

**1,371±
acres**

offered in 25 tracts
from 7± to 160± acres



NORTHWEST CORNER

TRACT 20

TRACTS 8 & 19

*Headquarters
of the Famous
Johnson Ranch*

*Historic Pre-1900
Farm House*

*Land Never Offered to
the Public Until Now*

Washington Schools

Goldsbey, Oklahoma
SMALL ACREAGES, HOME SITES AND FARM

LAND AUCTION

WEDNESDAY, JUNE 21 AT 2PM

held at Southwind Hills, Goldsbey, Oklahoma

 **SCHRADER**
Real Estate and Auction Company, Inc.

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1,371[±]
acres
offered in 25 tracts

TRACT 19

TRACT 22

TRACT 10

TRACT 25

Goldsby, Oklahoma LAND AUCTION

SMALL ACREAGES, HOME SITES AND FARM

WEDNESDAY, JUNE 21 AT 2PM held at Southwind Hills, Goldsby, Oklahoma

The Graham Farm is the headquarters of the famous Johnson Ranch and has never been offered to the public until now! Located just 8 miles south of downtown Norman, Oklahoma immediately off I-35 Ladd Road Exit 101. The property extends north and east from there, encompassing a ridgeline along Ladd Avenue, which overlooks the fertile cropland below. Many of the small acreage and potential home site tracts in this offering feature terrific views of the vast farmland and South Canadian River bottom on the east side of the property. With tracts ranging from 7± to 160± acres, there are options to explore in this exciting auction for all types of potential buyers. Whether you are searching for terrific potential home sites, unimproved investment land in the path of development or to acquire productive farmland with income producing potential take the time to explore the possibilities the Graham Farm has to offer. During the auction on June 21, you may place bids on any individual tract or combinations of parcels that best fit your needs.

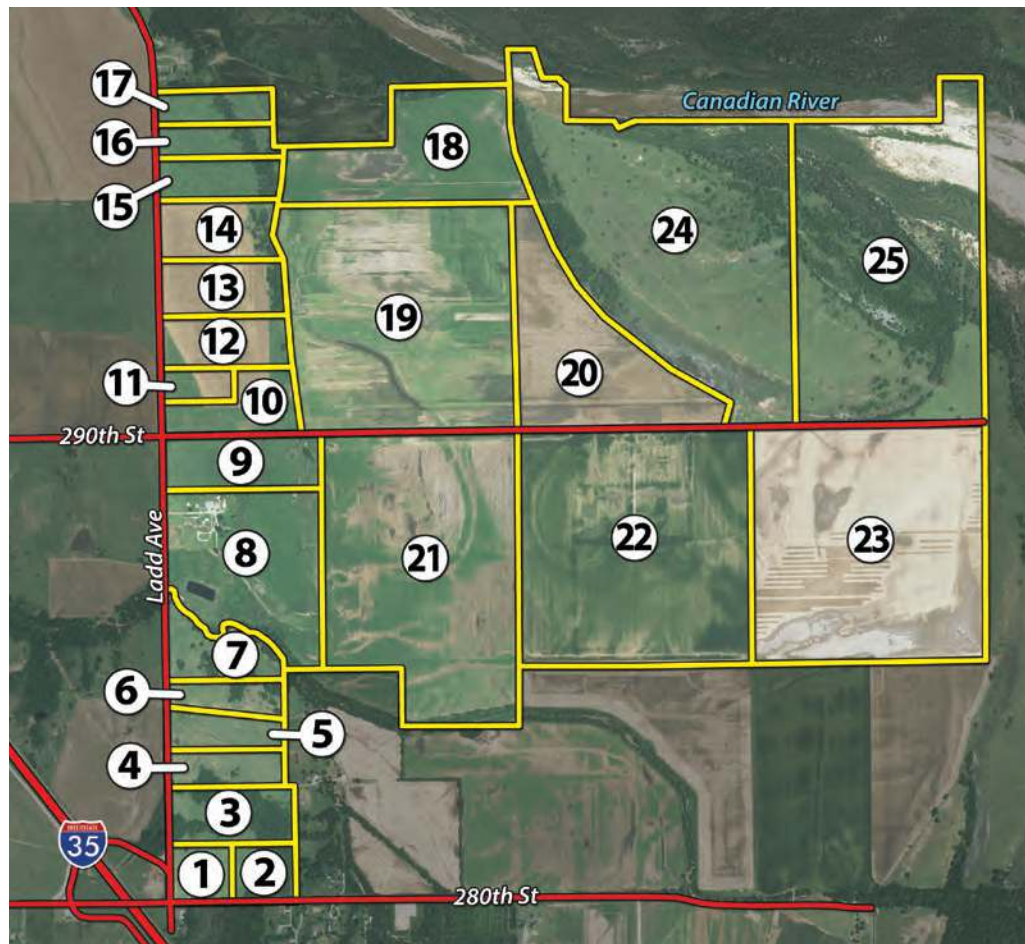
TO THE PROPERTY: Take Exit 101 off I-35 and travel to the east side of the interstate and the property will begin at intersection of Ladd Rd and Ladd Ave.
TO THE AUCTION: Southwind Hills, 468 SW 24th Ave, Goldsby, OK 73093
 Take Exit 106 off I-35 and travel west on Hwy 9 past the Riverwind Casino. After approximately 1 mile, turn left onto SW 24th Ave (Santa Fe Ave) and follow for approximately 2.6 miles and gated entrance will be on your right.

