



Tract 6

AUCTION TERMS & CONDITIONS

PROCEDURE: Tracts 1 through 13 will be offered in individual tracts, in any combination of these 13 tracts, or as a total unit. 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.

DOWN PAYMENT: 10% of the accepted bid price as down payment on the day of auction with the balance in cash at closing. If the bidder pre-registers with the Auction

Company on or before Thursday, May 8th 2014 then cash or a personal check will be accepted for the down payment (contact Auction Company for a pre-registration form or visit www.schraderauction.com).

If the bidder does not pre-register, a bank letter of credit or guarantee will be required with a personal 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 provide 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, and similar related matters. All tracts sold "AS-IS".

CLOSING: The closing shall take place not less than 30 days after the auction and as soon thereafter as applicable closing documents are completed by Seller.

POSSESSION: Possession of the land shall be at closing.

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

MINERALS: Less and except 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 reference real estate, and the term "Property" will not include any mineral rights.

BUYER'S PREMIUM: A 4% Buyer's Premium will be charged to the Buyer. The Buyer's Premium shall be added to the high bids to determine the Total Contract Purchase Price.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres, if a new survey is determined to be necessary by the Seller.

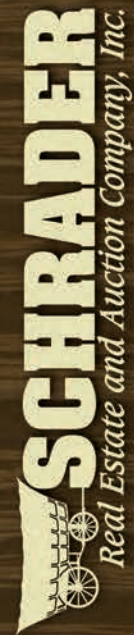
ACREAGE AND TRACTS: All acreages are approximate and have been estimated based on current legal descriptions and/or aerial photos. Any corrections, additions, or deletions will be made known prior to the auction.

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.



P.O. Box 508, 950 N. Liberty Dr.
Columbia City, IN 46725

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AUCTION MANAGER: BRENT WELLINGS
CELL: 972-768-5162 | OFFICE: 888-822-5337

MAY 2014						
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



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 Kevin Jordan at Schrader Auction Company - 800-451-2709 or kevin@schraderauction.com.

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LAND AUCTION

Cherokee, County
OKLAHOMA

438±
Acres
Offered in 13 Tracts

Tracts 1-7

- Newly Constructed 4,340 SF Home
- Horse Stables & Dog Kennels
- Shops, Barns & Working Pens
- Abundant Wildlife for Hunting
- Wooded Recreational Tracts
- Potential Building Sites

Wednesday, May 14 • 6:30PM

Held at Sequoyah State Park - Hulbert, OK



Tract 5



Tract 4



Tract 6

Potential Seller
Lease Back
Available!



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ONLINE BIDDING
AVAILABLE

**438±
Acres**
Offered in 13 Tracts

LAND AUCTION

Wednesday, May 14 • 6:30PM

AUCTION LOCATION: Sequoyah State Park. 17131 Park 10, Hulbert, OK 74441

TRACT DESCRIPTIONS:

TRACT 1: 10+/- acres N 400 Rd frontage. This parcel has been used as a hay meadow and is mostly open grassland. Parcel has access to rural water, electricity, and telephone.

TRACT 2: 10+/- acres N 400 Rd frontage. Tract has a mixture of mature trees and open ground. Parcel has access to rural water, electricity, and telephone.

TRACT 3: 10+/- acres N 400 Rd frontage. This parcel is a mixture of mature trees and open ground and has some terrain changes. A natural draw on the north portion of the tract will make an excellent pond site. Parcel has access to rural water, electricity, and telephone.

TRACT 4: 115+/- acres N 400 Rd frontage. The parcel contains many of the improvements and is a mixture of open pasture, mature hardwoods (oak, hickory, dogwood, elm, redbud), and natural terrain changes. A description of improvements follows:

1. Main Ranch House is 3780 square feet with an additional custom enclosed back porch/sunroom (660 square feet) with ceiling fans. The house has 4 bedrooms, 2 full baths, family room with large rock fireplace (Napoleon firebox) and living area framed with vertical and horizontal timbers, large formal dining room, and large library with Napoleon wood stove and storm room. The master bedroom has wood burning kiva fireplace and master bath with vessel sinks, enclosed toilet and bidet, full tile wainscot, garden tub, separate tiled shower, and granite counter tops. Kitchen includes island with sink, tiled backsplash with mural, pot filler, Jenn Air appliances, double ovens (convection), warming drawer, and room for second refrigerator or freezer. There is a breakfast/sunroom off the kitchen. Large cedar closet off guest bedroom. Granite counter tops in kitchen and both baths, with luxurious mirrors and custom cabinetry throughout house.
Behind main house is a covered outdoor kitchen patio which includes pizza/bread oven (thermocouple temperature indicator), wood burning grill and smoker, fire pit with smoke hood, kitchen counter with sink and tiled countertop.
2. Three Car Garage/Shop Building sits on a 55x60 (3300 square foot) concrete slab. The garage enclosure, with three 12' doors, is 30x40 with a square footage of 1200. There is a 24x40 covered parking area in front of the garage doors and a 20x30 covered area at the side of the garage for parking trailers or a large RV.
3. Lodge/Studio is approximately 1,024 square feet. There is abundant cabinet space with a sink and a Napoleon wood stove. It is complete with a half bath, hot water, and is fully heated and cooled, cathedral ceiling, lots of windows, and a beautiful patio with surrounding 3 foot rock walls and a scenic view.
4. Horse Stable is 24x72 feet and has 4 horse stalls, a feed room, a tack room, and 12x24 clubroom with wood stove. Cement slab throughout, drains and fans in stalls, horse areas completely covered with rubber mats, two freeze proof faucets, and exterior farrier stall. Well lighted and two cupolas.
5. Dog Kennel is 18x26 foot concrete block construction with vermiculite insulation, multiple outdoor runs, and cupola. Eight separate kennels with inside dog doors to separate outside dog runs. Also, includes a sink with hot/cold water and is fully heated and cooled. Can easily be converted to a workshop.

