

from 8± to 1,044± tracts

# 1,976±

# ACRES

Offered in 13 Tracts

OKLAHOMA  
Pittsburg & Haskell County

# OKLAHOMA LAND AUCTION

*Partnership Liquidation of Piney Creek Ranch*

3.5± Miles of Piney Creek Frontage

Eufaula Lake Frontage and Elevated Views

Located Near #9 Marina

Historic Commercial Shale Pit Production

Abundance of Ornamental Rock and Outcroppings

Paved Road Frontage and Potential Utility Access

## Thursday, October 6 at 6:30pm

*held at McIntosh County Fairgrounds, OK-9 Eufaula, OK*



ONLINE BIDDING AVAILABLE



WorldClassRanches.com  
Your Brand for Ranches & Tropical Plantations



# OKLAHOMA LAND AUCTION

Partnership Liquidation of Piney Creek Ranch

Thursday,  
October 6 at 6:30pm

Pittsburg & Haskell County  
OKLAHOMA

# 1,976<sup>±</sup> ACRES

Offered in 13 Tracts

from 8<sup>±</sup> to 1,044<sup>±</sup> tracts

The Piney Creek Ranch represents a unique opportunity to acquire both large and small acreage tracts in a great location along Eufaula Lake, near the #9 Marina. The ranch consists of 1,976<sup>±</sup> acres that combine lake frontage, 3.5<sup>±</sup> miles of Piney Creek frontage, stunning topography changes, elevated lake views and abundant wildlife. With tracts ranging in size from 8 to 1,044<sup>±</sup> acres, this offering presents a large variety of tract options for potential Buyers to choose from. With an abundance of paved road frontage and potential access to water and electric utilities Buyers can choose from a number of potential building site tracts as well as large recreational parcels convenient to the lake. Place a bid on any individual tract or combination of parcels that best fits your needs!

**TRACT 1:** 12<sup>±</sup> acres with approximately 700<sup>±</sup> feet of frontage along Piney Creek, including the gorgeous Piney Creek Bluffs.

**TRACT 2:** 8<sup>±</sup> acres with approximately 580<sup>±</sup> feet of frontage along Piney Creek, directly across from the Piney Creek Bluffs.

**TRACT 3:** 11<sup>±</sup> acres with approximately 450<sup>±</sup> feet of frontage along Piney Creek and a gently sloping topography.

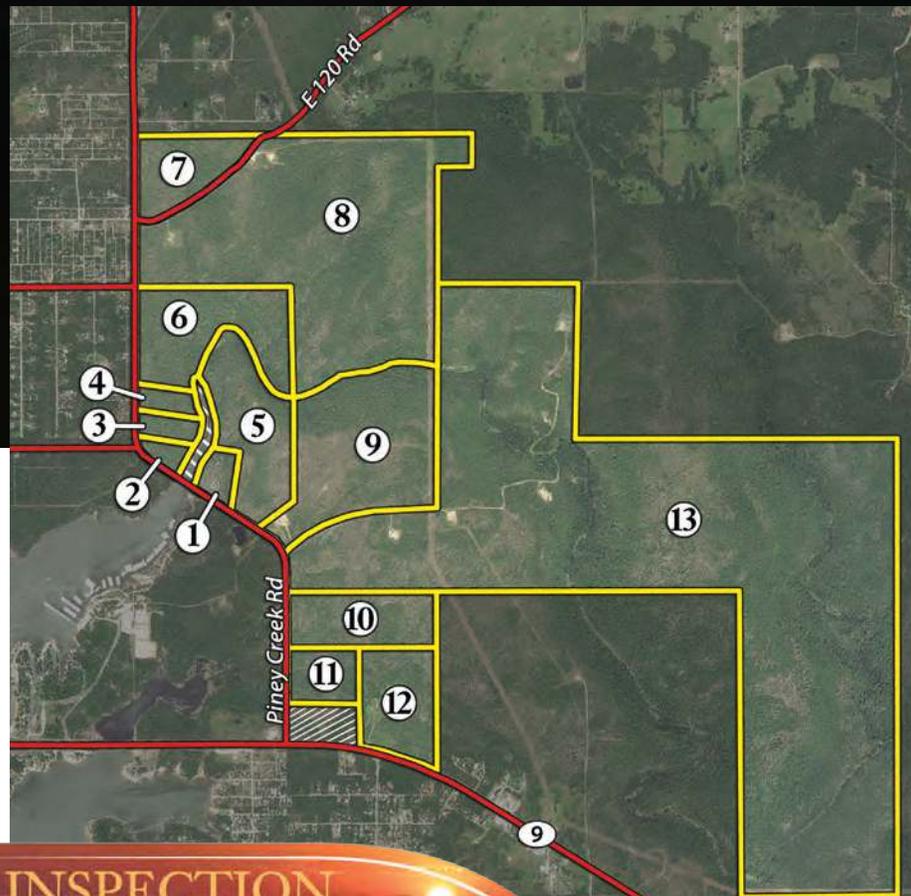
**TRACT 4:** 11<sup>±</sup> acres with approximately 480<sup>±</sup> feet of frontage along Piney Creek and a gently sloping topography.

