

LARGE SOUTH-CENTRAL OKLAHOMA

# LAND AUCTION

STEPHENS, GARVIN & GRADY COUNTIES

1,221±  
ACRES

Tract 9

Land Portfolio Offered in 30 Tracts

± **MONDAY, JULY 10 • 6PM** ±

Held at Jack A. Maurer Convention Center - 800 Chisholm Trail Pkwy, Duncan, OK 73533

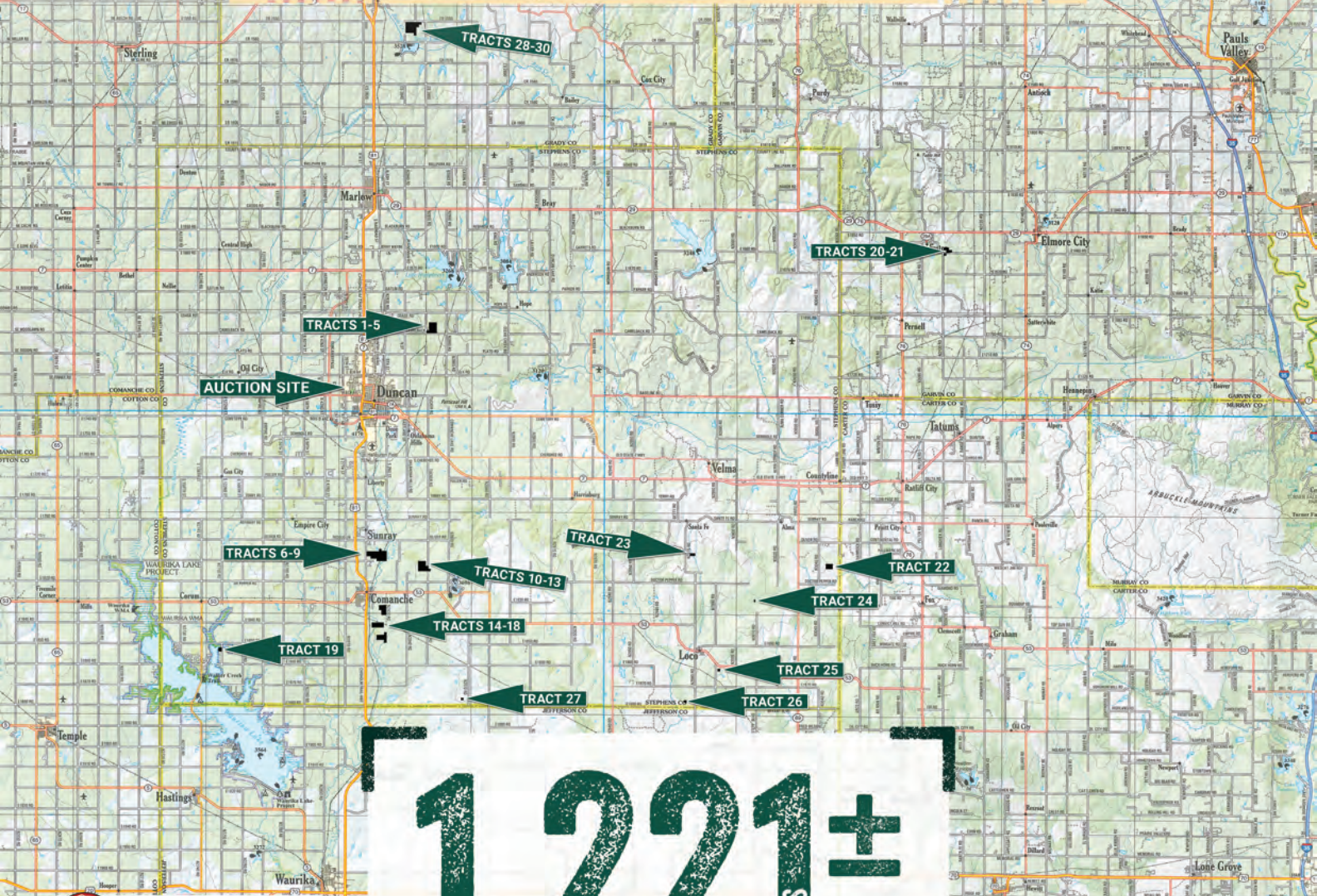
- ± Diverse Portfolio of Properties
- ± Development Potential
- ± Pasture, Tillable & Hunting Land!
- ± Numerous Potential Homesites
- ± Land on Waurika Lake
- ± Established Hay Meadows
- ± Extensive Paved Road Frontage



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 **ONLINE BIDDING AVAILABLE**

You may bid online during the auction at [www.schraderauction.com](http://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.

