

Bird Creek Ranch

LAND *Tulsa County, Oklahoma* AUCTION

440[±] acres
offered in
15 tracts

OCTOBER 27
TUESDAY • 6PM

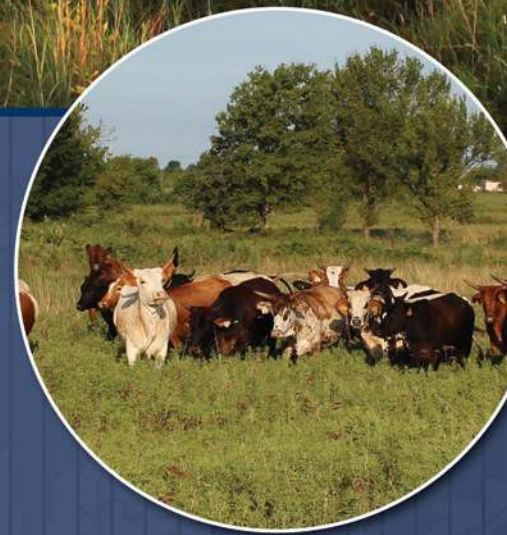
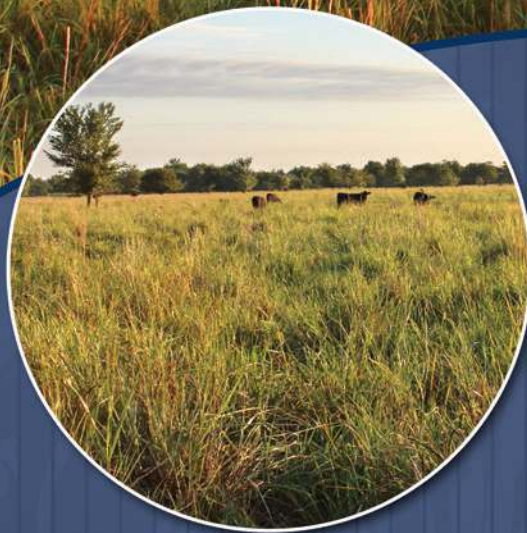
held at the Bailey Education Foundation Auditorium, Owasso, OK • online bidding available

from 10 to 80 acres

Owasso & Sperry schools

10 miles from Tulsa's Central Business District

quality grasslands, gently rolling topography & numerous ponds



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

in
cooperation
with

G7 RANCHES
ESTATES - LAND - AUCTIONS

LAND Auction

Tulsa County, Oklahoma

Bird Creek Ranch

Tuesday, October 27 • 6pm

440[±] acres offered in 15 tracts

AUCTION LOCATION:

The Bailey Education Foundation Auditorium
10502 N 110th E Ave, Owasso, OK 74055

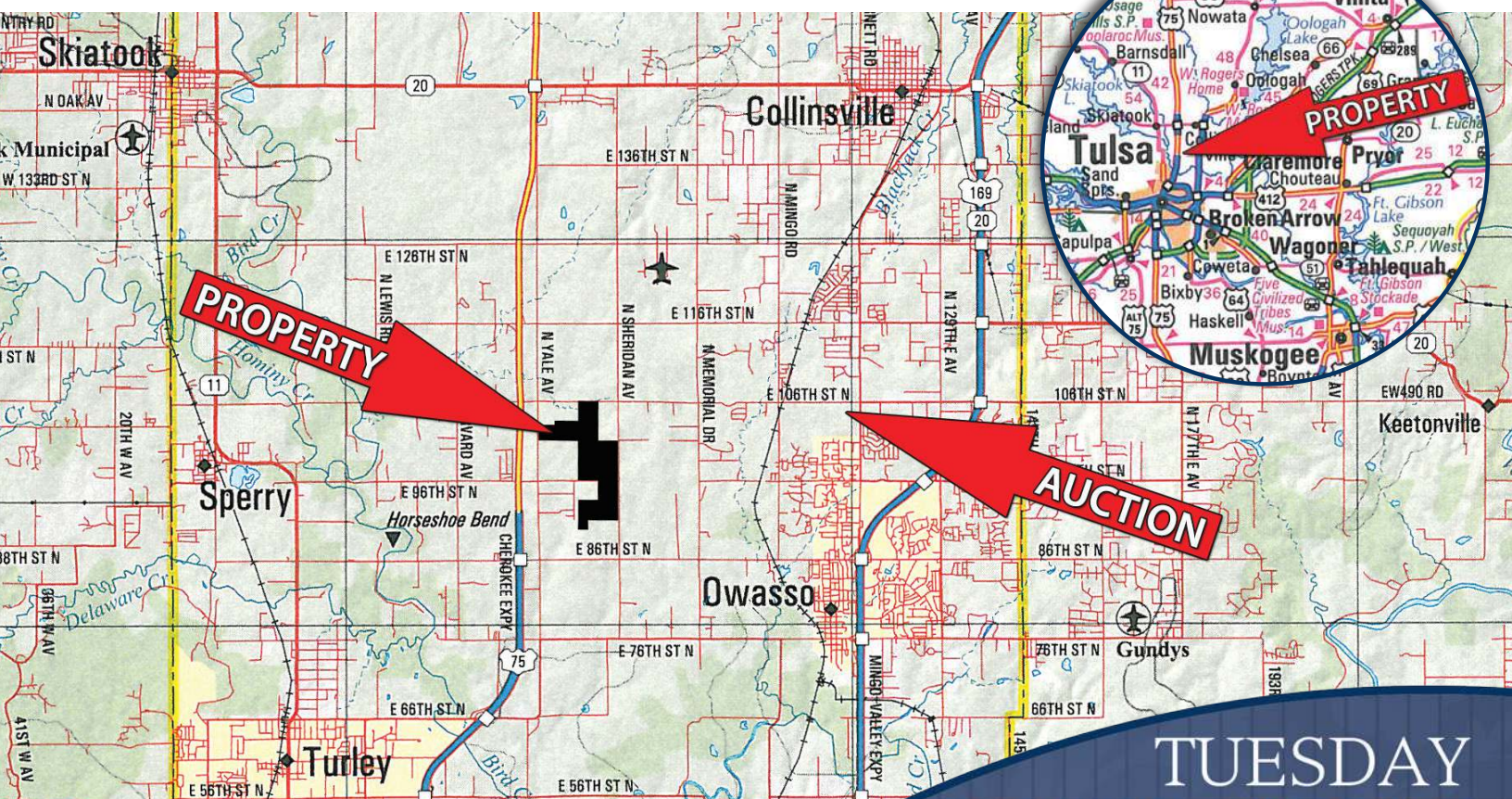


ONLINE BIDDING AVAILABLE

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.

DIRECTIONS: From downtown Tulsa take Highway 75 North towards Bartlesville, travel northbound from approximately 9.5 miles and turn right onto 96th Street North. Travel on 96th Street for .75 mile and the property will begin on your left.

SECTION, TOWNSHIP, RANGE: TULSA COUNTY, OK
Parcels 1-10: Sec 15, T21N, R13E; Parcels 11-15: Sec 22, T21N, R13E



