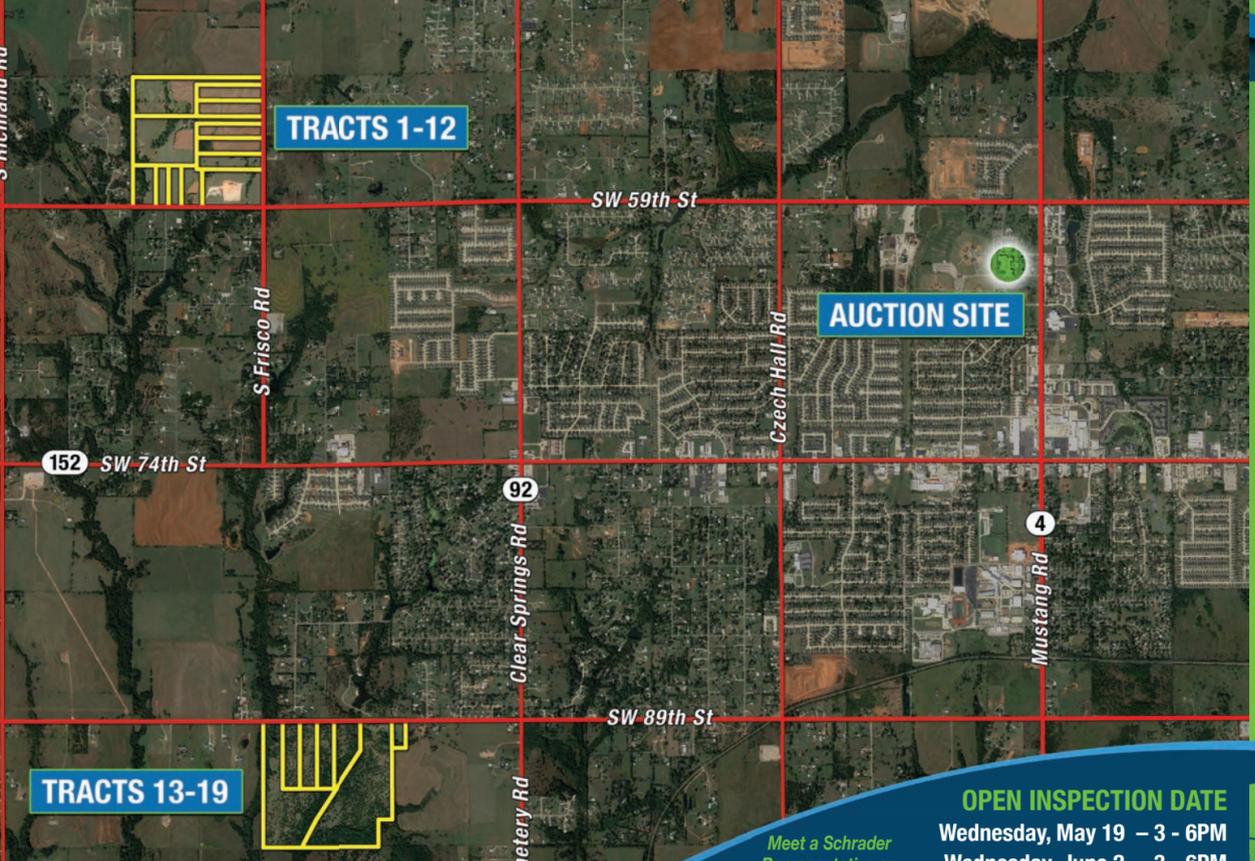


TRACTS 1-12: Located at the intersection of SW 59th St and S Frisco Rd, watch for signs.

TRACTS 13-19: Located 1/2 mile west of the intersection of SW 89th St and Cemetery Rd, watch for signs.