**LAND INSPECTION DATES:**  
 Thur, June 15 • 4-7pm  
 Thur, June 29 • 4-7pm  
 Fri, July 7 • 9am-Noon  
 Meet Brent Wellings on Tract 8

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405.332.5505  
[www.SchraderAuction.com](http://www.SchraderAuction.com)

**AUCTION MANAGER:** Brent Wellings Branch Broker #158091  
Email: [brent@schraderauction.com](mailto:brent@schraderauction.com)



**OPPORTUNITY IS KNOCKING!** Do not miss this one, a portfolio of properties of this scale & diversity rarely come to market w/ properties spread from Waurika Lake to Comanche, Duncan, Rush Springs & Elmore City, there is an opportunity in this group of parcels for many different types of buyers. Numerous potential homesites, established hay meadows, tillable land, excellent hunting, Waurika Lake frontage & potential for development all exist within this offering. Please look at the individual tract divisions for more details on each offering. This is a Court Ordered sale, all properties must be sold for a minimum of 2/3rds the appraised value. See individual descriptions for the minimum bids on each parcel.

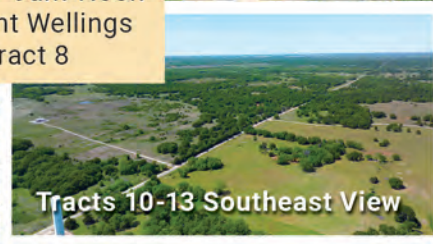


Tracts 1-5 Southwest View

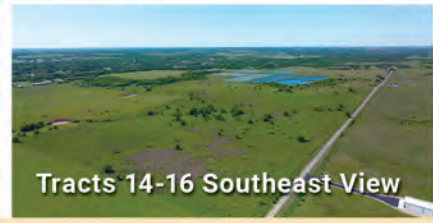
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Tracts 6-9 Northwest View



Tracts 10-13 Southeast View



Tracts 14-16 Southeast View

**GROUP 1 - TRACTS 1-5:** 130± acres being offered in 5 tracts that range from 10± to 57± acres. Excellent hunting, homesite & development potential in Duncan School District. Minimum Opening Bid: \$1,801/acre.

**GROUP 2 - TRACTS 6-8:** 104± acres being offered in 3 tracts that range from 8± to 88± acres. Excellent blend of pasture, tillable, homesite & hunting potential. Minimum Opening Bid: \$1,668/acre.

**GROUP 3 - TRACT 9:** 163.38± acres being offered as a single tract. Outstanding combination of hunting potential & agricultural uses w/ a mixture of tillable bottomland, upland pasture & mature timber. This is truly a gorgeous piece of real estate! Minimum Opening Bid: \$1,601/acre.

**GROUP 4 - TRACTS 10-12:** 140± acres being offered in 3 tracts that range from 13± acres to 114± acres. Excellent potential homesites on paved road, pasture & woods make this a great combination tract. Minimum Opening Bid: \$2,001/acre.

**GROUP 5 - TRACT 13:** 10± acres being offered as a single tract, excellent potential building site! Minimum Opening Bid: \$3,335/acre.

**GROUP 6 - TRACTS 14-16:** 100± acres being offered in 3 tracts that range from 20± to 40± acres, excellent pasture & potential building sites. Minimum Opening Bid: \$1,801/acre.

**GROUP 7 - TRACT 17:** 100± acres offered as a single tract, outstanding recreational tract w/ Cow Creek running through the center of the property! **Does not abut county maintained roadway, however; the northern boundary of the property is statutory section line right-of-way.** Minimum Opening Bid: \$1,001/acre.

**GROUP 8 - TRACT 18:** 100± acres offered as a single tract, excellent pasture w/ tree lined creek running east to west through the property! **Does not abut county maintained roadway, however; the eastern boundary of the property is statutory section line right-of-way.** Minimum Opening Bid: \$1,202/acre.

**GROUP 9 - TRACT 19:** 18.43± acres being offered as a single tract, borders Waurika Lake land! Minimum Opening Bid: \$2,335/acre.



