

SCHRADER
Real Estate and Auction Company, Inc.
PO Box 508 • 950 N Liberty Dr
Columbia City, IN 46725
800.451.2709 • 260.244.7606

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Auctioneer
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1,593± LAND AUCTION
Offered in 21 tracts from 10± to 242± acres

20 Miles from South Tulsa • Okmulgee County, Oklahoma

Tract 17

Tract 2

Tract 8

Tract 10

Tract 17

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, subject to Swing Tract Limitations. 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 Individual 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 title insurance policy, will be the responsibility of the buyer(s). Seller agrees to provide merchantable title to the property subject to the 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; subject to rights of current tenants which leases expire December 1st, 2017.

MINERAL RIGHTS: Seller specifically excepts and reserves all minerals, including without limitation, oil, gas, coal, coalbed methane, and all other hydrocarbons, lignite, and 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 and 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 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 AGENCY 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 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. If there is any question as to the person's credentials, fines, 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.

OWNER: Rogers Family, LLC

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LAND AUCTION

- Quality Pasture • Established Hay Meadows
- Multiple Building Sites • Paved Road Frontage
- Large, Mature Timber • 23 Ponds
- Recreational Land

1,593[±] acres

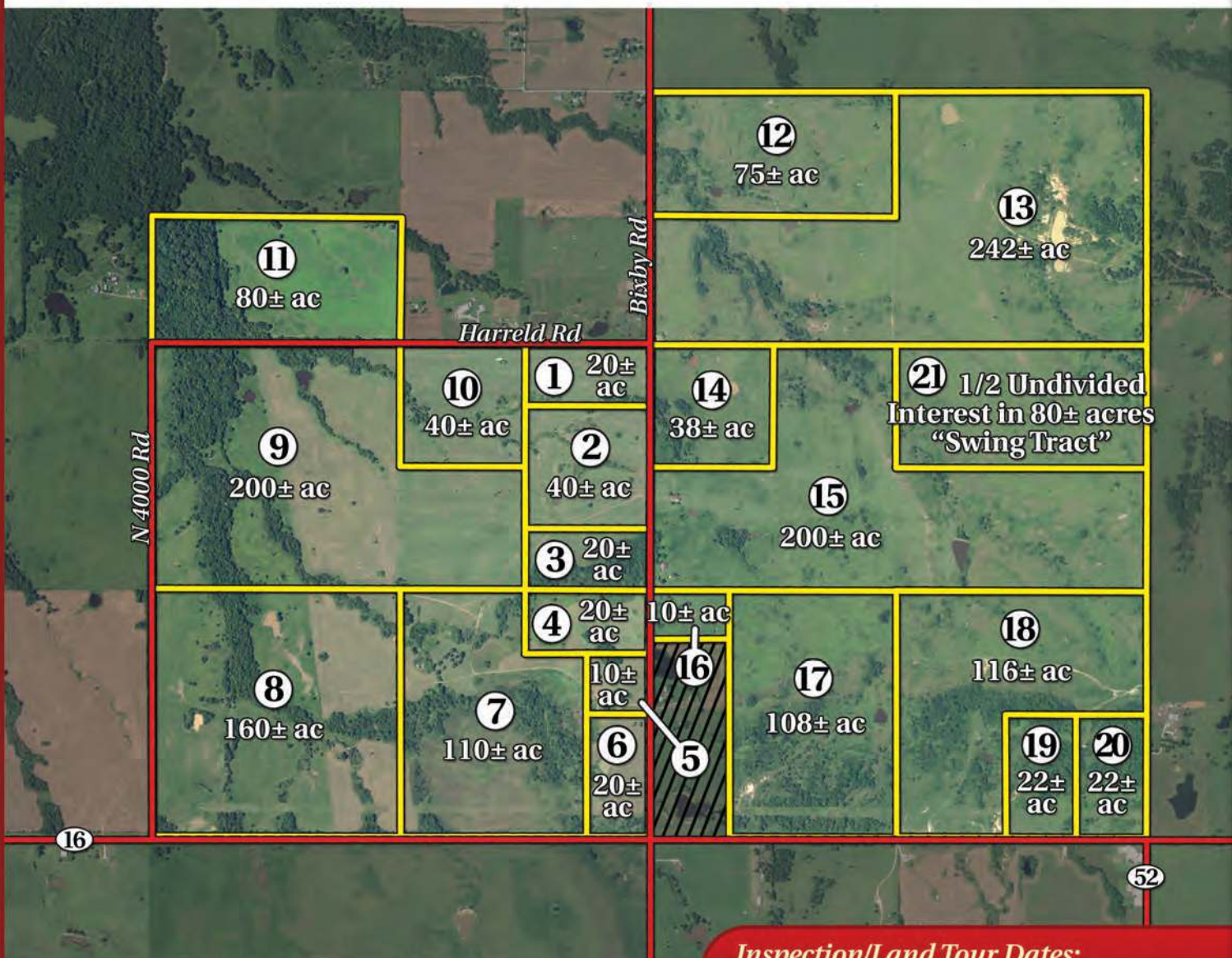
Offered in 21 tracts from 10± to 242± acres