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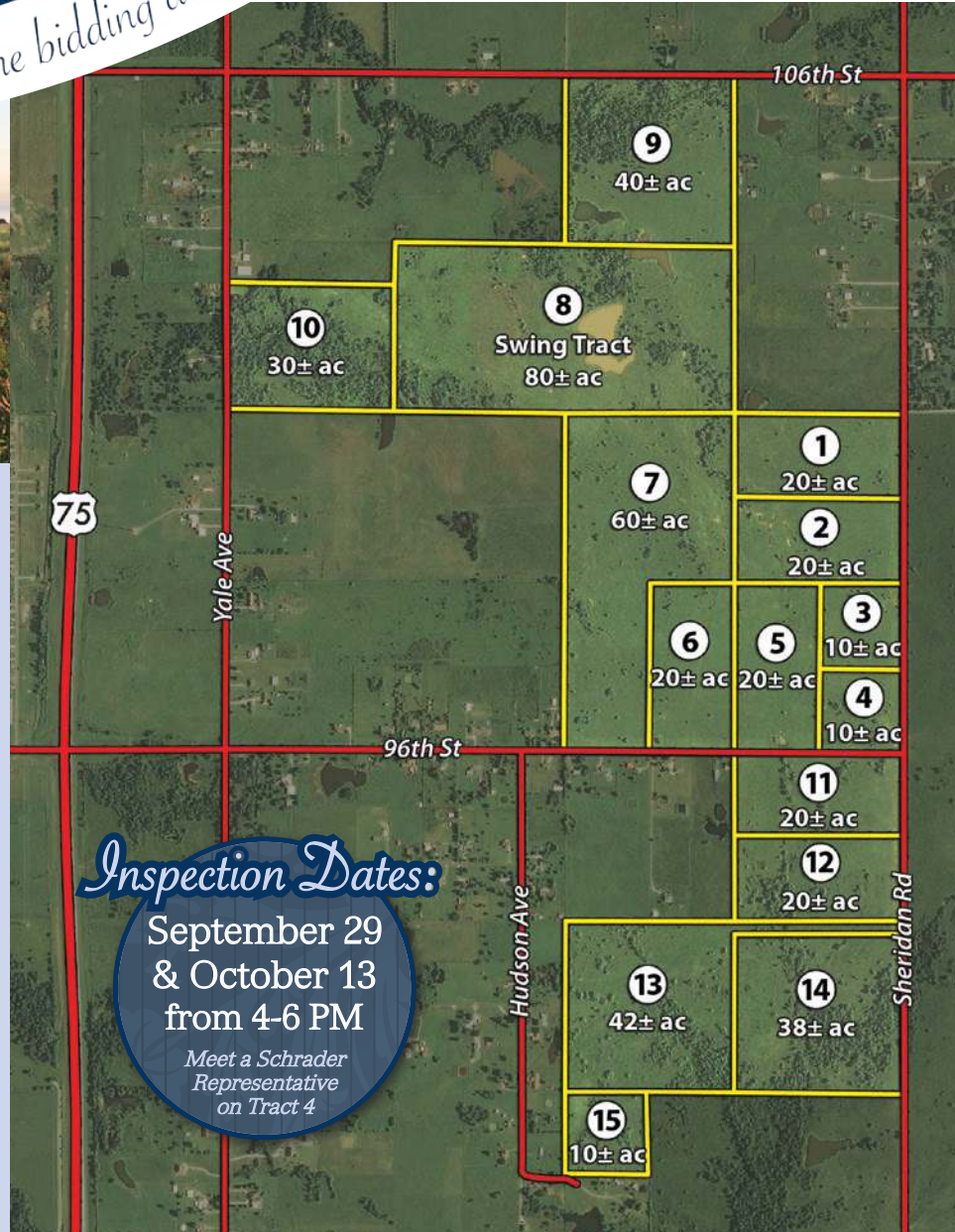
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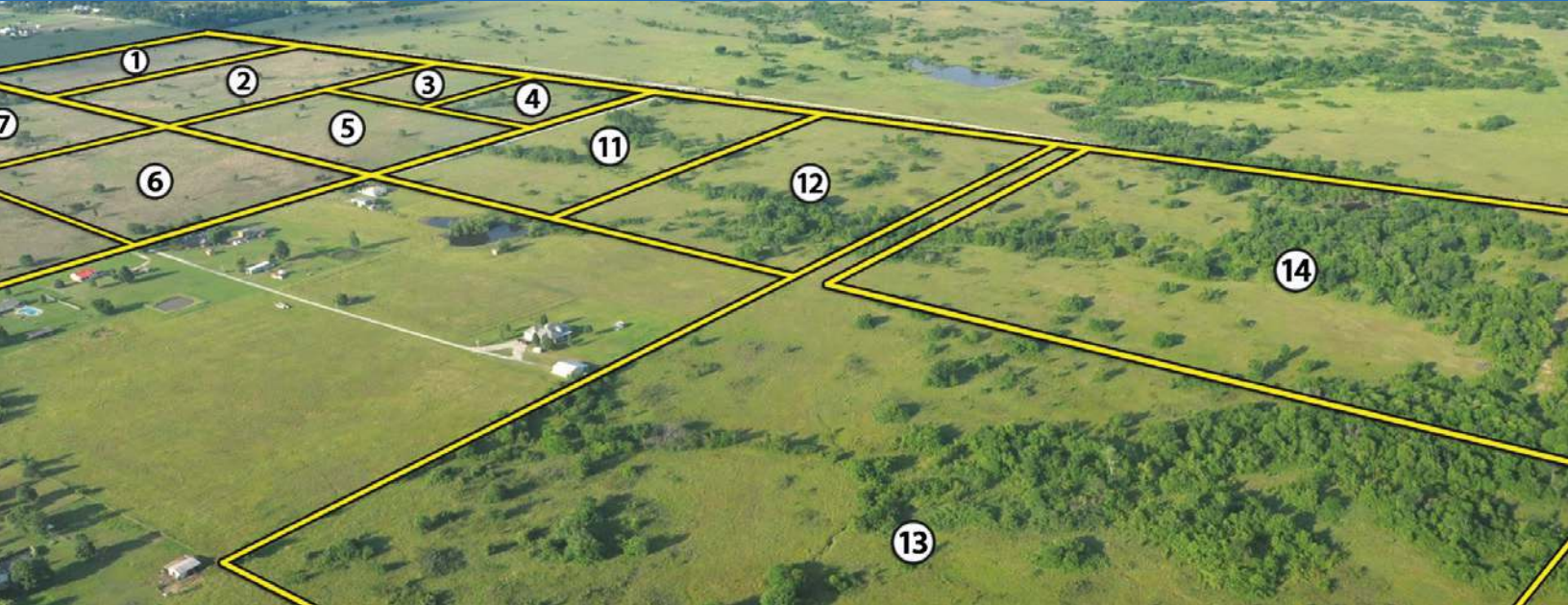


