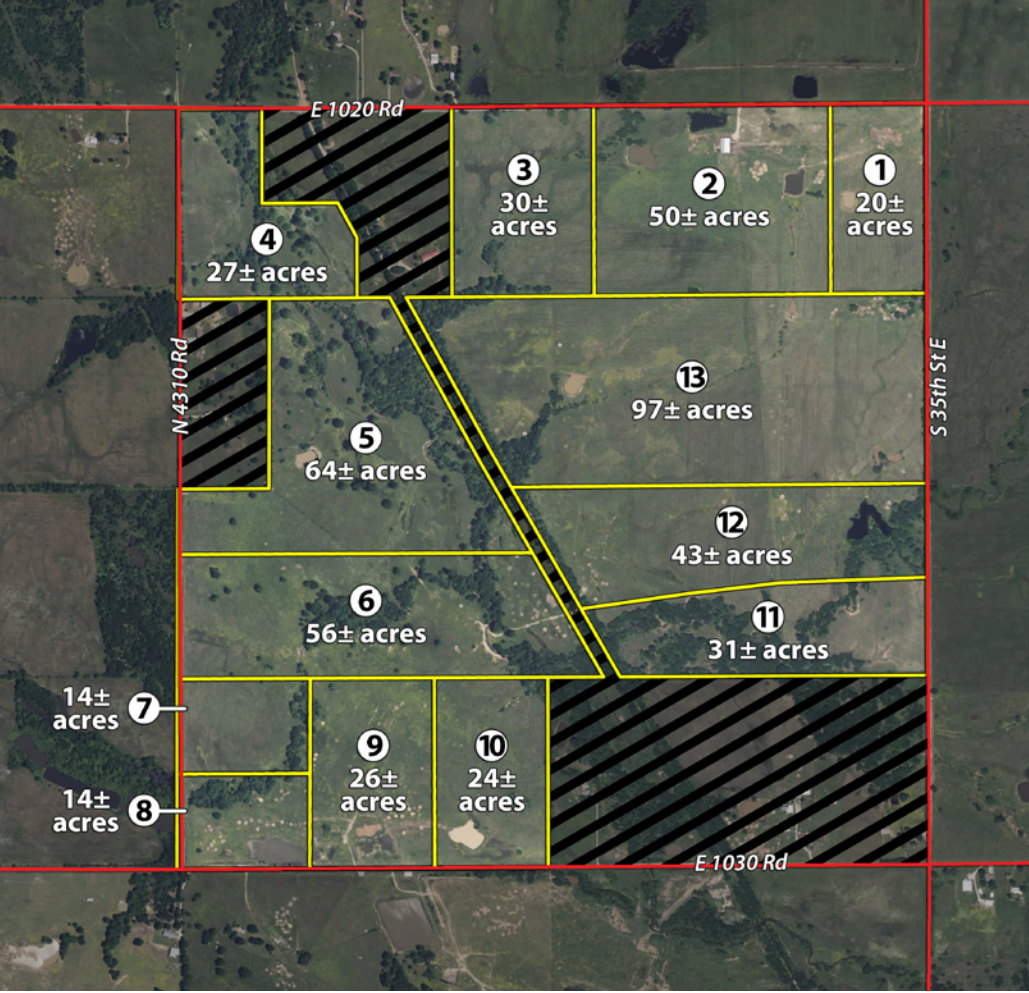


**ONLINE BIDDING  
AVAILABLE**

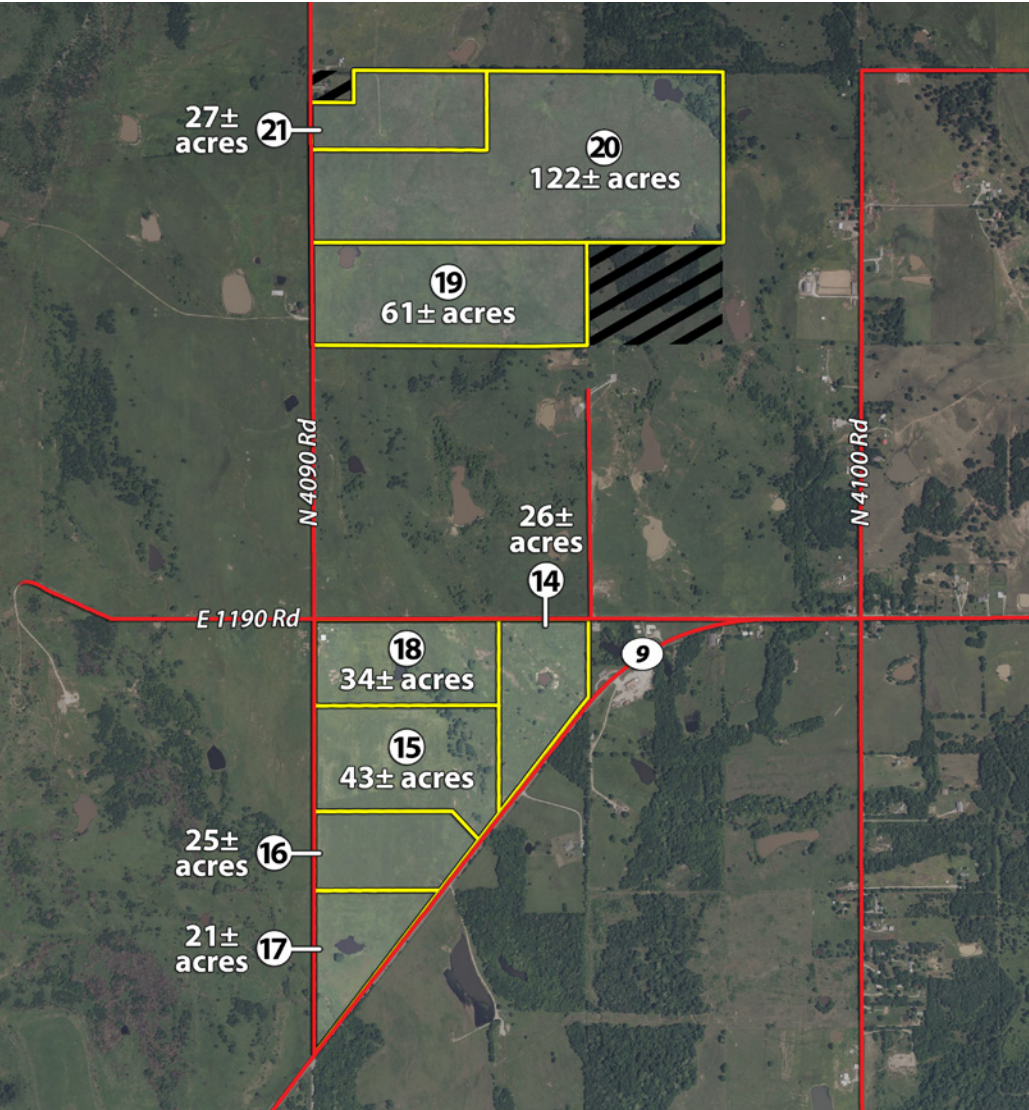
You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com).  
You must be registered **One Week in Advance of the Auction** to bid online.  
For online bidding information, call Schrader Auction Co. 800-451-2709.

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The Diamond T Ranch represents an exciting opportunity to acquire quality agricultural land near the I-40 corridor in Muskogee & McIntosh Counties. The 3 properties in this sale all offer unique characteristics, with an attractive blend of agricultural value, potential homesites & exciting recreational possibilities. Tracts 1-13 located just north of Warner, OK off Hwy 64, provide 496± contiguous acres with substantial small ruminant fencing in place. Well maintained pastures, abundant surface water, wooded creek bottoms & extensive road frontage all combine to make this a property hard to overlook. Tracts 14-21 are located just west of Eufaula, OK along Hwy 9 & boast a combination of established hay meadows & quality pastureland in an excellent location. Just minutes from Eufaula Lake, the property offers attractive potential homesites close to town while maintaining a quiet, country setting. Buyers may bid on any individual tracts or combination of parcels that FIT YOUR NEEDS!



