

CANADIAN COUNTY & OKLAHOMA COUNTY

Premier NW OKC & PIEDMONT DEVELOPMENT LAND AUCTION

- › PREMIUM DEVELOPMENT LAND
- › NUMEROUS POTENTIAL BUILDING SITES
- › EXCELLENT LARGE ACREAGE ESTATES
- › STUNNING PONDS & VIEWS
- › PIEDMONT SCHOOL DISTRICT
- › EXTENSIVE ROAD FRONTAGE

237± Acres

OFFERED IN 23 TRACTS OR ANY COMBINATIONS OF TRACTS



TRACTS 1-3 EAST VIEW



TRACT 9



TRACT 23 PONDS



TRACTS 1-10 SW CORNER VIEW

N COUNTY LINE RD

NW 150TH ST

4% Buyer's Premium

SCHRADER
Real Estate and Auction Company, Inc.

TUESDAY, APRIL 22ND AT 2PM CDT

Auction held at the Walnut Creek Center - 7840 NW 122nd Street, Oklahoma City, OK 73142

405-332-5505 | SchraderAuction.com | SchraderWellings.com

PREMIER CANADIAN COUNTY & OKLAHOMA COUNTY
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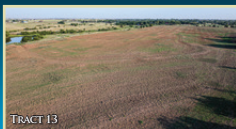
EXECUTIVE SUMMARY:
 After decades of ownership and careful decision by the Owners, these outstanding parcels of real estate are being offered at sale for the first time in generations. Excellent location, access to certain utilities, development potential & extensive road frontage combine to create appeal for both developers and potential home site buyers alike. Long term investors should be excited about the future appreciation & income potential of both properties, with a potential to generate agricultural revenue. By leveraging the M3 method of sale, prospective Buyers are able to bid on any individual parcel or combination of tracts that fits their needs. Call Brent Wellings today to discuss the details of the property and download the Bidder Information Booklet for extensive Due Diligence resources.



TRACTS 1-10 - NORTH VIEW



TRACTS 11-23 - SE CORNER VIEW



TRACT 13



TRACT DESCRIPTIONS:

TRACTS 11-17: PARCELS CONSISTING OF 5± TO 6± ACRES RESPECTIVELY, all with frontage along Morgan Road NE – excellent potential building sites with paved road frontage and level topography.

TRACT 18-21: PARCELS CONSISTING OF 8± TO 10± ACRES RESPECTIVELY, all with frontage along Arrowhead NE (192nd) – each of these parcels has an outstanding view facing to the south, take your pick of these excellent potential home-sites.

TRACT 22: 45± ACRES with access along Arrowhead NE, attractive larger acreage parcel with a balance of tillable land and open pasture.

TRACT 23: 40± ACRES "SWING TRACT" which includes 3 ponds and a stunning landscape – Buyers may bid on Tract 23 in combination with any adjoining parcel to create the ideal setting for their needs!



TRACT 17 - INTERSECTION



TRACT 22 - SW CORNER VIEW

AUCTION LOCATION:
 Walnut Creek Center - 7840 NW 122nd Street,
 Oklahoma City, OK 73142

PROPERTY LOCATIONS:

- **Tracts 1-10:** Located at the intersection of 150th Street & N. County Line Rd.
- **Tracts 11-23:** Located at the intersection of Arrowhead NE (NW 192nd) & Morgan Rd NE.

TRACT DESCRIPTIONS:

TRACTS 1-9: ALL CONSISTING OF 5± ACRE PARCELS located along NW 150th and N County Line Rd. Excellent potential building sites for the small acreage Buyer and ample possibilities for the larger acreage investor to place bids on combinations of parcels.

TRACT 10: 32± ACRES "SWING TRACT" - designed to allow Buyers to combine this parcel with any adjoining tract in order to create the ideal investment for them.



LAND TOUR DATES:
 MEET AN AUCTION REPRESENTATIVE ON TRACTS 1 & 18
 • MONDAY, MARCH 24TH: 2 - 5PM
 • THURSDAY, APRIL 17TH: 3 - 6PM



TRACTS 1-10 - SW CORNER



TRACTS 11-17 - SE CORNER VIEW



TRACT 18



TRACTS 11-23 - NE CORNER VIEW



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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TERMS & CONDITIONS:

PROCEDURE: Tracts 1 through 23 will be offered in individual tracts, in any combination of these tracts, or as a total unit per auction date and time (Subject to "Swing" Tract Limitations). 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 contract purchase price will include a Buyer's Premium equal to 4% of the bid amount.

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 Special Warranty Deed.

EVIDENCE OF TITLE; TITLE INSURANCE: Sellers shall furnish at Sellers' expense an updated title insurance commitment disclosing fee simple title to the real estate in

the name of Sellers (free and clear of any material encumbrance that does not constitute a Permitted Exception) as of a date after the Auction and prior to closing, subject to all standard requirements, conditions and exceptions and subject to the Permitted Exceptions. If Buyer and/or Buyer's lender elect(s) to purchase title insurance, the cost of issuing the owner's and/or lender's title insurance policy, and any desired endorsements, shall be at Buyer's sole expense.

CLOSING: The closing shall take place 45 days after the auction or as soon as applicable closing documents are completed by Seller.

POSSESSION: Possession shall be 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, all metallic minerals, if any, and all other minerals of every kind and nature on, in and under associated with the referenced Property and all rights appurtenant thereto, 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 infor-

mation 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 and all marketing materials. No liability for accuracy, errors, or omissions is assumed by the Seller or the Auction Company regarding all marketing materials. 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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SCHRADER
 Real Estate and Auction Company, Inc.

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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4% Buyer's Premium

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APRIL 2025

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			

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TRACTS 11-23 SE CORNER VIEW

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