Bird Creek Ranch is comprised of 440± acres of quality grassland, gently rolling topography, numerous ponds and hardwood creek bottoms all within 10 miles of Tulsa's Central Business District. The acreage features diverse terrain throughout, creating appeal for a wide range of potential Buyers. Whether you are looking for a small acreage with paved road frontage for a potential home-site or a larger tract for agriculture production, recreation or as an investment the auction will give you every opportunity to create the package that best fits your needs. In addition to surface right, the Sellers have decided to convey their Mineral Interest with each auction parcel. For more thorough information regarding title work, water-line mapping, ground and aerial photography, soil maps, FSA data and more please reference our Bidder Information Booklet.



Inspection Dates:
**September 29
& October 13
from 4-6 PM**
Meet a Schrader
Representative
on Tract 4

Contact Schrader Auction for detailed information book with additional due-diligence materials on the property



TRACT 1: 20± acres fronting Sheridan Road, mostly open terrain with gentle topography.

TRACT 2: 20± acres fronting Sheridan Road, mostly open terrain with gentle topography and scattered trees.

TRACT 3: 10± acres fronting Sheridan Road, excellent potential building site.

TRACT 4: 10± acre corner lot with frontage on Sheridan and 96th Street, mixture of trees and open pastureland.

TRACT 5: 20± acres fronting 96th Street, drainage creates an area for potential pond location.

TRACT 6: 20± acres fronting 96th Street, mostly open terrain with good elevation and views of surrounding landscape.

TRACT 7: 60± acres fronting 96th Street, includes a mixture of grassland and hardwood timber in the northeast corner of the parcel.

TRACT 8: 80± acres “Swing Tract” Outstanding tract in the center of the property that includes a large pond, mixture of open grassland and hardwood creek bottom. Tract 8 can be purchased in combination with an adjoining parcel or by an adjoining landowner, use the tract to create the best combination for you!

TRACT 9: 40± acres fronting 106th Street, includes a beautiful pond and hardwood grove. This parcel is very secluded and offers a great potential building site.

TRACT 10: 30± acres fronting Yale Ave, mostly hardwood timber with small grassland areas throughout.

TRACT 11: 20± acres corner tract with frontage on 96th Street and Sheridan Road, gentle topography changes and mixture of grass and mature trees.

TRACT 12: 20± acres fronting Sheridan Road, mixture of open pasture and hardwood trees.

TRACT 13: 42± acres fronting Sheridan Road, very secluded tract with varying terrain make this parcel a good potential building site or recreational piece.

TRACT 14: 38± acres fronting Sheridan Road, small pond along with a mixture of grassland and mature trees make this a very diverse parcel.

TRACT 15: 10± acres accessed by Hudson Ave, this parcel is located within Owasso School District.



