

OCTOBER 2021

SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	
				7	8	9
	4	5	6	13	14	15
3	10	11	12	19	20	21
	17	18	19	26	27	28
	24	25	26	27	28	29
	31					30

LAND Auction

McClain and Garvin County
Near Purcell & Elmore City, OK

308± Acres

offered in 10 tracts

McClain and Garvin County, OK LAND Auction

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- Extensive Highway 74 Frontage
- Development Opportunities
- Potential Building Sites
- South Canadian River Frontage
- Hunting, Fishing & Recreation



Wednesday, October 13th • 6pm

Held at McClain County OSU Extension Service

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Wednesday, October 13th • 6pm

Held at McClain County OSU Extension Service

Schrader Auction, Inc. 405-332-5505



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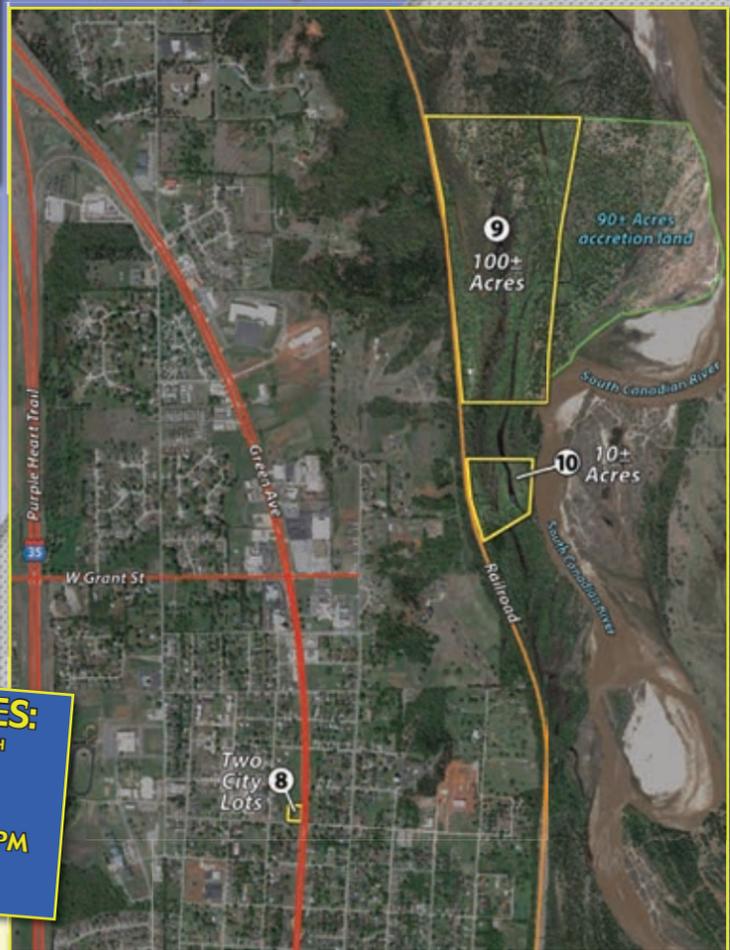
Held at: McClain County OSU Extension Service, 1721 Hardcastle Blvd, Purcell, OK 73080

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offered in 10 tracts

- Extensive Highway 74 Frontage! • Development Opportunities
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INSPECTION DATES:
FRIDAY, SEPTEMBER 24TH
 Tracts 1-7 • 2-4PM
 Tracts 8 & 9 • 5-7PM
FRIDAY, OCTOBER 8TH • 2-5PM
 Tracts 1-7 • 2-4PM
 Tracts 8 & 9 • 5-7PM

DIRECTIONS TO AUCTION PROPERTY:

