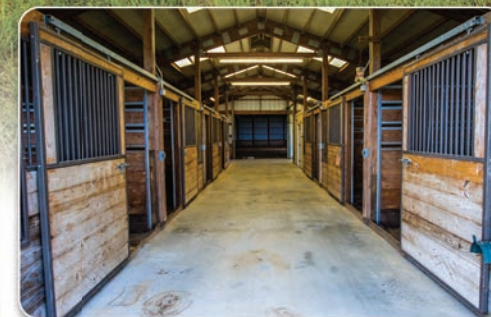


Real Estate & Personal Property AUCTION



CUSTOM HOME – LAND – HORSE RANCH

64[±] acres Rogers County
Talala, OK
offered in 3 tracts

- Custom Built Satterwhite Log Home
- Morton Built Indoor Riding Arena
- 10 Stall Barn with More Stall Space Available
- Morton Built Shop & 2 Pole Barns
- 3 Ponds
- Excellent Building Sites
- Paved Roads

PERSONAL PROPERTY

- 2016 Coachman Travel Trailer
- 1998 Mitsubishi Mini Truck
- 1967 VW Beetle (very clean)
- Mahindra 1526 HST Tractor (180 Hours)
- Farm Implements
- Shop Tools & Equipment
- Various Trailers
- Home Decor & More!



TUESDAY, OCTOBER 27 REAL ESTATE
begins at 3:00 pm
PERSONAL PROPERTY Immediately following Real Estate

Held On-Site: 3500 E 360 Road, Talala, OK
Online Bidding Available

in cooperation with
CHINOWTH & COHEN
REALTORS®

SchraderAuction.com



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Real Estate and Auction Company, Inc.
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BRENT WELLINGS • 405.332.5505
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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.



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Real Estate & Personal Property
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CUSTOM HOME – LAND – HORSE RANCH

TUESDAY, OCTOBER 27

Real Estate begins at 3:00 pm • Personal Property to Follow
Held On-Site • Online Bidding Available



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64⁺ acres
offered in 3 tracts

Real Estate & Personal Property AUCTION

CUSTOM HOME – LAND – HORSE RANCH



TUESDAY, OCTOBER 27 REAL ESTATE begins at 3:00 pm
 PERSONAL PROPERTY Immediately following Real Estate
 Held On-Site: 3500 E 360 Road, Talala, OK
 Online Bidding Available

A Turnkey Equestrian Ranch

that includes a custom built log home, indoor riding arena, stall barns, insulated shop building, large garage, 2 pole barns, ranch-hand house, multiple turnouts, and pastures. The ranch is excellently improved and also boasts 3 ponds, some amazing views and quality building sites for new construction! The property will be offered in 3 individual tracts ranging in size from 13± to 36± acres, Buyers have the opportunity to bid on any individual tract, combination of tracts or the entire property. If you are looking for an excellent horse ranch that is move-in ready, or a wonderful building site in the heart of Green Country and Oologah/Talala Schools this property must be looked at closely!

TRACT 1 – 15± acres that make a truly exceptional building site! The property is accessed from 360 Road, providing paved road frontage to the back area of this parcel. Once onto the property you will be overlooking a stunning 4.5± acre pond stocked with trophy bass! Don't miss this opportunity to purchase a wonderful potential building site!