AUCTION LOCATION: Mustang Town Center, 1201 N Mustang Rd, Mustang, OK 73064

**318± acres**  
OFFERED IN 19 TRACTS



Exciting LAND AUCTION  
Thursday, June 17 • 5pm

# Exciting LAND AUCTION

NEAR MUSTANG, OK



Thursday, June 17 • 5pm  
held at Mustang Town Center, Mustang, OK • Online Bidding Available

**318± acres**  
OFFERED IN 19 TRACTS

- Mustang School District
- Numerous Potential Homesites
- Extensive Paved Road Frontage
- Ponds, Creeks and Beautiful Views
- Excellent Development Potential



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**AUCTION MANAGER**  
BRENT WELLINGS • 405.332.5505  
brent@schraderauction.com  
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**OPEN INSPECTION DATE**

Wednesday, May 19 - 3 - 6PM

Wednesday, June 2 - 3 - 6PM

Saturday, June 12, 9AM - Noon

Meet a Schrader Representative on Tract 9 & 14

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# Exciting LAND AUCTION

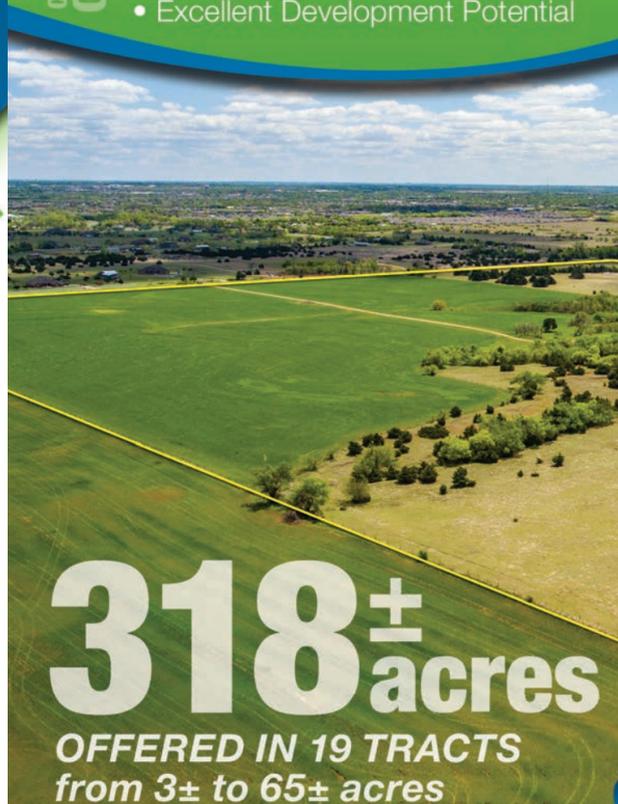
NEAR MUSTANG, OK



Thursday, June 17 • 5pm  
held at Mustang Town Center, Mustang, OK • Online Bidding Available

**318± acres**  
OFFERED IN 19 TRACTS

- Mustang School District
- Numerous Potential Homesites
- Extensive Paved Road Frontage
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- Excellent Development Potential



**318± acres**  
OFFERED IN 19 TRACTS  
from 3± to 65± acres

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**318± acres**  
OFFERED IN 19 TRACTS

NEAR MUSTANG, OK *Exciting* LAND AUCTION

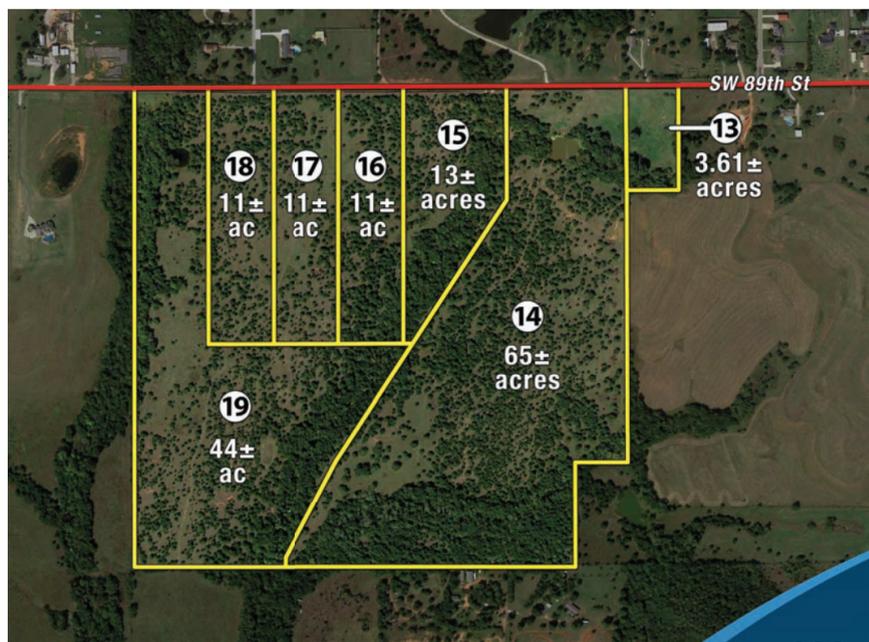
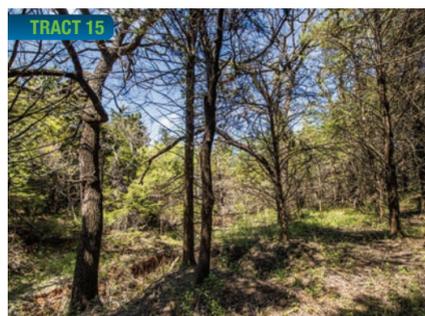
Thursday, June 17 • 5pm  
ONLINE BIDDING AVAILABLE