**TRACT 5:** 75<sup>±</sup> acres with incredible topography changes, lake views and over ½ mile of frontage along Piney Creek.

**TRACT 6:** 92<sup>±</sup> acres with beautiful topography changes, lake views and over 3,000 feet of frontage along Piney Creek.

**TRACT 7:** 48<sup>±</sup> acres of level, heavily wooded property that has paved road frontage on two sides.

**TRACT 8:** 370<sup>±</sup> acres of outstanding recreational property having approximately ½ mile of Piney Creek frontage, good topography and a transmission line easement with an established food plot and plenty of room for more wildlife improvements. This parcel also has an existing shale pit that has been used for commercial shale production in the past.



## INSPECTION DATES:

Tuesday, August 30 • 9–11am

Friday, September 16 • 9–11am

Thursday, September 29 • 4–6pm



Thursday,  
October 6 at 6:30pm

Pittsburg & Haskell County

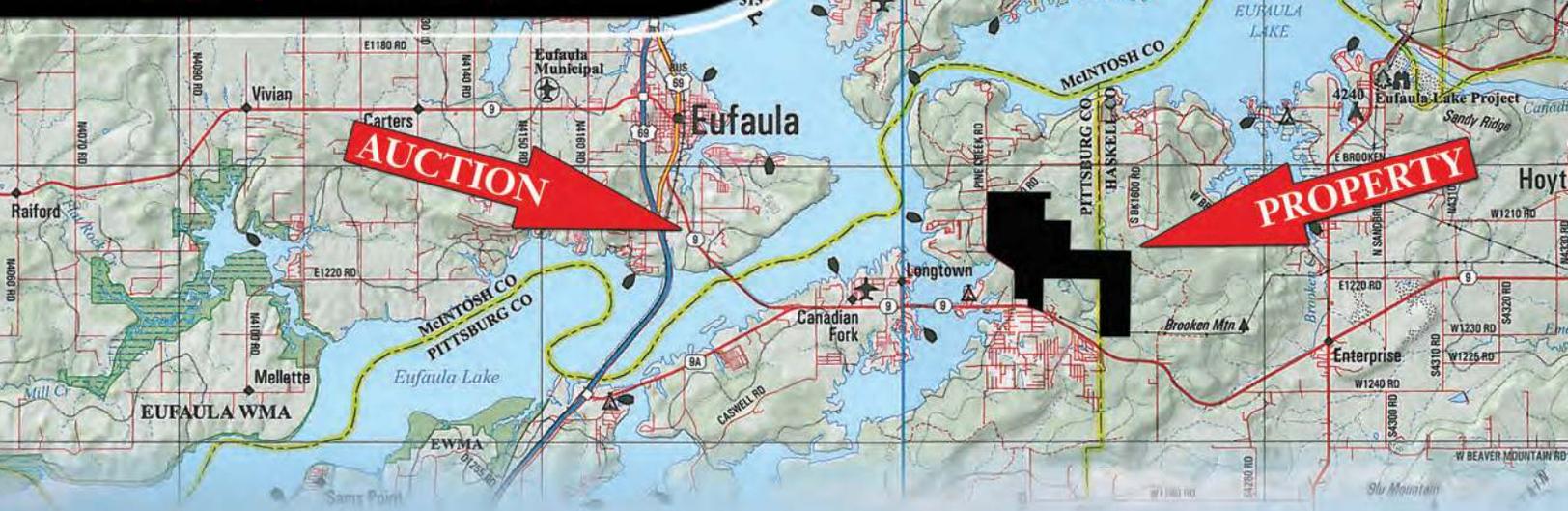
from 8± to 1,044± tracts

1,976± ACRES

Offered in 13 Tracts

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## AUCTION LOCATION:

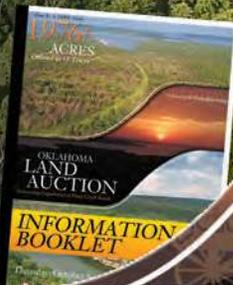
McIntosh County Fairgrounds,  
OK-9 Eufaula, Oklahoma 74432

## DIRECTIONS:

From downtown Eufaula follow Hwy 9 east toward Stigler, OK, fairgrounds will be on the right approximately 2 miles out of town.

## PROPERTY LOCATION:

From downtown Eufaula follow Hwy 9 east toward Stigler, OK for approximately 8 miles property will begin on left.



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

AUCTION MANAGER:

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

800.451.2709  
**SchraderAuction.com**

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

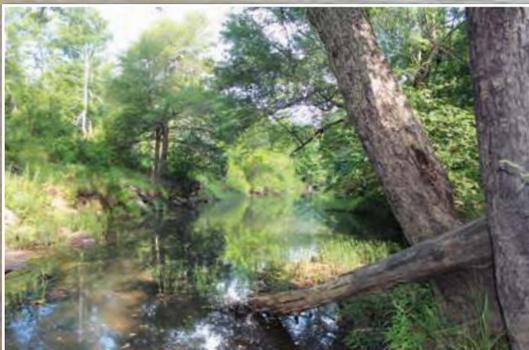
**TRACT 9:** 156± acres with approximately ½ mile of Piney Creek frontage, scattered timber of some open areas and an established food plot upon the transmission line easement corridor.

**TRACT 10:** 58± acres with mixed timber and some open areas along Piney Creek Rd, excellent combination recreational and building site property.

**TRACT 11:** 28± acres of heavily wooded timber, dissected by a small creek which creates some nice topography and wildlife habitat.

