

# LAND AUCTION

McClain County, Oklahoma

## 380<sup>+</sup> acres

Offered in 5 Tracts

- Large Ponds
- Paved Road Frontage
- Potential Building Sites
- Tillable & Pasture Land
- Excellent Deer & Waterfowl Hunting!
- Stocked Ponds with Trophy Fish

November 17 10:00 am

Offered in 5 Tracts

## 380<sup>+</sup> acres

# LAND AUCTION

McClain County, Oklahoma

**SCHRADER**

Real Estate and Auction Company, Inc.

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*Auction Managers:*

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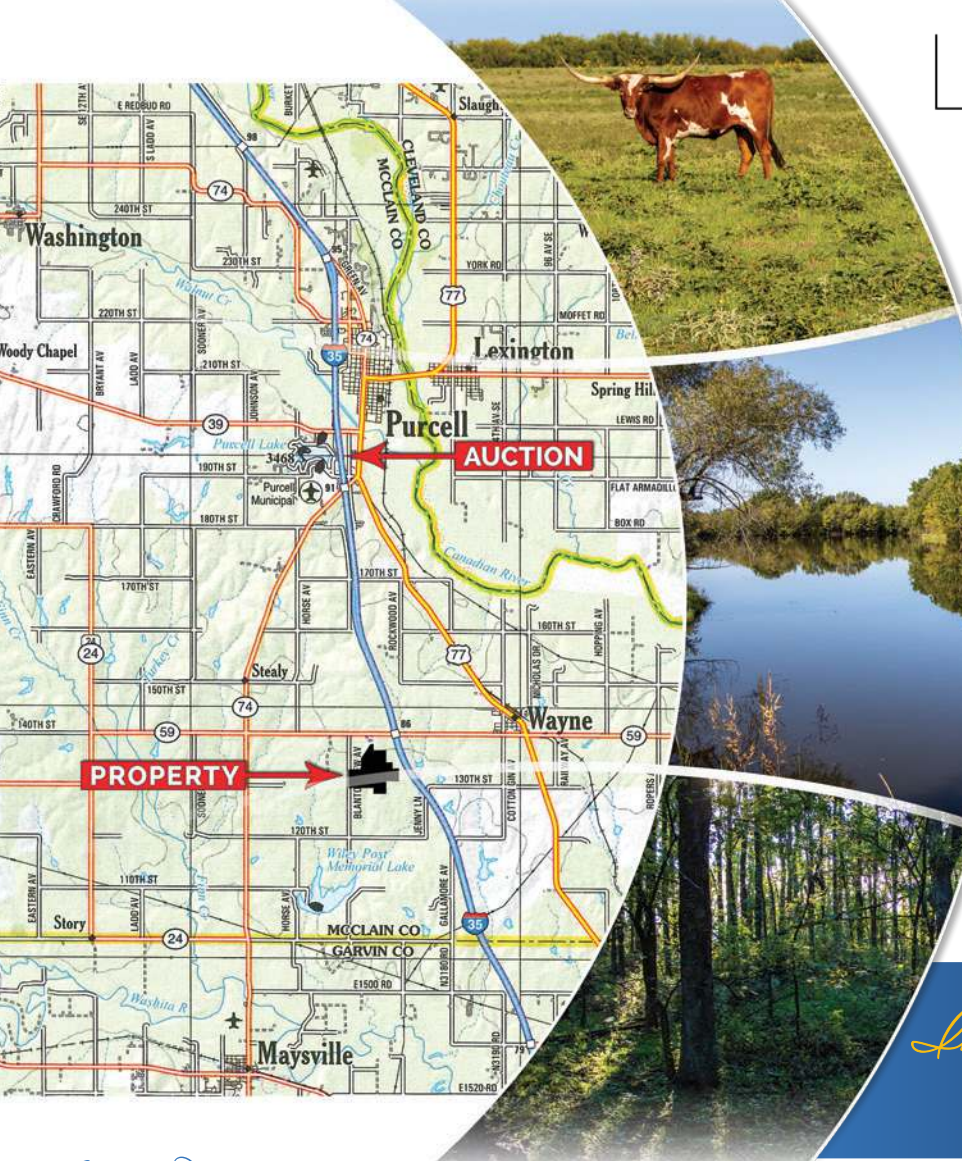


# LAND AUCTION

McClain County, Oklahoma

Tuesday November 17 10:00 am

Held at McClain County OSU Extension Office,  
1721 Hardcastle Blvd, Purcell, OK 73080