318± acres all in Mustang Schools and all sitting on paved roads! This auction represents an outstanding opportunity for the homesite, developer and investment minded Buyer to acquire some high-quality real estate. The properties are all located within Oklahoma City Limits and offer a variety of features to prospective Buyers. Multiple tracts boast open pasture land, large trees, ponds, stunning views and lots of potential to use the property for your desired purpose. Buyers are able to bid on any individual tracts or combination of tracts that fit your needs. Study the auction tract map and photographs to see which property is the best fit for you!

**TRACT 1: 9± acres** fronting SW 59th St, excellent potential building site with large trees and some beautiful open pasture.  
**TRACT 2: 5± acres** fronting SW 59th St, great elevation on this tract with surrounding views.  
**TRACT 3: 5± acres** fronting SW 59th St, another tract with awesome views of the surrounding.  
**TRACT 4: 8± acres** fronting SW 59th St, beautiful pond on this tract!  
**TRACT 5: 22± acres** on the intersection of SW 59th and S. Frisco Rd, nice corner lot!  
**TRACT 6: 10± acres** fronting S. Frisco Rd, great mixture of trees and open pasture.  
**TRACT 7: 10± acres** fronting S. Frisco Rd, excellent potential building site with a nice pocket of trees in the back.  
**TRACT 8: 9± acres** fronting S. Frisco Rd, another excellent potential building site!  
**TRACT 9: 34± acres** access fronting S. Frisco Rd, this tract is stunning with a nice pond, tree lined creek and plenty of room to build your dream home!  
**TRACT 10: 10± acres** fronting S. Frisco Rd, another excellent potential building site with great topography.  
**TRACT 11: 10± acres** fronting S. Frisco Rd, another nice tract to choose from.  
**TRACT 12: 28± acres** access fronting S. Frisco Rd with an excellent combination of open pasture and trees in the back, a stunning building site!



**TRACT 13: 3.61± acres** fronting SW 89th St, beautiful potential building site with large trees in back.  
**TRACT 14: 65± acres** with a nice pond along the front, beautiful creek on the back side and all the room you could want to room! This could be an outstanding building site or development tract.  
**TRACT 15: 13± acres** fronting SW 89th St, with a clear water creek running along the east side!  
**TRACT 16: 11± acres** fronting SW 89th St, lots of potential building site options here!  
**TRACT 17: 11± acres** fronting SW 89th St, excellent potential building site!  
**TRACT 18: 11± acres** fronting SW 89th St, another great option to investigate!  
**TRACT 19: 44± acres** fronting SW 89th St, gorgeous clear water pond in the front section and awesome creek views in the back. Lots of room to pick your dream home spot or develop here!



**TERMS AND CONDITIONS**  
**PROCEDURE:** Tracts 1 through 19 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 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 shall be at closing.  
**REAL ESTATE TAXES:** Real Estate taxes shall be prorated to the date of closing.  
**MINERALS:** Owner specifically excepts and reserves all minerals, including without limitation, oil, gas, coal, coalbed methane, and all other hydrocarbons, lignite, all metallic minerals, if any, and all other minerals of every kind and nature, in and under associated with the referenced Property and all rights appurtenant thereto, and the term "Property" shall not include any mineral rights.  
**ACREAGE AND TRACTS:** All acreages, dimensions 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.  
**INSPECTIONS:** A prospective Buyer shall carefully inspect the Property and any improvements, components, fixtures, equipment or appliances in or on the Property and, if desired, have the Property inspected by an expert of Buyer's choosing. Buyer is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the Property.  
**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.

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