

*Dillingham
Ranch*

An Oklahoma Icon

5778[±]
contiguous acres
Okmulgee County

Offered in 21 Individual Tracts
Ranging from 7[±] Acres to 1,608[±] Acres

*20 miles South of Tulsa
Excellent Surface Water Resources
Numerous Pastures
Open Native Grasslands
5.5 Miles Paved Road Frontage
Future Development Potential*

 *Online Bidding Available*

800.451.2709

 **SCHRADER**
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OKLAHOMA LAND AUCTION

Tuesday, October 27 at 6:00pm



Dillingham Ranch

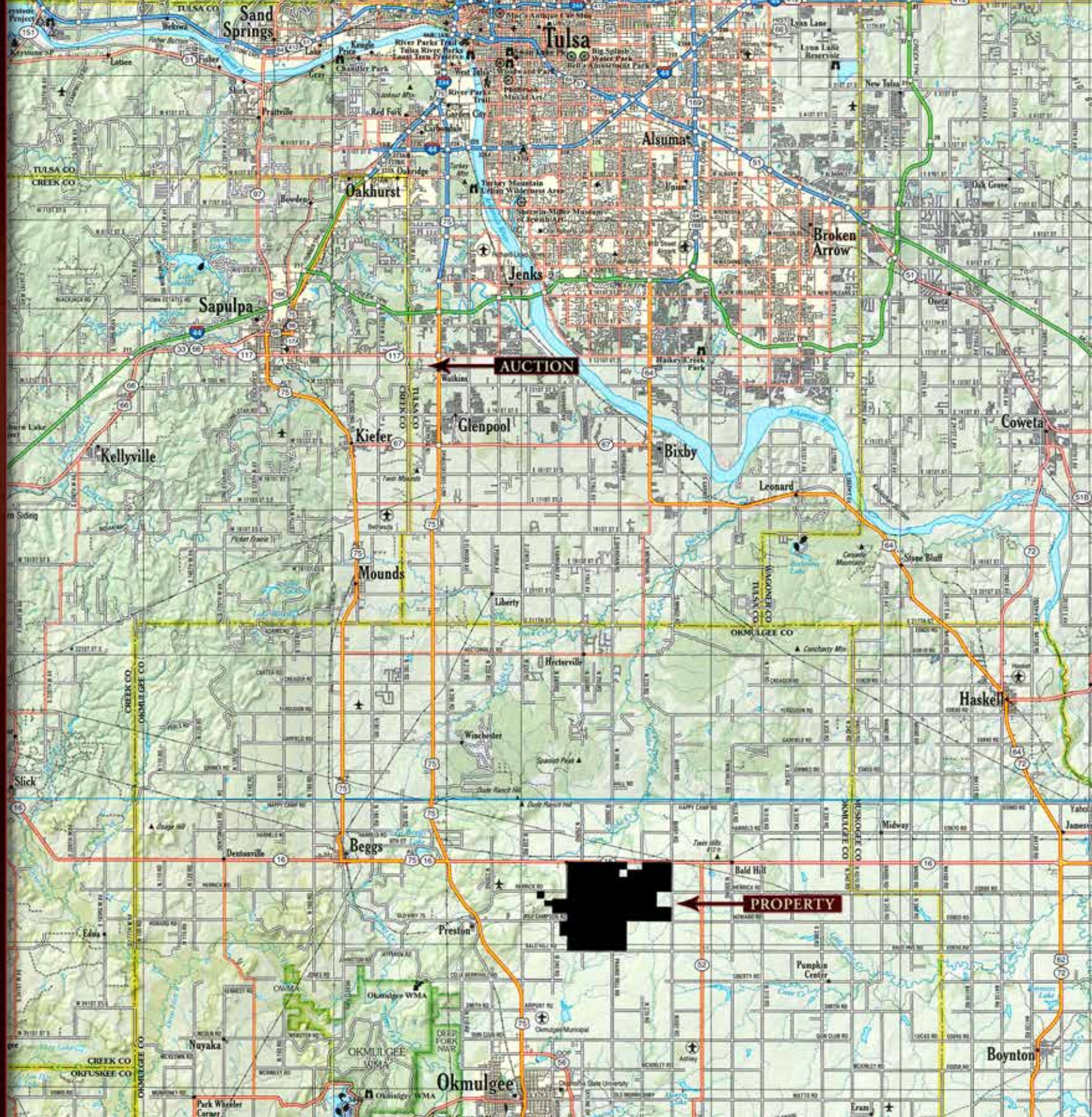
An Oklahoma Icon

The Dillingham Ranch is an iconic Oklahoma estate that has been in the Dillingham Family for nearly 70 years. After much consideration, the owners are now offering this exceptional property to the public for the first time in decades! Comprised of 5,778± contiguous acres laying 20 miles south of Tulsa, in the heart of excellent grass country, the Dillingham Ranch is a once in a generation opportunity to own and steward an outstanding heritage property!