TRACT 5: 15+ acres N 400 Rd frontage. Parcel is mostly open pasture and some hardwoods. A newly constructed pond is on the front of the property.

a). Original home is 1100 square feet, two bedrooms (with possible 3), surrounded by white rail fence and is recently renovated (roof, siding, windows, central heat and air etc.). Living area includes Napoleon wood stove and there is a generous wood deck on the back of house and cement porch on front. Utilities include rural water, electricity, owned propane tank, satellite, and telephone. Small orchard, freeze proof hydrants, and loafing shed.

b). Garage/Utility/Apartment is a metal shop building with concrete slab measuring 30x60. The east end of the shop has been finished with a 600 square foot full apartment with a kitchen area, full bath, and bedroom, is fully heated and cooled and has a wood stove. Building has ceiling fans and cupola. Utility has three bays with garage doors.

TRACT 6: 160+/- acres of mature hardwoods (oak, hickory, dogwood) and abundant wildlife and ponds.

TRACT 7: 10+ acres is secluded with road access. Good building sites.

TRACT 8: 8+ acres N 400 Rd frontage. Black walnut, oak, hickory, sycamore, ash etc., open pasture, and a creek running along the west of the property. Access to rural water, electricity, and telephone. Large old barn.

TRACT 9: 9+ acres N 400 Rd frontage. Spring fed creek and good soil. Black walnut, oak, hickory. Access to rural water, electricity, and telephone.

TRACT 10: 20+/- acres. Approximately 10 acre pasture with balance in hardwoods. Purchase in combination with tracts 11 & 12 for 80 secluded acres adjacent to Our Lady of Clear Creek Abbey.

TRACT 11: 30+/- acres. Approximately 7 acre hay meadow on south portion and large portion of land recently cleared.

TRACT 12: 30+/- acres. Adjacent to Our Lady of Clear Creek Abbey. Large portion of land recently cleared.

TRACT 13: 11+/- acres. Located 5 miles north of the main property. Peggs school district at corner of W 680 Rd and 420 N Rd. Previous home site with water well. Perimeter is heavily wooded with central valley is good combination of recreational land and place to build.

This 438+/- acre Cherokee County ranch is located northeast of Wagoner, OK and northwest of Tahlequah. Two-lane blacktop country roads lead you to the acreage, which will be offered in 13 tracts and any combination of those tracts.

The ranch boasts multiple improvements, including: newly constructed 4,340 square foot home, original 1,100 square foot home, impressive outdoor kitchen, lodge/studio, multiple shop buildings, horse stables, dog kennel, barns, and a set of working pens.

Reference the individual tract descriptions and our Bidder Information Booklet for details of the improvements and features of each tract.



This 438 +/- acre Cherokee County ranch is located just northeast of Wagoner, OK and northwest of Tahlequah with hilltop views of Fort Gibson Lake from parts of the property. Two-lane blacktop country roads lead you to the acreage, which will be offered in 13 individual tracts and any combination of those tracts.

The ranch boasts multiple improvements, including: newly constructed 4,340 square foot home, original 1,100 square foot home, impressive outdoor kitchen, studio, multiple shop buildings, horse stables, dog kennels, barns and a set of working pens.

The ranch is contiguous to multiple large land holders, including the Clear Creek Monastery, which is a Gregorian Catholic monastery. Reference the individual tract descriptions and our Bidder Information Booklet for details of the improvements and features of each tract.



Tract 4 Cleared Area



Tract 4 - Main Residence Fireplace



Tract 5



Tract 6



Tract 8



Tract 9



Tract 10



Tract 11

SELLER: Nichols
AUCTION MANAGER: Brent Wellings
972-768-5165 • brent@schraderauction.com

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800-451-2709