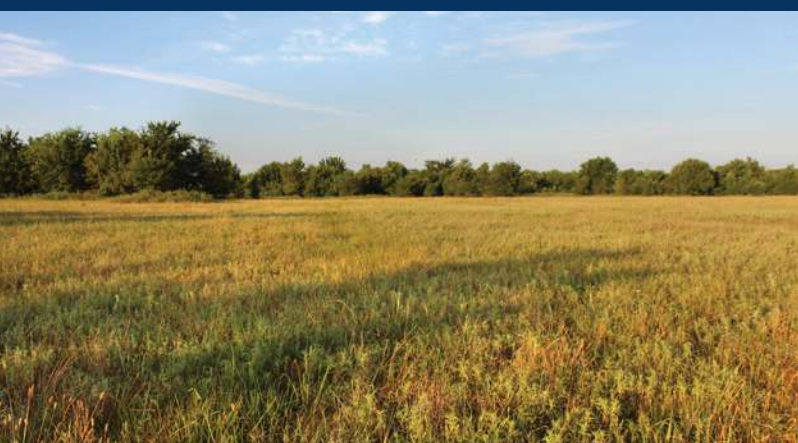
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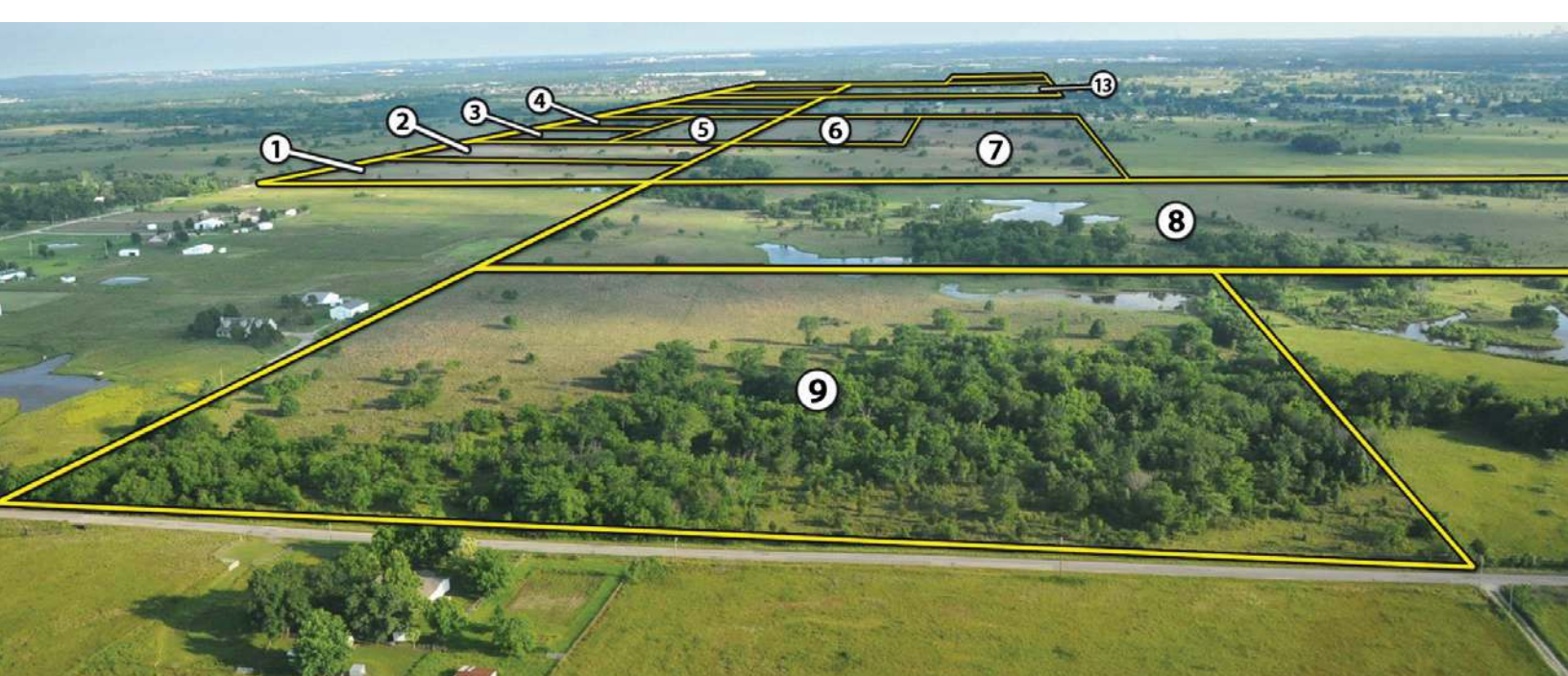
Auction Manager • Broker #158091
BRENT WELLINGS • 972-768-5165
brent@schraderauction.com

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AUCTION TERMS & CONDITIONS

PROCEDURE: Tracts 1 through 15 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 Warranty Deed.

EVIDENCE OF TITLE: Seller agrees to make available to bidder a preliminary title insurance commitment to review prior to auction. 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 on a date mutually acceptable to the Owner and the Buyer (upon completion of the survey, if applicable, the Final Title Commitment and Seller's closing documents). The closing date shall not be later than January 12, 2016.

POSSESSION: Possession of the land shall be at closing on Tracts 1 through 10. Possession of Tracts 11 through 15 shall be February 29, 2016 following the expiration of current lease agreement.

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

MINERALS: Seller shall convey their Mineral Interest with each individual auction parcel.

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: Virginia McDonald Miller Trust and Jay Holmes McDonald Revocable Trust

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AUCTION MANAGER:
Brent Wellings • 972-768-5165
brent@schraderauction.com
Broker #158091

OCTOBER 2015						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
25	26	27	28	29	30	31
18	19	20	21	22	23	24
11	12	13	14	15	16	17
4	5	6	7	8	9	10
				1	2	3

RC-091

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