**TRACT 12:** 63± acres of open areas and heavy timber that is dissected by a creek and has frontage along State Highway 9.

**TRACT 13:** 1,044± acres of stunning topography change, over 3 miles of Piney Creek frontage, hardwood timber, pine timber and abundant wildlife. This parcel is an outstanding recreational tract for the outdoor enthusiast with the combination of water features and wildlife.





**AUCTION MANAGER:**

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

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SchraderAuction.com**

## AUCTION TERMS & CONDITIONS

**PROCEDURE:** Tracts 1 through 13 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.

**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 Special 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).

**POSSESSION:** Possession of the property shall be given approximately 10 days following the date of closing, estimated 45-60 days after the auction, subject to tenants rights.

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

**MINERALS:** Seller specifically excepts and reserves all minerals, including without limitation, oil, gas, coal, coalbed methane, and all other hydrocarbons, lignite, and all metallic minerals, etc., if any, associated with the referenced real estate, and the term "Property" will not include any mineral rights. Auction subject to existing oil and gas leases as show of record, including existing gas well operations.

**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:** The Berry Patch, LTD.

# OKLAHOMA LAND AUCTION

RC-272 Lic. #158091, #112774

**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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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  
Schradler Auction Co. - 800-451-2709.

800.451.2709

**SchradlerAuction.com**

Pittsburg & Haskell County

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Real Estate and Auction Company, Inc.

3.5<sup>±</sup> Miles of Piney Creek Frontage  
Eufaula Lake Frontage and Elevated Views  
Located Near #9 Marina  
Historic Commercial Shale Pit Production  
Abundance of Ornamental Rock and Outcroppings  
Paved Road Frontage and Potential Utility Access