

Lake McMurtry Trophy Whitetail,
Recreational Land & Producing Minerals

Auction

Tuesday, December 8 • 6pm

Held at Cottonwood Community Center - Stillwater, OK

191.57±
Surface Acres

6 Surface Tracts + Producing Mineral Interest

Auction Manager: Charles Brent Wellings Branch Broker #158091
Email: brent@schraderauction.com

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Southeast Corner Sunset



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Tract 2 Pasture & Cattle



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- Producing Mineral Interest with Existing Income (Auction Tract 7)
- Proven Trophy Whitetail Hunting History
- 2± Acre Pond – Excellent Waterfowl Potential
- Mature Timber, Creek Bottoms & Outstanding Wildlife Habitat
- Paved Bronco Road Frontage & Perimeter Fencing

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AUCTION LOCATION: Cottonwood Community Center
2303 N Cottonwood Rd, Stillwater, OK 74075
PROPERTY LOCATION: Bronco Road & County Road 3240
Noble County, Oklahoma | Near Lake McMurtry

An exceptional opportunity to acquire 191.57± acres of premier hunting & recreational land in Noble County, Oklahoma, conveniently located northwest of Stillwater near Lake McMurtry. This outstanding property combines proven trophy whitetail hunting history, mature timber, creek bottom habitat, native grass pasture, & scenic water features. In addition to the six surface tracts, the Seller's mineral interest will be offered separately as Auction Tract 7.

Mature timber, brush-covered creek bottoms, & natural travel corridors provide valuable wildlife cover, while open native grass pasture & numerous potential food plot locations create opportunities for further habitat enhancement.

The approximately 2-acre pond on Tract 2 provides excellent potential for seasonal waterfowl hunting, along with a scenic water feature & a valuable wildlife water source. Paved Bronco Road frontage, additional frontage along County Road 3240, perimeter fencing, & overhead electric lines along the southern & eastern boundaries add convenience & versatility.

Perhaps most compelling is the opportunity to acquire the entire 191.57± surface acres as one contiguous recreational property. Ownership of the full acreage creates opportunities to develop a comprehensive wildlife management program, strategically locate food plots, preserve bedding areas, & manage hunting pressure across diverse habitat. Buyers may bid on individual tracts, eligible combinations, or the entire offering, including the Seller's producing mineral interest as Tract 7. Tract 7 may also be purchased independently or in combination with any other tract.



Tract 2 Sunset



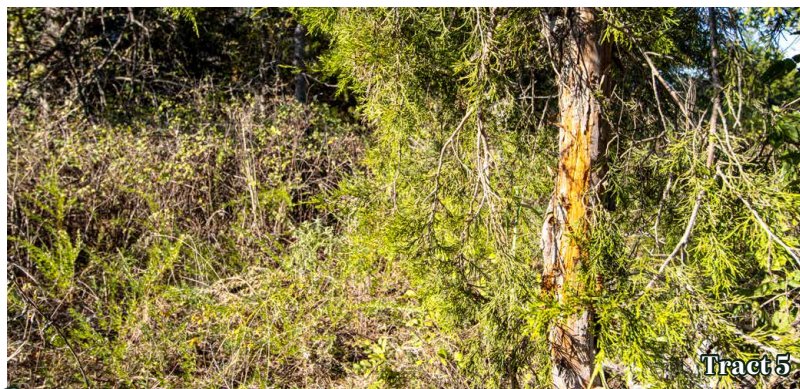
Tract 3 Timberline



Tract 3



Tract 5



Tract 5



Land Tour Dates: Tue, Nov. 3 • 10am–1pm; Mon, Nov. 16 • 10am–1pm;
Wed, Dec. 2 • 10am–1pm & Tue, Dec. 8 • 10am–1pm

TRACT 1 – 13± ACRES: An attractive smaller acreage parcel at the southeastern portion of the property with frontage along paved Bronco Road & County Road 3240. Native grass pasture, scattered wildlife cover, & convenient access provide opportunities for recreation, agriculture, or a potential rural homesite.