Located along Highway 16, 4 miles east of Highway 75, the ranch is easily accessible from major highways and paved roads. Being only 20 miles south of Tulsa adds to the uniqueness and accessibility of the property! The Dillingham Ranch is a working cattle operation with numerous fenced pastures, hay meadows, excellent surface water resources, open native grasslands, centralized working facilities, abundant wildlife and a stunning ridge line on the western side of the property that overlooks the entire estate. The property will be offered in 21 tracts ranging from 7± acres to 1,602± acres and bidders can submit bids on any combination of tracts or the entire property. Do not miss this distinctive opportunity to own one of Oklahoma's finest ranches!



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Auction Manager: BRENT WELLINGS
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Tract 3



Tract 1

5.5 Miles Paved Road Frontage
3 Miles of Highway 16 Frontage



Northwest Corner - Tracts 3 & 4



Tract 2



Tract 2



Tract 4



Tract 2



Tract 5

TRACT 4: 160± acres with paved road frontage and two nice ponds!

TRACT 5: 41± acres excellent potential home-site with paved road frontage and a mixture of open hay meadow and timber along the west side.

(Check out deer photos.)

TRACT 6: 15± acres with paved road frontage, excellent potential home-site.

TRACT 7: 12± acres with paved road frontage, another excellent potential home-site.



Tract 2



Tract 4



Tract 7



Tract 6

Multiple Pastures
Established Hay Meadows
45 inches Average Annual Rainfall
Fenced and Cross-Fenced



Tract 7



Tracts 4 & 14



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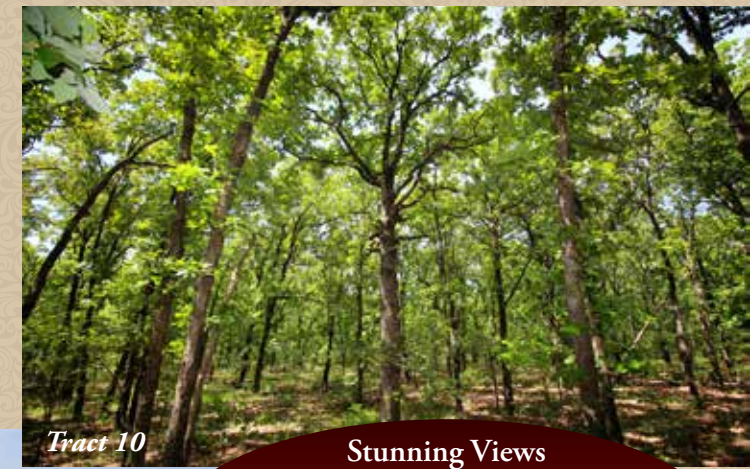


Tract 8

TRACT 8: 77± acres that has been in hay production, nice pond and wooded on the west side.

TRACT 9: 44± acres that are absolutely stunning! This tract overlooks the entire Dillingham Ranch, with a beautiful ridgeline that drops nearly 200 feet to the grasslands below. The opportunities are endless for this tract!

TRACT 10: 40± acres along Herrick Rd that would be an excellent potential home-site and recreational tract. Primarily Oak and Hickory forest with lots of signs of deer!



Tract 10

Stunning Views
Future Development Potential
Abundant Wildlife Habitat
Lush Native Grass Pastures



Ridgetop View - Tract 9



Tract 9



Tract 11



Tract 11



Tract 13

TRACT 11: 88± acres with paved road frontage and two ponds, excellent starter ranch and potential home-site location.

TRACT 12: 156± acres with a really nice pond and combination of open pasture and wooded creek lines, excellent recreational tract.



Tract 12



Tract 12



Tract 12



**Abundant Surface Water Resources
Only 20 Miles South of Tulsa**

Tract 12



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Tract 13



Tract 13

TRACT 13: 1,351± acres that serves as the current “core” of the ranch. This tract includes the central working facilities, multiple pens, bunk house, equipment shed and is cross-fenced into 5 pastures. The tract has county road access from both the south and west sides, making for an excellent stand-alone ranch or combination tract with other parcels!

TRACT 14: 1,602± acres that would serve as an outstanding stand alone ranch or could be combined with surrounding tracts. The property is fenced and cross-fenced into multiple pastures, has excellent water resources in 12 ponds and fronts Highway 16 and Natura Rd to make for excellent paved road access!

Centralized Working Pens



Tract 13



Tract 13



Tract 13



Looking East - Tract 13

TRACT 15: 932± acres located in the northeast quadrant of the ranch with access off Highway 16. Excellent native grass pasture that is cross-fenced with multiple ponds in each pasture.