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Tract 9 Northwest View

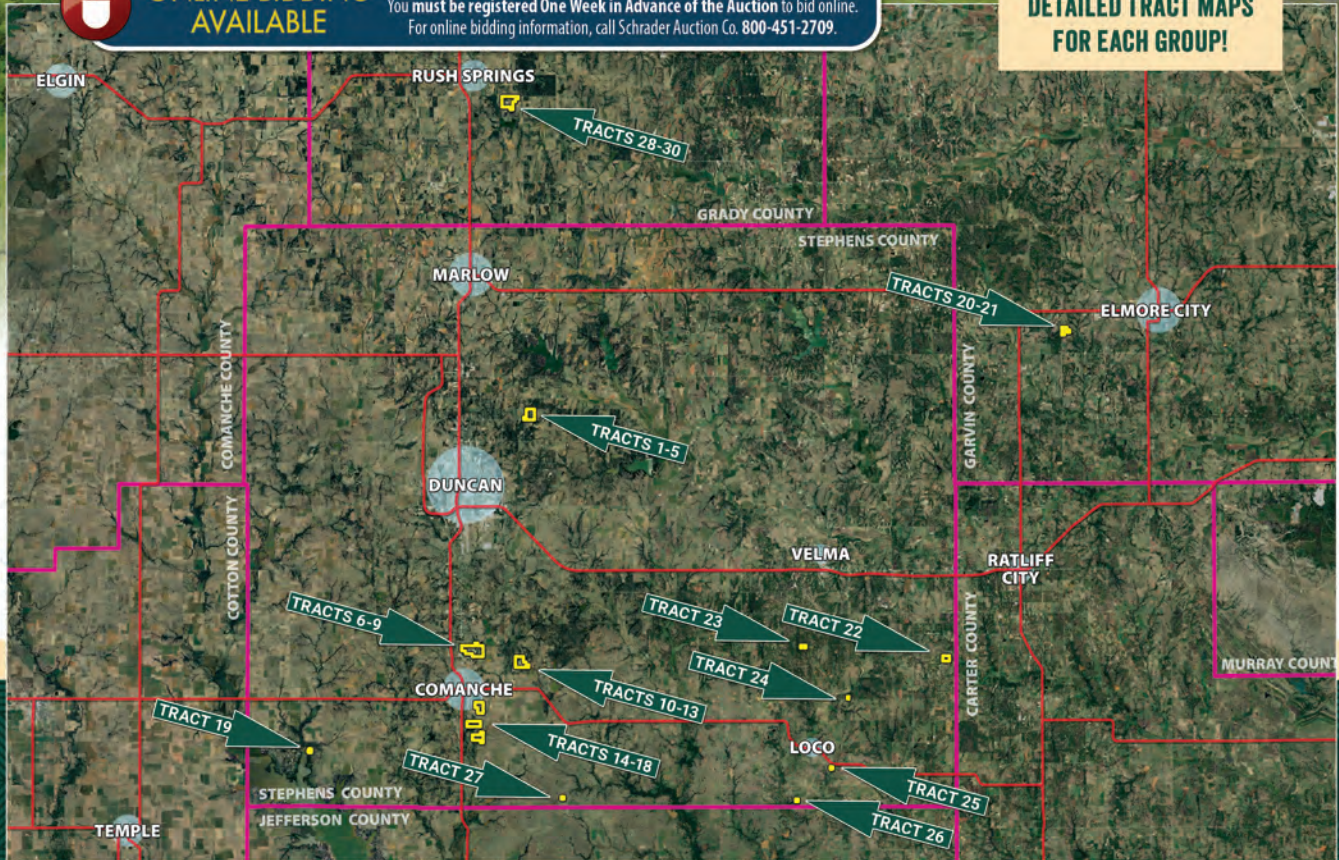
TRACT	ACRES
1	10±
2	20±
3	20±
4	23±
5	57±
6	8±
7	8±
8	88±
9	163.38±
10	13±
11	13±
12	114±
13	10±
14	20±
15	40±
16	40±
17	100±
18	100±
19	18.43±
20	40±
21	10±
22	50±
23	20±
24	5±
25	10±
26	10±
27	10±
28	30±
29	90±
30	80±



