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**SCHRADER**

Real Estate and Auction Company, Inc.  
950 N. Liberty Dr., Columbia City, IN 46725  
#158091, #112774

AUCTION MANAGER:

Brent Wellings • 972-768-5165  
brent@schraderauction.com



Offered in 7 tracts



800.451.2709

SchraderAuction.com

THURSDAY, AUGUST 11 AT 6:30PM  
**LAND AUCTION**  
LEHR TI VALLEY RANCH, PITTSBURG COUNTY, OKLAHOMA

cultivated land  
native pastures  
hardwood & pine timber  
live creeks  
9 ponds  
abundant wildlife



THURSDAY, AUGUST 11 AT 6:30PM  
**LAND AUCTION**  
LEHR TI VALLEY RANCH, PITTSBURG COUNTY, OKLAHOMA



Offered in 7 tracts

from 70+ to 160+ acres  
adjacent to Choctaw Nation's Ti Valley Ranch



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860<sup>±</sup>

acres

offered in 7 tracts

THURSDAY, AUGUST 11 AT 6:30PM

adjacent to Choctaw Nation's Ti Valley Ranch

LEHR TI VALLEY RANCH

PITTSBURG COUNTY

OKLAHOMA

LAND AUCTION

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Tract 1

1

100± acres

2

120± acres

3

154± acres

4

110± acres

5

70± acres

6

146± acres

7

160± acres

CHOCTAW NATION'S TI VALLEY RANCH

**AUCTION LOCATION:** McAlester Elks Lodge, 3100 Elk Rd, McAlester, OK

**PROPERTY LOCATION:** From the intersection of Hwy 69 and Hwy 63 in Kiowa, OK, travel east on Hwy 63, approx. 8 miles, to the community of Blanco then turn right on Ti Valley Rd. Continue on Ti Valley Road following the auction signs, approx. 8 miles, to the ranch.

860± acres offered in 7 tracts from 70 to 160± acres in the Ti Valley of Pittsburg County, Oklahoma. The property is an outstanding cattle/recreational combination ranch with a mixture of cultivated land, native pastures, live creeks, 9 ponds, hardwood and pine timber and abundant wildlife. The property is adjacent to the Choctaw Nation's Ti Valley Ranch, which consists of over 40,000 contiguous acres and provides large neighbors with limited hunting pressure and active wildlife management. The ranch is currently stocked with 119 cow/calf units and 90 yearlings were wintered on Tracts 1 and 2 with an excellent stand of Triticale. Good exterior fencing is present around the property and internal cross fencing creates 9 pastures for rotational grazing opportunities. Acquire the entire property or bid on any single parcel or combination of tracts that best fit your needs.

**TRACT 1:** 100± acres with a combination of native grass pasture, timber, small creek and one pond.

**TRACT 2:** 120± acres that is cross-fenced into two pastures, the larger pasture with approximately 100 acres has been cultivated and was planted to Triticale last fall. A pole barn is located on the tract as well as two ponds.

**TRACT 3:** 154± acres that is cross-fenced into two pastures and is a mixture of native grasses, creek bottoms and timber with two ponds and a rolling topography.

**TRACT 4:** 110± acres with an excellent combination of native grass pasture, dense woods and the South Fork of Elm Creek running through the center of the tract.

**TRACT 5:** 70± acres featuring a combination of native pasture and woods, this parcel also has the South Fork of Elm Creek running along the western side.

**TRACT 6:** 146± acres with areas of good pasture, hardwoods and creek bottoms. This tract has two good ponds and a gently rolling topography.

**TRACT 7:** 160± acres with a combination of pastureland, pine forests, hardwood creek bottom and one pond. This tract is directly adjacent to the Choctaw Nation's Ti Valley Ranch along the south border.



Tract 3



Tract 1



Tract 2



Tract 6



Tract 7

**INSPECTION DATES:**  
July 14 & August 4  
9:00 - 11:00 am



#### ONLINE BIDDING AVAILABLE

You may bid online during the auction at [www.schraderauction.com](http://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.

Contact Auction Company for Detailed Information Book



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#### TERMS AND CONDITIONS

**PROCEDURE:** Tracts 1 through 7 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 2% 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 ON 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 provide Special 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 applicable closing documents are completed by Seller.

**POSSESSION:** Possession of the property shall be given at closing.

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

**MINERALS:** Seller is not reserving any mineral rights, however; no representation or warranty is made as to the extent Sellers owns any

minerals.

**SURVEY:** The Seller shall order 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. Successful bidder shall each pay 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.