Tuesday, October 10 at 6:00pm

at Twin Hills Elementary School Gymnasium, Okmulgee, OK • Online Bidding Available

The Rogers Ranch, locally know as the Beidleman Ranch, is located at the intersection of Bixby Road and Highway 16, only 20 miles from Bixby and South Tulsa. With a diverse mixture of pasture, hay meadows, mature timber, creeks and ponds this property offers attractive qualities for a diverse group of Buyers. Whether you are looking for an agricultural ranch investment, rural home site or recreational land the Rogers Ranch is worth investigating. Being offered in 21 Tracts that range from 10± to 242± acres, Buyers will have the opportunity to bid on any individual tract or combination of parcels that best fit their needs.



Tract Descriptions:

Tract 1: 20± acres at the intersection of Harreld Rd and Bixby Rd, great corner lot that is mostly open hay meadow with scattered trees.

Tract 2: 40± acres with frontage along Bixby Rd and includes a nice pond with mixture of hay meadow and mature trees.

Tract 3: 20± acres with frontage along Bixby Rd, great balance of hay meadow and mature timber.

Tract 4: 20± acres with frontage along Bixby Rd, balance of hay meadow and trees.

Tract 5: 10± acres along Bixby Rd with a nice balance of open land and mixed trees.

Tract 6: 20± acres at the intersection of Bixby Rd and Hwy 16, nice pond in the center of this parcel.

Tract 7: 110± acres with frontage along Hwy 16, an attractive parcel of land with open pasture, hay meadow and a nice tree-lined creek through the center.

Tract 8: 160± acres at the intersection of Hwy 16 and N 400 Rd, this tract includes two ponds, is cross-fenced and has a mixture of hay meadow, pasture and mature timber along the creek.

Tract 9: 200± acres that is a very diverse tract. This parcel includes 2 nice ponds, is cross-fenced and has a nice mixture of meadows, pasture of mature timber.

Tract 10: 40± acres along Harreld Rd that lays really nice, is clean and has a balance of meadow and trees.

Tract 11: 80± acres with partially new fence, a really nice pond and a balance of quality pasture and mature timber along a live water creek.

Tract 12: 75± acres along Bixby Rd with a small pond and good pasture.

Tract 13: 242± acres along Bixby Rd that has 5 ponds, is cross-fenced and is mostly open pasture.



Inspection/Land Tour Dates:

Wednesday, August 30 • 9am - Noon

Saturday, September 16 • 4 - 7pm

Tuesday, October 3 • 9am - Noon

Tract 14: 38± acres along Bixby Rd that has two nice ponds, pasture and trees to make an excellent potential building site.

Tract 15: 200± acres along Bixby Rd with five ponds, cross-fenced and is mostly open pasture.

Tract 16: 10± acres along Bixby Rd with a nice pond, excellent potential building site.

Tract 17: 108± acres along Hwy 16 with a mixture of open pasture, mature timber and a nice pond.

Tract 18: 116± acres along Hwy 16 with a mixture of pasture, timber and a nice pond.

Tract 19: 22± acres along Hwy 16 that is a combination of open land and timber with good elevation, great potential building site.

Tract 20: 22± acres fronting Hwy 16, a mix of open land and timber with a small pond and great elevation.

Tract 21: 1/2 Undivided Interest in 80± Acres "Swing Tract". We are offering the Owner's interest as a "Swing Tract", you may bid on this parcel in combination with tracts 13, 15 or by an adjoining land owner.

Okmulgee County, Oklahoma
20 Miles from South Tulsa



Tract 1



Tract 3



Tract 5



Tract 6



Tracts 9 & 11



Tract 11



Tract 11



Tract 13



Tract 14



Tract 15



Tracts 15 & 18



Tract 21



Tracts 13 & 21

Auction Manager: BRENT WELLINGS • 972.768-5165 • brent@schraderauction.com

Interested in the property or want more information, contact Brent Wellings for details.