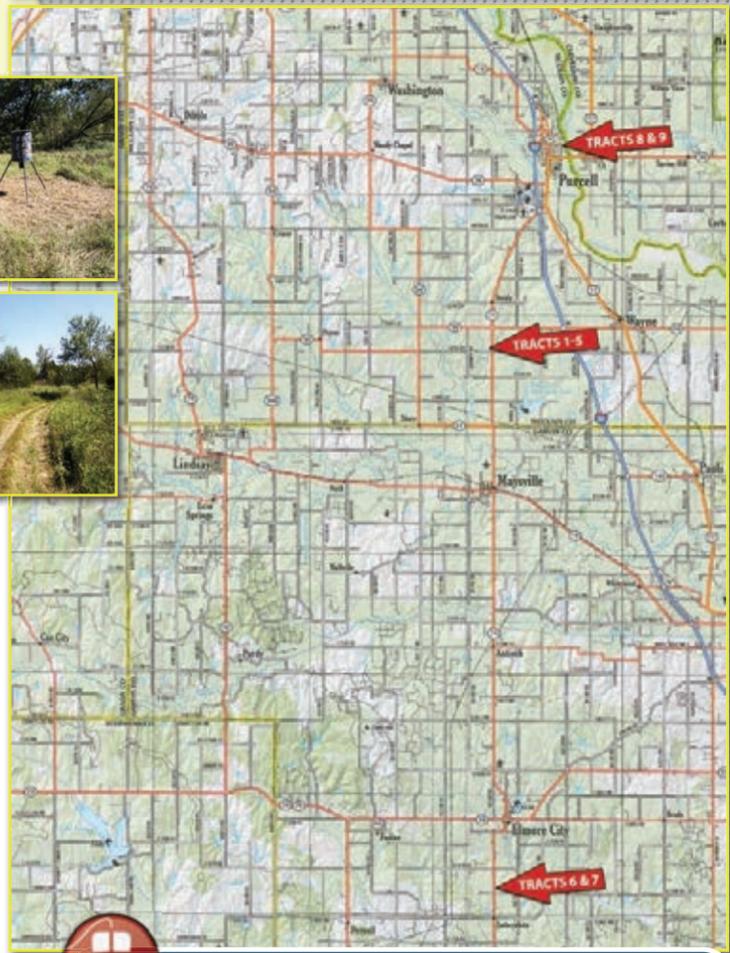
See auction website for detailed maps of all tracts and locations.

GENERAL DESCRIPTION:

We are pleased to offer this unique portfolio of LAND holdings in McClain and Garvin Counties. This is a truly diverse offering of land, including: South Canadian River frontage land with outstanding recreational features, corner lots in Purcell along Green Ave (Hwy 74) with great development potential, Highway 74 frontage south of Purcell with excellent homesite potential and pasture/hunting land near Elmore City. The diversity of this offering creates an exciting opportunity for Buyers! Review the individual tract descriptions and property maps in detail to see the tract that best fits your needs!

TRACT DESCRIPTIONS:

- TRACT 1: 10± ACRES** along Highway 74 just south of Purcell, excellent potential building site with great elevation and views!
- TRACT 2: 29± ACRES** along Hwy 74, awesome combination of mature trees along the creek bottom and open pastureland. Beautiful potential building site!
- TRACT 3: 29± ACRES** on Hwy 74, another great combination of trees and open pasture with plenty of space to potentially build a big pond.
- TRACT 4: 20± ACRES** on Hwy 74, mostly open pasture and trees in the back with a great view of the creek bottom below!
- TRACT 5: 10.14± ACRES** on Hwy 74, gorgeous tract of land for a potential homesite.
- TRACT 6: 40± ACRES** on Hwy 74, just south of Elmore City. Combination of nice open native pasture and woods on the front to create a secluded setting!
- TRACT 7: 60± ACRES** on Hwy 74, with a nice road already into the property & a good mix of native pasture and woods. Tracts 6 & 7 have a good perimeter fence.
- TRACT 8: TWO CITY LOTS** on the corner intersection of N Green Avenue (Hwy 74) and W. Van Buren Street in Purcell. Currently zoned R-2, Single-family residential, with excellent development potential!
- TRACT 9: 100± DEEDED ACRES** with an additional 90± acres of accretion land on the SOUTH CANADIAN RIVER! Awesome recreational property in a convenient location to town, check out the trail camera photos!
- TRACT 10: 10 ± DEEDED ACRES** Another awesome river lot, with exceptional wildlife habitat right outside town!



SCHRADER
 Real Estate and Auction Company, Inc.

AUCTION MANAGER: Brent Wellings

405-332-5505 • SchraderAuction.com

AUCTION TERMS & CONDITIONS

PROCEDURE: Tracts 1 through 10 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.

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: Seller specifically excepts and reserves 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 referenced real estate, and the term "Property" will not include any mineral rights.

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, 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



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.

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.**

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

McClain and Garvin County

LAND Auction