

LAND AUCTION

at the Kiamichi Technology Center, Stigler, OK 🖥️ Online Bidding Available

MONDAY, MAY 20 AT 6:00PM

Haskell County, Oklahoma

199.5± acres
Offered in 6 Tracts

WITH QUALITY IMPROVEMENTS



Tract 2



Tract 5



Tract 6

- Multiple Shops & Outbuildings
- 2,840 sq. ft. Commercial Building
- Excellent Potential Building Sites
- Quality Working Pens
- Extensive Pipe & Cable Fencing
- 3 Bedroom, 1 Bath Ranch Home
- Large Hay Meadow

Tract 5

800.451.2709
SchraderAuction.com



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PROPERTY LOCATION: 30209 S Highway 82, Stigler, OK 74462.
From the intersection of Highway 9 and Highway 82 in downtown Stigler travel south on Highway 82 for approximately 1.5 miles, property begins on the right.

AUCTION LOCATION: 1410 Old Military Rd, Stigler, OK 74462.
From the intersection of Highway 9 and Old Military Rd on the east side of downtown Stigler, take Old Military Rd for approximately 0.3 mile and the Tech Center is on the right.

INSPECTION DATES

Tuesday, April 23 – 2-4 PM
Thursday, May 9 – 2-4 PM
Monday, May 20 – 2-4 PM

Located just south of Stigler, Oklahoma, in Haskell County, this ranch offering has the diversity to attract Buyers with a variety of interests. The property encompasses 199.5± acres, which is comprised of a mixture of improved pastures, native grass hay meadow, multiple shop buildings, quality working pens, extensive pipe and cable fencing, livestock traps, a 3 Bd/1Ba ranch house and numerous places for potential building sites. Finally, a 2,840 sq. ft. commercial building on 2.5± acres is just up the road from the ranch and will come with a multitude of potential uses. This area of Oklahoma is one of the most beautiful with distant mountain views, rolling grasslands, mixed timber and productive tillable land all in the immediate area. Much of the property boasts elevations over 700 feet, which provide for some outstanding views of the surrounding landscapes. Being offered in 6 individual tracts, this auction allows Buyer to bid on any individual parcel or combination of tracts that best fit their needs! Review the Bidder Information Booklet to see details on all the improvements the ranch has to offer!

TRACT 1: 64± acres that includes pipe working pens with tub system, load out and 5 separate traps. Tract also has 3 ponds and is cross-fenced with the south portion of the property being used as a hay meadow. Additionally a large shale pit pond, approximately 3± acres, makes for an excellent recreational opportunity on the southern portion of the property.

TRACT 2: 4± acres that includes quality improvements and is excellent for a potential commercial business or ranch headquarters. The property has easy access off of Hwy 82 and includes a 3,750 sq. ft. insulated shop with concrete floors, 3-phase power and 4 overhead garage doors. Also included is an approximately 100' x 50' open sided metal building with I-Beam construction and an additional 40' x 25' shop building with concrete floors and spray insulation. See Bidder Info Booklet for more improvement details.

TRACT 3: 22± acres that is an excellent potential building site along Highway 82. This property has a balance of pasture and mature hardwood and pine timber overlooking the valley below!

TRACT 4: 1± acre that includes the 1,064 square foot, 3 bed/1 bath single family home built in 1960 and a 28' x 26' metal sided shop building. This property could be an excellent private home or rental! See Bidder Info Booklet for more details.

TRACT 5: 106± acres that has all kinds of potential for different uses! This property has been used as a quality hay meadow but with an excellent location, elevation and views of the surrounding lands could make an outstanding place to build an estate home or purchase as a long-term investment.

TRACT 6: 2.5 acres that includes a 2,840 sq. ft. commercial building built in 1985. The largest part of the building has a warehouse with overhead door, 4 offices, storage room with shelving, 1 bathroom & updated kitchen with full size appliances. The smaller part of the building has an additional office space, storage room & bathroom, as well as retail space. The lot has a gravel parking lot with ample parking.