TRACT 1: 10± acres at the intersection of Ladd Rd and Ladd Ave.
TRACT 2: 10± acres off Ladd Rd that partially wooded with abundance of mature trees and impressive creek on the east side.
TRACT 3: 21± acres along Ladd Ave with gorgeous terrain and mature trees.
TRACT 4: 13± acres along Ladd Ave that is partially wooded with a nice rolling terrain.
TRACT 5: 13± acres along Ladd Ave with good elevation and views to the east.
TRACT 6: 12± acres along Ladd Ave with a mixture of pasture and mature trees.
TRACT 7: 20± acres along Ladd Ave with a mixture of pasture and mature trees with a nice creek.
TRACT 8: 72± acres along Ladd Ave that include the 2,757 SF Pre-1900 Historic Farm House with an impressive view of the farmland bottoms below to the east. Also included in this parcel are a open sided hay barn, bunk style two story barn, cattle working pens, 7 individually fenced traps, grain storage facilities, two farm labor homes and a domestic well.
TRACT 9: 26± acres at the intersection of Ladd Ave and 290th Street with terrific views to the east.
TRACT 10: 19± acres at the intersection of Ladd Ave and 290th Street with great views to the east.
TRACT 11: 7± acres along Ladd Ave with terrific views over the farmland below.
TRACT 12: 20± acres along Ladd Ave.
TRACT 13: 20± acres along Ladd Ave with mature trees lining the back fence.
TRACT 14: 20± acres along Ladd Ave with mature trees lining the back fence.
TRACT 15: 15± acres along Ladd Ave with mature trees and a nice creek on the east side.
TRACT 16: 12± acres along Ladd Ave with mature trees and a nice creek.
TRACT 17: 12± acres along Ladd Ave with

mature trees and a nice creek.
TRACT 18: 65± acres "Swing Tract" that is currently planted to alfalfa that is a combination of Hawley Fine Sandy Loam and Miller Silty Clay soils. The north boundary of this parcel is lined with large mature trees and the South Canadian River.
TRACT 19: 150± acres along 290th Street, currently under center pivot irrigation and is planted to Bermuda for turf production. This parcel will include an existing irrigation well and is primarily Hawley Fine Sandy Loam, Miller Silty Clay and Keokuk Loam soils.
TRACT 20: 70± acres along 290th Street, currently there is a corn crop on this parcel and it is being dryland farmed. Soil types consist of Hawley Fine Sandy Loam and Miller Silty Clay.
TRACT 21: 160± acres currently planted to Alfalfa and being dryland farmed. Primary soil are Keokuk Loam and Miller Silty Clay on this parcel.
TRACT 22: 160± acres that are currently under center pivot irrigation and include an irrigation well, the rights to the existing well will remain solely with the Tract 22 buyer. Primary soil types include Miller Silty Clay and Keokuk Loam.
TRACT 23: 160± acres that are currently under center pivot irrigation, primary soil types are Miller Silty Clay, Hawley Fine Sandy Loam, Keokuk Loam and Gracemont Fine Sandy Loam.
TRACT 24: 152± acres along the banks of the South Canadian River. The parcel has outstanding potential for trophy deer, waterfowl and turkey hunting; along with some nice pasture land.
TRACT 25: 132± acres along the banks of the South Canadian River. This is another parcel with outstanding recreational potential, mature trees, thick cover and plenty of open space within minutes of the OKC metro.



INSPECTION DATES: May 17 and June 5 from 9AM – Noon; June 19 from 11AM – 1 PM. Meet a Schrader Representative on Tract 8 for land tours.



AN ADDITIONAL 746± ACRES NEAR NEWCASTLE, OK, ARE ALSO AVAILABLE
 Call Auction Company for additional information and a full-color brochure.



AUCTION MGR: Brent Wellings • 972-768-5165
800.451.2709 • www.schraderauction.com



ONLINE BIDDING AVAILABLE 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 Kevin Jordan at Schrader Auction Co. - 800-451-2709.

TERMS AND CONDITIONS:

PROCEDURE: Tracts 1 through 38 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.
MULTI-PROPERTY AUCTION: This brochure includes details on Tracts 1 through 25 of a multiple property auction that includes 38 total tracts. More details on Tracts 26 through 38 are available by visiting www.schraderauction.com or by calling 1-800-451-2709.
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 to convey a merchantable title by 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 any necessary surveys are conducted and applicable closing documents are completed by Seller.
POSSESSION: Possession of the land shall be at closing, subject to rights of current tenants. Tracts 18, 20, 21, 22 and 23 are subject to a farm lease that expires at harvest of existing 2017 crops. Tract 19 is subject to a farm lease that expires June 30th, 2017. Tracts 26 through 38 are subject to a pasture lease that expires December 31st, 2017.
REAL ESTATE TAXES: Real Estate taxes shall be prorated to the date of closing.
MINERALS: Seller will not specifically except or reserve any mineral rights, however; the Seller, Auction Company or its agents make no representation or warranty to the extent of mineral ownership, if any, held by Seller.
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. 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 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.
OWNER: South Canadian Land, LLC