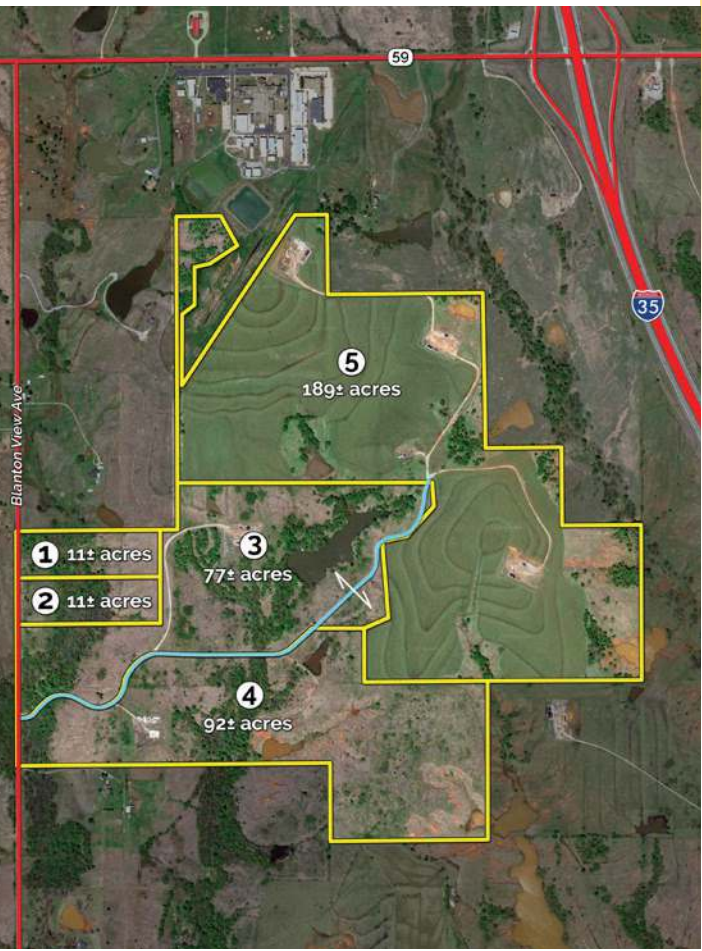
**380<sup>+</sup>**  
acres  
Offered in 5 Tracts

that offer attractive features to a wide range of potential Buyers! The property boasts 7 total ponds, a 4± acre LARGE POND, potential building sites, cross-fenced pastures, tillable land currently planted to Wheat and available to graze after January 1 and heavily wooded areas; the ranch could be used for a variety of different purposes! The property is accessed by Blanton View Avenue on the west, which is a paved road, and is only about 1 mile from I-35. For Buyers needing to commute north or south on the interstate, you will be hard pressed to find a more ideally situated ranch or building site. Bidders will have the opportunity to submit bids on any individual tracts, combinations of parcels or the entire property! Please contact us for more information or to schedule a private showing.

*Inspection Dates*  
 Tuesday, October 13 – 9-11 AM  
 Thursday, October 29 – 2-4 PM  
 Tuesday, November 10 – 9-11 AM  
 Monday, November 16 – 3-5 PM

**TO PROPERTY:**  
Take Exit 86 off I-35; turn west on Highway 59 and travel for 1 mile. Turn south on Blanton View Avenue and follow for 0.75 miles, property will be on your left.

**TO AUCTION SITE:** Take Exit 91 off I-35, turn east on Highway 74 and travel for 0.1 mile. Turn left on S 9<sup>th</sup> Street and follow for 0.6 mile, extension building will be on your left.



*Terms & Conditions:*  
**PROCEDURE:** Tracts 1 through 5 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 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 30 days after the auction or as soon thereafter as applicable closing documents are completed by Seller.  
**POSSESSION:** Possession shall be the latter of January 1, 2021 or upon closing.  
**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.  
**ACREAGE AND TRACTS:** All acreages and square footages are approximate and have been estimated based on current legal descriptions, property tax records 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.

## Tract Descriptions

**TRACT 1: 11± acres** fronting Blanton View Ave, a combination of woods and open pasture.  
**TRACT 2: 11± acres** fronting Blanton View Ave, a combination of woods and open pasture.  
**TRACT 3: 77± acres** that fronts Blanton View Ave and is an exceptional recreational property and potential building site. The large 4± ACRE POND in the back portion of the property is excellent fishing and waterfowl hunting, not to mention some stunning views with lots of peace and quiet.  
**TRACT 4: 92± acres** that fronts Blanton View Ave and is a combination of open pasture and wooded acres. This tract has two excellent ponds with clear water and lots of potential for livestock or recreational use!  
**TRACT 5: 189± acres** that is accessed by private easement that follows a well-established Oil & Gas roadway through the property. This tract has perimeter fencing and 133± acres of tillable land per FSA. Tillable land is currently planted to Wheat and the new Buyer will have grazing rights starting January 1, 2021 or upon closing.



Tract 3



Tract 4



Tract 4



Tract 3



Tract 5



Contact the auction manager or visit our website for more information and photos!

**AUCTION MGR:**  
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