AUCTION MGR: BRENT WELLINGS • 972-768-5165
800.451.2709 • www.SchraderAuction.com

TERMS & CONDITIONS

PROCEDURE: Tracts 1 through 6 will be offered in individual tracts, in any combination of these tracts, or as a total unit per auction date and time. There will be open bidding on all tracts and combinations during the auctions 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: 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.

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: Possession of the land shall be at closing.

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

MINERALS: The sale of the Property will include the minerals currently owned by Seller (if any). However, Seller or Auction Company makes no promise, warranty or representation as to the existence or value of any minerals or the nature or extent of Seller's interest therein.

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.

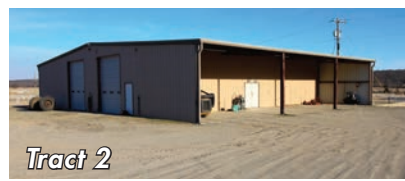
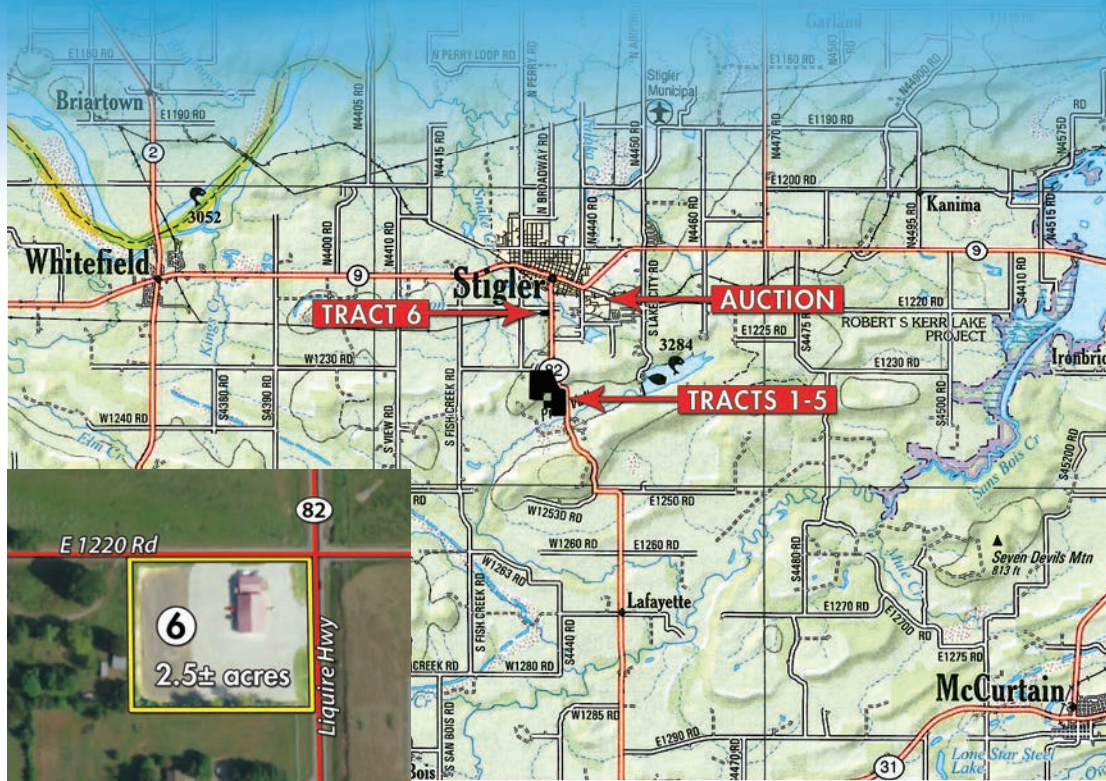
ACREAGE AND TRACTS: All acreages are approximate and have been estimated based on current legal descriptions and/or aerial photos. Any corrections, additions, or deletions will be made known prior to the auction.

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

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ONLINE BIDDING AVAILABLE: You may bid online during the auction at 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.

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.

CORRECTIONS AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes or additions to the property information.