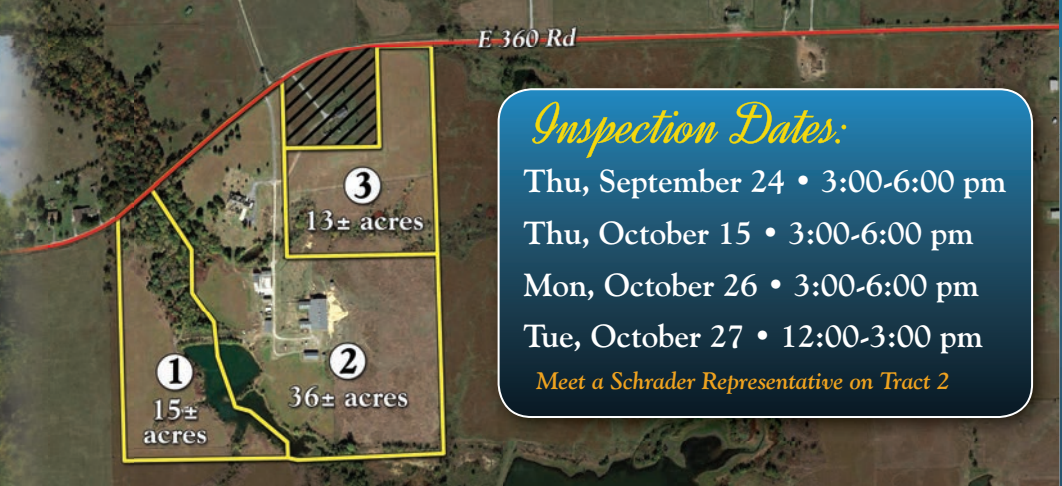
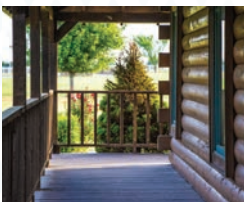
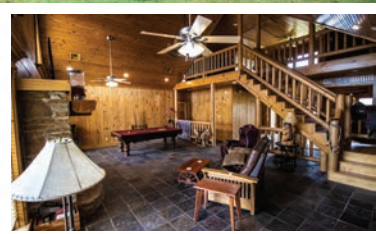
TRACT 2 – 36± acres that comprise the core of the property, overlooking the large pond and including all of the exceptional improvements. Turnkey and ready for the next owner!

- 4,266 SF Satterwhite Custom Built Log Home:
 - Built 2003
 - 4 Bed/4 Bath
 - Wrap Around Porch
 - Large Back Deck
- Morton Built Shop with Office Area
- Morton Built Garage with Office Area
- Morton Built Indoor Riding Arena: 80' x 160'
- Morton Built Stall Barns:
 - 7 – 12' x 12' Stalls
 - 3 – 12' x 24' Foaling Stalls
 - Vet Room
 - Space to Add More Stalls
- 2 Morton Built Pole Barns
- 3 Morton Built Loafing Sheds
- Ranch-Hand 1 Bed/1 Bath House
- All Metal Shop Building
- Multiple Turnouts/Pastures

TRACT 3 – 13± acres that make another excellent potential building site. Paved road frontage along 360 Road in addition to a cross fenced pasture and pond in the back adds character to this tract!



Tract 2



Inspection Dates:
 Thu, September 24 • 3:00-6:00 pm
 Thu, October 15 • 3:00-6:00 pm
 Mon, October 26 • 3:00-6:00 pm
 Tue, October 27 • 12:00-3:00 pm
Meet a Schrader Representative on Tract 2

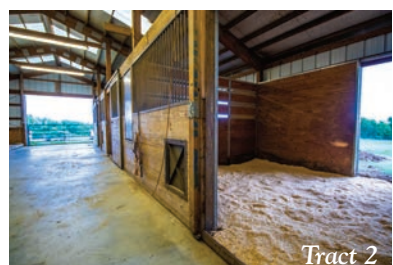
TO THE PROPERTY: Midway between Oologah and Talala, on Highway 169, turn left on 360 Road. Follow for 3.2 miles and property will be on your left.



Tract 2



Tract 2



Tract 2



Tract 2



Tract 2



Tract 2



Tract 1



Tract 3

AUCTION MANAGER:
BRENT WELLINGS
 405.332.5505

800.451.2709
SchraderAuction.com



Terms & Conditions:

PROCEDURE: Tracts 1 through 3 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: 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 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 30 days after the auction or as soon thereafter 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: Purchased Tracts will include the minerals owned by Seller (if any). However, no promise, warranty or representation is made as to the existence or value of any minerals or the nature or extent of Seller's interest therein.

ACREAGE AND TRACTS: All acreages 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 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.