

**LAND and MINERAL**

**195± Acres**

OFFERED IN 4 TRACTS

Auction held in Enid, Oklahoma at the Chisholm Trail Expo Center

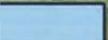


NORTH CENTRAL OKLAHOMA  
**AUCTION**

**TUESDAY, JUNE 3 • 1:00 PM**

 **ONLINE BIDDING AVAILABLE**



-  **44± Surface Acres**
-  **151± Producing Mineral Acres**
-  **Located in Noble, Garfield & Major Counties**

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

-  **44± Surface Acres**
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**ONLINE BIDDING AVAILABLE**   
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One Week in Advance of the Auction to bid online. For  
online bidding information, call Kevin Jordan at Schrader  
Auction Co. - 800-451-2709.

AUCTION MANAGER: BRENT WELLINGS  
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email: [auctions@schraderauction.com](mailto:auctions@schraderauction.com)

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**JUNE 2014**



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OFFERED IN 4 TRACTS  
**LAND and MINERAL**

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NORTH CENTRAL OKLAHOMA

# AUCTION

# 195± Acres

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# LAND and MINERAL

# 151± Producing ac Minerals

# 44± Surface ac

## NOBLE, GARFIELD and MAJOR COUNTY, OKLAHOMA

### TUESDAY, JUNE 3 • 1:00 PM

**AUCTION LOCATION:** Chisholm Trail Expo Center, 111 W Purdue Ave, Enid, OK 73701



CHISHOLM TRAIL EXPO CENTER

#### SURFACE PROPERTY DESCRIPTION

**TRACT 1:** This 44 +/- acre farm located in Garfield County, OK is ideal for hunting, recreation or production agriculture. The farm consists of approximately 20 acres of tillable land, which currently has an established stand of Alfalfa. The balance of the land is comprised of thick cedars, hardwood timber and native grass. Whitetail deer are abundant and some quality bucks have been harvested off of the property in recent years. 50% of the minerals will be offered in combination or separately from the surface.

#### MINERAL DESCRIPTIONS

**TRACT 2:** Garfield County Minerals - 20 mineral acres located in the NE/4 SE/4 S10 T23N R3W, Garfield County, OK. Minerals are currently leased with lease set to expire in the short term. See Property Information Booklet for more due diligence information.

**TRACT 3:** Noble County Minerals - 80 mineral acres located in the S/2 NE/4 S4 T23N R2W, Noble County, OK. Minerals are currently leased with active production and income from recently drilled directional well located in Section 33 to the north. See Property Information Booklet for more due diligence information, including: title work, check stubs and production records.

**TRACT 4:** Major County Minerals - 50.66 mineral acres located in the SW/4 S19 T22N R10W, Major County, OK. Minerals are currently leased with active production and income. See Property Information Booklet for more due diligence information, including: title work, check stubs and production records

**OWNER:** Hartz Family

**AUCTION MANAGER:** BRENT WELLINGS  
**CELL:** 972.768.5162 | **OFFICE:** 888.822.5337



TRACT 1 & 2 - GARFIELD CO.



TRACT 3 - NOBLE CO.



TRACT 4 - MAJOR CO.



#### AUCTION TERMS & CONDITIONS:

**PROCEDURE:** Tracts 1 through 4 will be offered in individual tracts, in any combination of these 4 tracts, or as a total unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete. The high bid(s) will be that bid or combination of bids representing the highest total for all tracts. The high bidder(s) will be required to enter into a purchase agreement at the auction site immediately following the close of bidding. Seller reserves the right to accept or reject any or all of the high bid(s).

**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.

**EVIDENCE OF TITLE:** A minerals title search will be available for review prior to the auction. With respect to the surface rights, preliminary title insurance schedules (or other evidence of title) will be available for review prior to the auction, but the Buyer will be responsible for the cost of issuing any title insurance. The property will be conveyed using existing legal descriptions without a new survey unless otherwise provided in the purchase contract. All title evidence provided with respect to surface rights and/or mineral rights is subject to verification by prospective bidders who are responsible for completing all due diligence, including all title investigations, searches and reviews, prior to bidding.

**DELIVERY OF TITLE:** Seller will furnish at closing a Mineral Deed with respect to the mineral rights and a Special Warranty Deed with respect to the surface rights, subject to any permitted exceptions described in the

purchase contract.

**CLOSING:** The closing will be held on or before July 3, 2014 (or as soon as possible, after said date, upon completion of Seller's closing documents).

**POSSESSION:** Possession shall be delivered at closing.

**TAXES:** Real estate taxes shall be prorated to the date of closing.

**ACREAGE AND TRACTS:** All acreages and tract maps are approximate and have been estimated based on county parcel information, current legal descriptions and/or aerial photos.

**AGENCY:** Schrader Real Estate and Auction Company, Inc. and their representatives are exclusively the 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. OFFICIAL ANNOUNCEMENTS MADE FROM THE AUCTION PODIUM ON THE DAY OF THE SALE TAKE PRECEDENCE OVER ANY OTHER ORAL STATEMENTS AND/OR MARKETING MATERIALS.

**CHANGES:** Please arrive prior to scheduled auction time to inspect any changes or additions to the property information.



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