Tract 14



Tract 13



Tract 14



Tracts 12 & 13



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Tract 14



Tract 14



Tract 14



Headquarters

Tract 13



Tract 13



Southwest View - Tract 15



Looking South - Tract 14



Tract 15



Tract 14



Looking North - Tracts 13 & 14



South View - Tract 15



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Tract 18

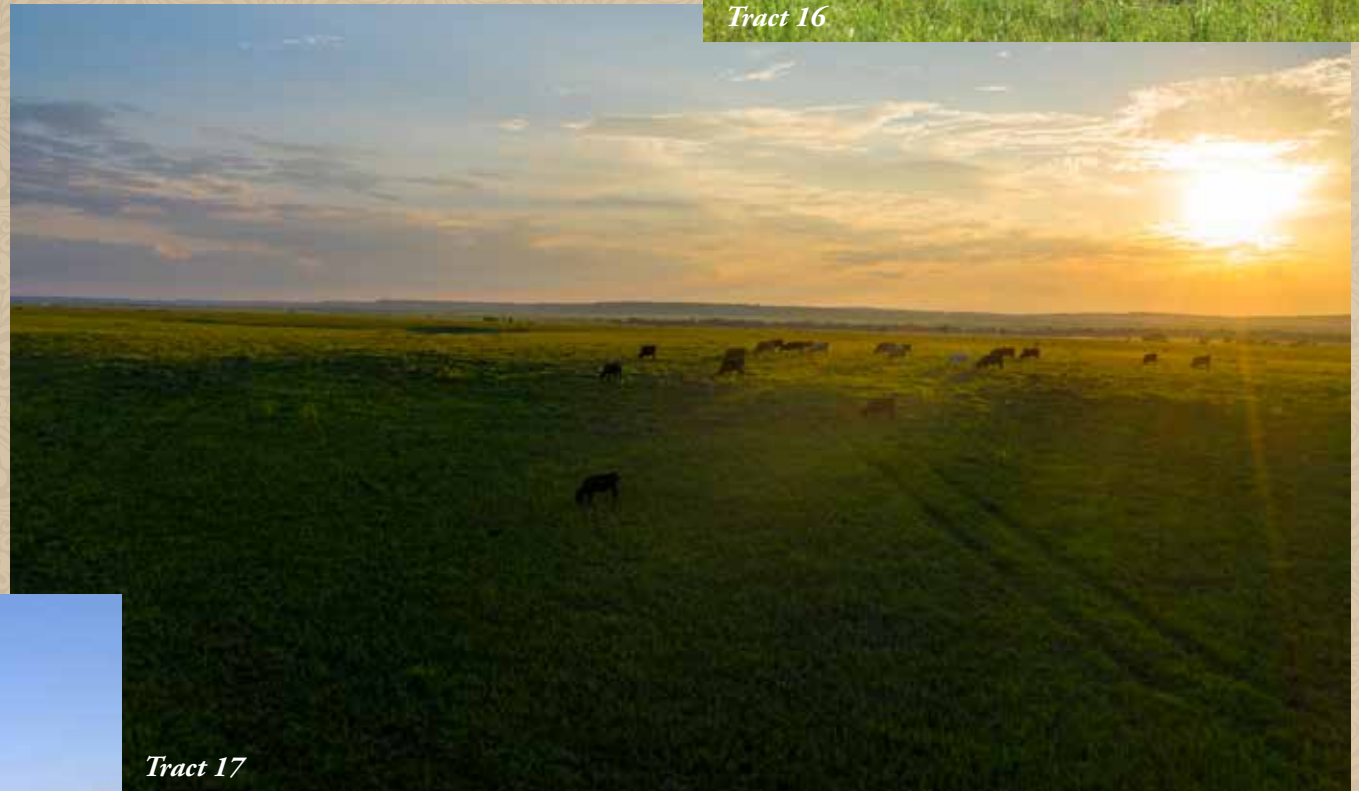


Tract 16

TRACT 16: 635± acres located in the northeast quadrant of the ranch with access from County Rd 280 on the east side. Currently, this tract has good perimeter fencing and is all one large pasture. Excellent ponds and incredible views!

TRACT 17: 356± acres located along County Rd 280 with good perimeter fencing and excellent ponds, great for a small ranch and potential building site!

TRACT 18: 80± acres at the intersection of Highway 16 and County Rd 280, outstanding views, paved roads and a nice pond create the potential for an excellent building site!



Tract 17



Tract 18



Tract 19



Tract 20



Tracts 15-19

TRACT 19: 33± acres along Highway 16, excellent potential building site.

TRACT 20: 22± acres with frontage along Highway 16, another excellent potential building site.

TRACT 21: 59± acres with frontage along Highway 16, a mixture of dense wooded areas and open pasture with a great pond location!



Tract 21



Tract 16

Easily Accessible from
Highway 75



Tract 21



Northeast Corner - Tracts 15, 17-21



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Terms and Conditions:

PROCEDURE: Tracts 1 through 21 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 Special 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 shall be at closing, subject to rights of the current tenant.

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.

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.



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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 Company.

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