

**240±**  
*acres*  
with Multiple Homes  
Offered in 7 Tracts

Oklahoma Custer & Roger Mills Counties  
**LAND AUCTION**



*Tuesday*  
**December 14**

Starting at 5:30pm • Online Bidding Available  
Held at Elk City Convention Center (West Room), OK

Excellent Pasture  
Good Perimeter Fencing  
2 Homes – Good Rentals or Ranch Houses  
Numerous Potential Building Sites  
Multiple Ponds



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**405.332.5505**  
**SchraderAuction.com**



**Online Bidding Available**  
You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must be registered. For online bidding information, call Schrader Auction Co.

DECEMBER						
Sun	Mon	TUE	Wed	Thu	Fri	Sat
26	27	28	29	30	31	
19	20	21	22	23	24	25
12	13	<b>14</b>	15	16	17	18
5	6	7	8	9	10	11
			1	2	3	4

*Auction Manager:*  
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**SCHRADER**  
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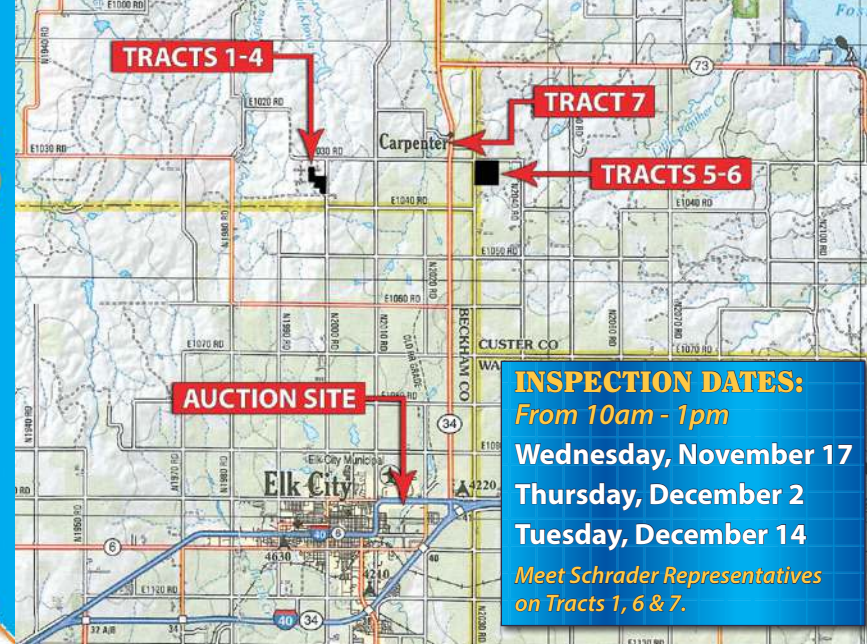
**800.451.2709 • SchraderAuction.com**

# Oklahoma LAND AUCTION

Custer & Roger Mills Counties

Tuesday  
**December 14**

Starting at 5:30pm • Online Bidding Available  
Auction Location:  
Elk City Convention Center, West Room  
1016 Airport Industrial Rd  
Elk City, OK 73648



**240±  
acres**  
with Multiple Homes  
Offered in 7 Tracts

*An exciting opportunity*

to purchase quality pasture, homes and potential building sites in Custer and Roger Mills Counties. The auction consists of 3 separate properties, all near the community of Carpenter, Oklahoma. Tracts 1 through 4 offer some stunning views of the surrounding landscape, have good perimeter fencing and offer frontage on county roads. Tracts 5 and 6 make up 160± acres total, including: a great pond, good fences, county road frontage and a 1,080 square foot, 3 bed, 1 bath ranch house in good repair. Tract 7 features a 2,163 square foot, 2 bed, 2 bath, 2 living area home located along Highway 34! Buyers may bid on any individual tract or combination of tracts that best fit their needs.

**INSPECTION DATES:**  
From 10am - 1pm  
**Wednesday, November 17**  
**Thursday, December 2**  
**Tuesday, December 14**  
Meet Schrader Representatives  
on Tracts 1, 6 & 7.

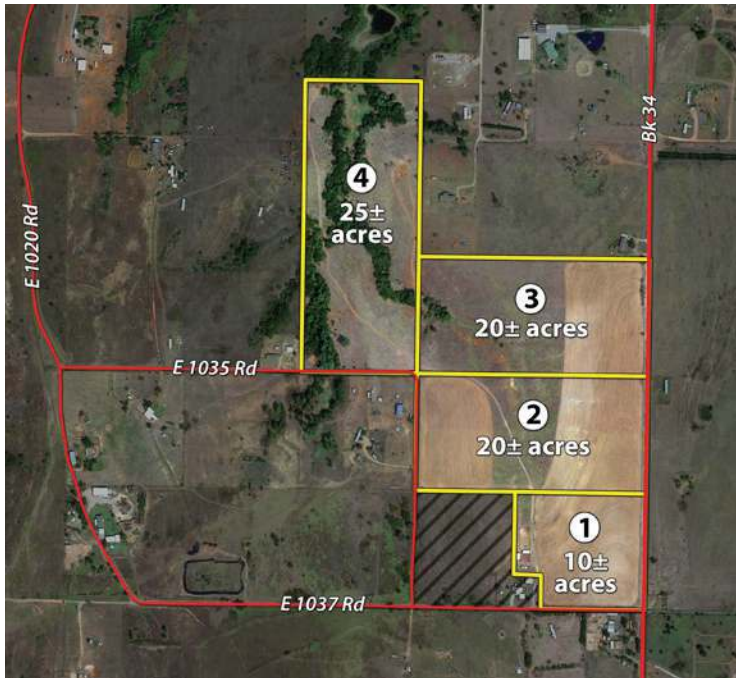
**TRACT 1:** 10± acres with an outstanding view of the landscape to north, includes excellent set of working pens with 3 small sheds, road frontage on 2 sides, excellent potential building site.

**TRACT 2:** 20± acres with county road frontage and another excellent view.

**TRACT 3:** 20± acres with county road frontage and a small pond on the west side!

**TRACT 4:** 25± acres with an excellent combination of open pasture and big trees! Hunting potential here and lots of places to potentially build.

**TRACT 5:** 156± acres which is an excellent combination of open pasture, trees for shade and a very nice pond. This tract is fully fenced, with perimeter fence in excellent shape.



*Auction 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 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:** 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" 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.

**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.



**405.332.5505 AUCTIONS**  
**SchraderAuction.com**

**AUCTION MANAGER | BRENT WELLINGS • 405.332.5505 • brent@schraderauction.com**