

THURSDAY, JULY 12 - 11AM

- Woodland, Food Plots, and Ponds
- Lake Suitable for Fishing and Duck Hunting
- Excellent Deer and Turkey Hunting
- Secluded Recreational and Hunting Area
- Situated Over the Vamoosa-Ada Fresh Water Aquifer

Between Tulsa & Oklahoma City
Near Bristow - Just North of I-44



LAND AUCTION
CREEK COUNTY, OKLAHOMA

800.451.2709
SchraderAuction.com



JULY 2012						
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				

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LAND AUCTION
OKLAHOMA



CREEK COUNTY, OKLAHOMA

LAND AUCTION



Between Tulsa & Oklahoma City
Near Bristow - Just North of I-44

- Woodland, Food Plots, and Ponds
- Lake Suitable for Fishing and Duck Hunting
- Excellent Deer and Turkey Hunting
- Secluded Recreational and Hunting Area
- Situated Over the Vamoosa-Ada Fresh Water Aquifer
- 60 Miles to Oklahoma City and 30 Miles to Tulsa



THURSDAY, JULY 12
11:00 AM

Held at the Elks Lodge - Bristow, OK



CREEK COUNTY, OKLAHOMA LAND AUCTION

**1107
ACRES**
2 TRACTS

THURSDAY, JULY 12 - 11AM

Between Tulsa & Oklahoma City
Near Bristow - Just North of I-44

AUCTIONEER'S NOTE: Schrader Real Estate and Auction Co., Inc. is pleased to have been chosen to represent the McMillan Family in the Auction of their land. This unique 1107 acres was acquired over many years by Harry McMillan, a prominent attorney and businessman in Bristow. Mr. McMillan was an avid hunter and spent many days improving the land into a quality deer habitat. Now you have the opportunity to reap the benefits of Mr. McMillan's efforts. We look forward to meeting you at one of the inspections & at this important auction.

AUCTION LOCATION: Elks Lodge, Hwy 66 & Country Club Road, west edge of Bristow, OK.

PROPERTY LOCATION: From the junction of Main St. & 4th St. (Hwy 66) in Bristow, OK, travel west on 4th St. (Hwy 66) 4.3 miles to S. 417th W. Ave. turn right. To **TRACT 1** - travel 1.5 miles on S. 417th W. Ave. to the entrance leading to Tract 1, turn left (west) proceed approximately 1/2 mile. To **TRACT 2** - then travel .9 miles on S. 417th W. Ave. to 231 Street, turn west .7 miles to the entrance to Tract 2.

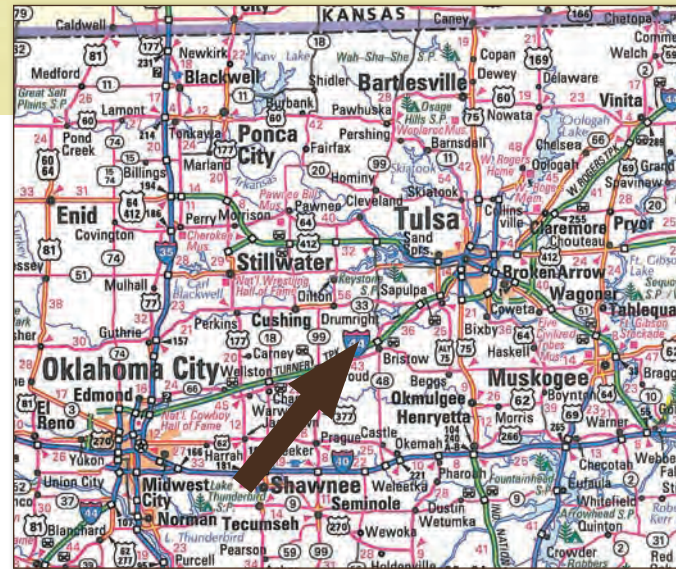
TRACT DESCRIPTIONS:

TRACT 1: Consisting of 390 ± acres with a private lake. Much of this tract is wooded with a level to rolling topography. If you enjoy duck hunting and want to harvest your record buck or gobbler, this is the place.

TRACT 2: Consisting of 717± acres with seclusion. This tract is wooded with several small ponds, food plot areas and interior roads. With the level to rolling topography opportunities are endless.