Tracts 1-13 NE Corner



Tracts 5-10 SW Corner



Tracts 14-18 SW Corner



Tracts 19-21 NE Corner

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Tract 1



Tract 5



Tract 13



Tract 14



Tract 18



Tract 20



Tract 12

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## Muskogee County Land:

**Tract 1:** 20± acres corner lot with a pond, excellent potential building site.

**Tract 2:** 50± acres along 1020 Rd that includes 100'x60' metal sided shop building with finished 1 Bed, 1 Bath living quarters. Excellent set of working pens are positioned around the barn & 3 ponds are included on this parcel!

**Tract 3:** 30± acres along 1020 Rd, excellent potential building site.

**Tract 4:** 27± acres corner lot with beautiful creek bottom running north to south throughout the property.

**Tract 5:** 64± acres along 4310 Rd with a beautiful combination of pastureland & tree-line creek bottom – excellent potential building site on the ridge overlooking property.

**Tract 6:** 56± acres along 4310 Rd, pasture, creek bottom & some excellent potential pond locations. Another awesome view from the ridgeline of this property.

**Tract 7:** 14± acres along 4310 Rd, stunning views from this parcel.

**Tract 8:** 14± acres corner lot, nice pond on the east side of property.

**Tract 9:** 26± acres along 1030 Rd, nice set of working pens in place.

**Tract 10:** 24± acres along 1030 Rd, excellent pond on south end of the property.

**Tract 11:** 31± acres along 35th St, outstanding recreational potential with blend of mature timber & open pasture – with a nice creek running east to west.

**Tract 12:** 43± acres along 35th St, beautiful pond located on this parcel along the front side!

**Tract 13:** 97± acres along 35th St, mostly open pasture with two nice ponds & cross fencing!

## McIntosh County Land:

**Tract 14:** 26± acres with frontage on Hwy 9 & 1190 Rd, beautiful pond in center of the parcel making an excellent potential building site.

**Tract 15:** 43± acres with frontage on Hwy 9 & 4090 Rd, blend of open hay meadow & timber along the east side!

**Tract 16:** 25± acres with frontage on Hwy 9 & 4090 Rd, mostly open hay meadow with great topography.

**Tract 17:** 21± acres with frontage on Hwy 9 & 4090 Rd, nice pond in the center of this parcel & lots of road frontage.

**Tract 18:** 34± acres corner lot that includes the nice set of working pens & load out facility. Excellent pond is located just east of the pens, making an ideal setting for a potential home.

**Tract 19:** 61± acres located along 4090 Rd, currently in hay production with a nice pond & level topography.

**Tract 20:** 122± acres located along 4090 Rd, excellent pond in the back corner of the property & balance in hay production.

**Tract 21:** 27± acres located along 4090 Rd, excellent potential building site!



Tract 2 Shop & Apartment



Tract 4 NW Corner



Tract 8 Pond



Tract 13 Pasture



Tract 18 Pens & Barn



Tract 20 NE Corner



Tract 21

### TERMS & CONDITIONS:

**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 & time. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & 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, w/ 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, & 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 Special 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, & 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.

**REAL ESTATE TAXES:** 2024 taxes shall be prorated to the date of closing.

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

**ACREAGE & TRACTS:** All acreages & dimensions are approximate & 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 & Auction Company, Inc. & their representatives are exclusive agents of the Seller.

**DISCLAIMER & ABSENCE OF WARRANTIES:** All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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 & CHANGES:** Please arrive prior to scheduled auction time to inspect any changes or additions to the property information.



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**Corporate Headquarters:** #112774

950 N Liberty Dr, Columbia City, IN 46725

800.451.2709 • 260.244.7606

**Oklahoma Office:** Branch Office - Stillwater, OK #172583

101 N Main St, Stillwater, OK 74075

October	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	31			

**Auction Manager:**

Brent Wellings

Branch Broker #158091

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