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**VISIT OUR WEBSITE FOR  
DETAILED TRACT MAPS  
FOR EACH GROUP!**



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Tract 17 Northeast View



Tract 17 Creek



Tract 19 Northeast View



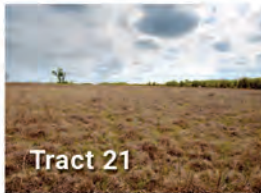
Tract 19



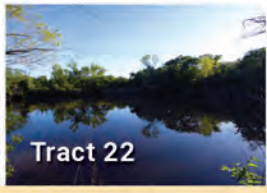
Tract 20



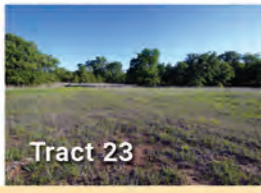
Tract 21



Tract 21



Tract 22



Tract 23



Tract 22 Southwest View



Tract 28 Northeast Corner

**TERMS & CONDITIONS:**

**PROCEDURE:** There will be open bidding on all individual tracts & combination of tracts within each "Group of Tracts" during the auction as determined by the Auctioneer. No combination bidding will be permitted between separate Group of Tracts, the bidding procedures will be more clearly defined in the form of purchase agreement available for review prior to the auction. Each "Group of Tracts" will be sold in the manner resulting in the highest total sale price.

**MINIMUM BID:** Each Group of Tracts is subject to a court ordered minimum bid of 2/3rds (66.67%) the appraised value.

**DOWN PAYMENT:** 10% of the total contract purchase price will be due as a down payment on the day of auction, w/ 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, & 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. Final bids are subject to court approval.

**DEED:** Title will be conveyed by Sheriff's 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, & similar related matters. All tracts sold "AS-IS".

**CLOSING:** The closing shall take place 30 days after court approval.

**POSSESSION:** Possession shall be at closing.

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

**MINERALS:** Seller specifically excepts & reserves all minerals, including without limitation, oil, gas, coal, coalbed methane, & all other hydrocarbons, lignite, & all metallic minerals, etc., if any, associated w/ the referenced real estate, & the term "Property" shall not include any mineral rights.

**ACREAGE & TRACTS:** All acreages & dimensions are approximate & 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 & Auction Company, Inc. & their representatives are exclusive agents of the Seller.

**DISCLAIMER & ABSENCE OF WARRANTIES:** All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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 & CHANGES:** Please arrive prior to scheduled auction time to inspect any changes or additions to the property information.

**GROUP 10 - TRACT 20-21:** 50± acres being offered in 2 tracts that range from 10± to 40± acres. Established hay meadows, multiple ponds & paved road frontage in Elmore City Schools. Minimum Opening Bid: \$2,668/acre.

**GROUP 11 - TRACT 22:** 50± acres being offered as a single tract, heavy timber & a pond make excellent wildlife habitat! Does not abut county maintained roadway, however; the northern boundary of the property is statutory section line right-of-way. Minimum Opening Bid: \$1,001/acre.

**GROUP 12 - TRACT 23:** 20± acres being offered as a single tract, heavily wooded w/ a nice creek running through the center make excellent recreational potential. Does not abut county maintained roadway, however; the eastern boundary of the property is statutory section line right-of-way. Minimum Opening Bid: \$1,001/acre.

**GROUP 13 - TRACT 24:** 5± acres being offered as a single tract, heavily wooded parcel. Does not abut county maintained roadway, however; the southern & eastern boundaries of the property are statutory section line right-of-way. Minimum Opening Bid: \$667/acre.

**GROUP 14 - TRACT 25:** 10± acres being offered as a single tract, mixture of trees & pasture. No known means of legal or physical access, Buyer should perform own due diligence regarding access to property. Minimum Opening Bid: \$834/acre.

**GROUP 15 - TRACT 26:** 10± acres being offered as a single tract, heavily wooded. No known means of legal or physical access, Buyer should perform own due diligence regarding access to property. Minimum Opening Bid: \$667/acre.

**GROUP 16 - TRACT 27:** 10± acres being offered as a single tract, heavily wooded. No known means of legal or physical access, Buyer should perform own due diligence regarding access to property. Minimum Opening Bid: \$667/acre.

**GROUP 17 - TRACTS 28-30:** 200± acres being offered in 3 tracts that range from 30± to 90± acres on County Rd 1550 just southeast of Rush Springs. Excellent combination of pasture & woods w/ perimeter fencing & a nice pond. Minimum Opening Bid: \$2,001/acre.



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Land Portfolio Offered in 30 Tracts



JULY	Su	M	Tu	W	Th	F	Sa
	2	3	4	5	6	7	8
	9	10	11	12	13	14	15
	16	17	18	19	20	21	22
	23/30	24/31	25	26	27	28	29



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