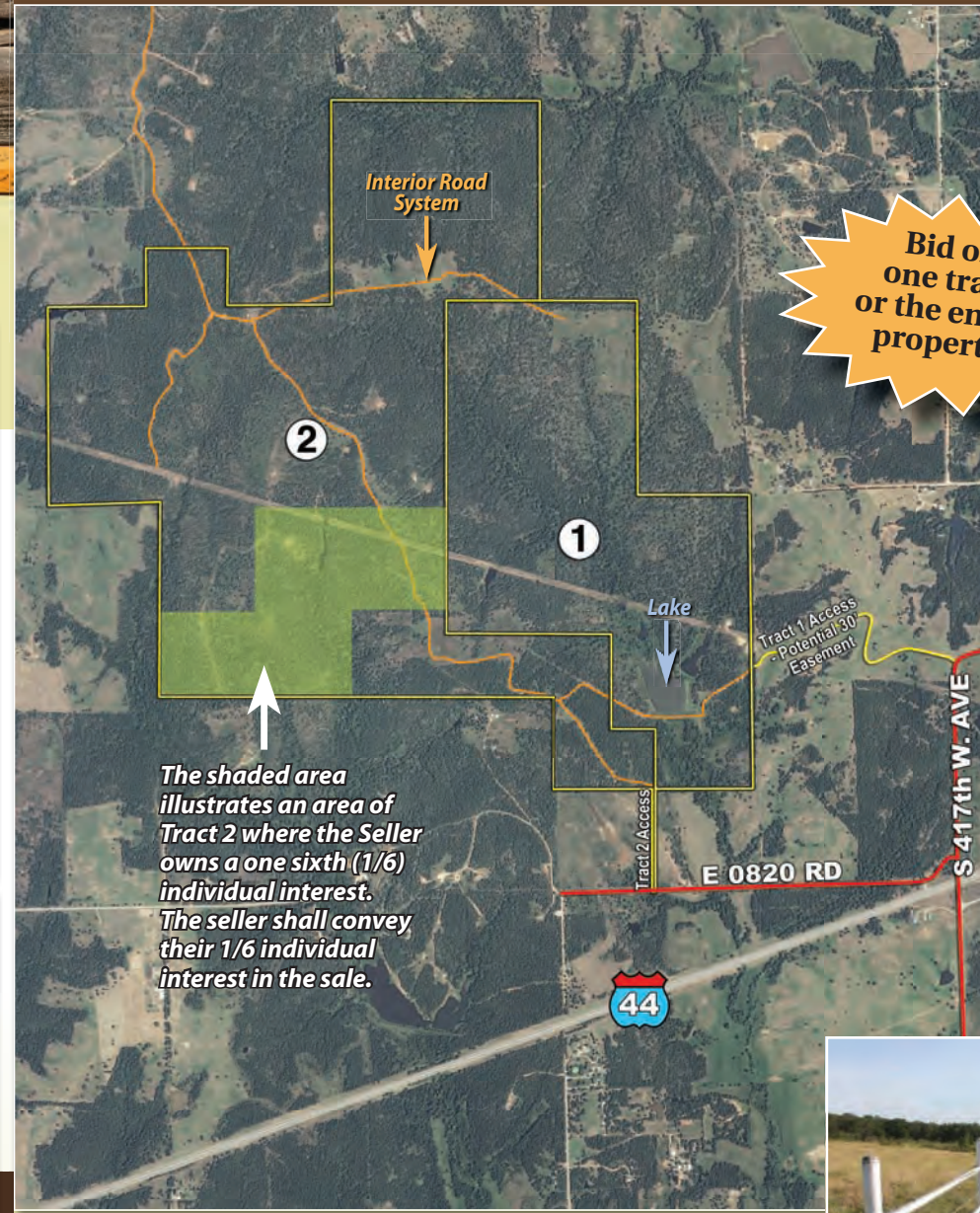


AUCTION LOCATION



INSPECTION DATES:
Tuesday, June 26th 4-6 PM
Friday, July 6th 4-6 PM
Wednesday, July 11th 4-6 PM
Meet a Schrader representative at the inspection headquarters at 143 West 7th Street, Bristow, OK on the above dates.

Unique Hunting Paradise with Improved Deer Habitat



Bid on one tract or the entire property!

The shaded area illustrates an area of Tract 2 where the Seller owns a one sixth (1/6) individual interest. The seller shall convey their 1/6 individual interest in the sale.



AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 2 individual tracts and as a total 1107 acre unit. There will be open bidding during the auction as determined by the Auctioneer. Bids on individual tracts and the total property may compete.
BUYER'S PREMIUM: A 3% Buyer's Premium will be charged to the buyer and added to the high bid in order to obtain the contract purchase price.
DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. 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.
ACCEPTANCE OF BIDS: All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.
EVIDENCE OF TITLE: The seller agrees to furnish a Title Insurance Commitment. A preliminary commitment will be available for review prior to the auction. If buyer desires title insurance, said cost will be at the buyer's expense.
DEED: Seller shall convey the real estate to the buyer by a General Warranty Deed.

CLOSING: Closing shall occur 30 days after the auction or as soon thereafter as sellers closing documents are completed. An anticipated closing date is Monday, August 13, 2012.
POSSESSION: Possession shall be granted at closing.
REAL ESTATE TAXES: Taxes assessed for the calendar year 2011 shall be paid by the seller. Taxes assessed for calendar year 2012 shall be prorated to the date of closing.
ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.
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. Combination purchases will receive a perimeter survey only.
MINERAL RIGHTS: No mineral rights of any type shall be conveyed to the buyer.
RESTRICTIONS: There will be a restriction in the deed of conveyance disallowing the placement of mobile

homes on the property. This restriction will be more clearly defined in the purchase contract.
AQUAFIER: The property is situated over the Vamoosa-Ada Aquifer. There is a detailed report pertaining to this Aquifer. For a copy of the report contact the Auction Company.
EASEMENT: In the event Tract 1 & Tract 2 sell separate, an easement across the adjoining property owner to the east of Tract 1 will be granted over an existing road for ingress, egress, and utilities. In the event Tracts 1 & 2 sell together, said easement will not be granted.
AGENCY: Schrader Real Estate & Auction Company, Inc. and its 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.
STOCK PHOTOGRAPHY: Some photos of wildlife are for illustrative purposes only and were not taken from the property.

OWNER: MCMILLAN RANCH

For Information Call:
SCHRADER
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812.890.8255 • 800.451.2709
Visit: SchraderAuction.com