TRACT 2 – 34± ACRES: Featuring the scenic 2± acre pond! This tract combines water, native grass pasture, scattered timber, & wildlife habitat. The pond offers excellent seasonal waterfowl potential, & paved Bronco Road frontage provides convenient access.

TRACT 3 – 33± ACRES: Mature timber, creek bottom habitat, native grass pasture, & natural wildlife cover create excellent opportunities for whitetail hunting, food plots, & wildlife management. Paved Bronco Road frontage.

TRACT 4 – 31.57± ACRES: Located along the southwestern portion of the property, with native grass pasture, mature timber, & wildlife habitat. Attractive hunting & recreational opportunities with paved Bronco Road frontage.

TRACT 5 – 40± ACRES: Situated along the northeastern portion of the property, with native grass pasture, scattered timber, & natural wildlife habitat. Frontage along County Road 3240 & opportunities for recreation, hunting & agricultural use.

TRACT 6 – 40± ACRES | SWING TRACT: An interior parcel with native grass pasture, scattered timber, & recreational habitat. Tract 6 may be purchased in combination with any adjoining tract or by an adjoining landowner.

TRACT 7 – PRODUCING MINERAL INTEREST | EXISTING INCOME STREAM: The Seller's producing mineral interest associated with the auction property will be offered as separate Auction Tract 7. This interest currently generates mineral income, offering buyers the opportunity to acquire an income-producing asset in addition to the recreational land. The precise interest conveyed, current payment history, lease terms & any associated burdens are subject to verification through the Seller's records & title documents. Future production & income are not guaranteed.

TERMS & CONDITIONS:

PROCEDURE: Tracts 1 through 7 will be offered individually, in any eligible combination, or as the entire offering. Tracts 1 through 6 consist of 191.57± surface acres, & Tract 7 consists of the Seller's producing oil & gas mineral interests. Tract 6 is a swing tract & may be purchased only in combination w/an adjoining surface tract or by an adjoining landowner. Tract 7 may be purchased individually or in combination w/any other auction tract or combination of tracts. There will be open bidding on all eligible individual tracts & combinations during the auction as determined by the Auctioneer. Bids on individual tracts, combinations, & the entire offering may compete. The interests will be sold in the manner resulting in the highest total sale price, subject to Seller approval.

BUYER'S PREMIUM: The purchase price will be the bid amount plus a 4% buyer's premium.

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. Auction bids are subject to acceptance or rejection by the Seller.

DEED: Seller shall be obligated only to convey title by Special Warranty Deed or Trustees Deed, as applicable.

EVIDENCE OF TITLE; TITLE INSURANCE: Seller shall furnish at Seller's expense an updated title insurance commitment disclosing fee simple title to the real estate in the name of Seller (free & clear of any material encumbrance that does not constitute a Permitted Exception) as of a date after the Auction & prior to closing, subject to standard requirements, conditions, exceptions, & the Permitted Exceptions. If Buyer and/or Buyer's lender elect(s) to purchase title insurance, the cost of issuing the owner's and/or lender's title insurance policy, & any desired endorsements, shall be at Buyer's sole expense.

CLOSING: Closing shall take place 45 days after the auction or as soon thereafter as applicable closing documents are completed by Seller.

POSSESSION: Shall be delivered at closing.

REAL ESTATE TAXES: 2026 taxes shall be prorated to the date of closing.

MINERALS: The sale of the Property will include the minerals currently owned by Seller. 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. Seller will provide a cursory mineral ownership report for review prior to auction, however, Buyers are responsible for verifying status of mineral ownership to their satisfaction.

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.

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 & 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 & sufficient for providing title insurance.

AGENCY: Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this marketing copy & related materials is 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, express or implied, concerning the property is made by the Seller or Auction Company. All sketches & dimensions are approximate. Each potential bidder is responsible for conducting independent investigations, inquiries, & due diligence concerning the property. The information is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or 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.**

CORRECTIONS & CHANGES: Please arrive prior to the scheduled auction time & routinely check the auction website at www.schraderauction.com and/or www.schraderwellings.com for changes or additions to the property information or terms of sale.

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Auction Manager: Brent Wellings
Email: brent@schraderauction.com

Online Bidding Available

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