

in cooperation with



**AUCTION MANAGER:**

**BRENT WELLINGS** • 405-332-5505  
brent@schraderauction.com • Lic#158091

### 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 Schrader Auction Co.



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## Home Site & Development LAND AUCTION

Wagoner County, OK on E 71st (Kenosha) Street!

# 160± acres

offered in 10  
Desirable Tracts

from 10 to  
70± acres

Tuesday,  
February 22, 6:00pm



## Home Site & Development LAND AUCTION

Wagoner County, OK on E 71st (Kenosha) Street!

- Outstanding Development Potential
- Intersection of E 71st (Kenosha) & S 305th E Ave
- Gorgeous Potential Home Sites!
- Coweta School District
- Outside City Limits

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**THE JONES TEAM  
COLDWELL BANKER  
SELECT**

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## Tuesday, February 22, 6:00pm

*Held at Forest Ridge Golf Club, Broken Arrow • Online Bidding Available*



# Home Site & Development LAND AUCTION

Wagoner County, OK on E 71st (Kenosha) Street!

Outstanding Development Potential

Intersection of E 71st (Kenosha) & S 305th E Ave

Gorgeous Potential Home Sites!

Coweta School District

Outside City Limits

**160<sup>±</sup> acres**

offered in 10 Desirable Tracts

from 10 to 70<sup>±</sup> acres

Online Bidding Available

**Tuesday, February 22, 6:00pm**



**Auction Location:** Forest Ridge Golf Club, 7501 E Kenosha Street, Broken Arrow, OK 74014

**Property Location:** At the intersection of E 71st (Kenosha) Street and S 305th East Avenue, watch for auction signs!

An outstanding opportunity to acquire top tier residential development land and home sites along E 71st (Kenosha) Street and S 305th East Avenue in Wagoner County (Just east of Broken Arrow, city limits)! Being offered in 10 desirable tracts, ranging from 10 to 70<sup>±</sup> acres, allows for both the home site buyer and investor to compete for the tracts which best fit their needs. A very limited supply of this quality property exist! Buyers may submit bids on any individual tract or combination of tracts, creating the perfect package for you!

**TRACT 1: 10+ acres** located on the intersection of E 71st Street and S 305th E Avenue, outstanding corner tract with potential commercial value in the future. This could be an excellent potential home or investment parcel.

**TRACT 2: 10+ acres** located along E 71st Street, excellent elevation on this tract created views to the south and east!

**TRACT 3: 10+ acres** located along E 71st Street, excellent elevations and views from this tract also.

**TRACT 4: 10+ acres** located along E 71st Street, great topography and elevation to make turn this parcel into your potential homesite.

**TRACT 5: 10+ acres** located along E 71st Street, another awesome potential building site!

**TRACT 6: 10+ acres** located along S 305th East Avenue, excellent potential building site near the intersection with good access.

**TRACT 7: 10+ acres** located along S 305th East Avenue, another excellent potential building site.

**TRACT 8: 10+ acres** located along S 305th East Avenue, more great building sites in this offering.

**TRACT 9: 10+ acres** located along S 305th East Avenue, the final small parcel offered in the sale.

**TRACT 10: 70<sup>±</sup> acres** located along S 305th East Avenue and encompassing the SE quadrant of the property. A small pond is located in the center of the property, with an excellent location to build a larger water feature!

## INSPECTIONS:

Meet Brent on Tract 2.

Wednesday, February 2, 10am-Noon

Tuesday, February 15, 3-5pm

Tuesday, February 22, 10am-Noon

## Auction Terms & Conditions:

**PROCEDURE:** Tracts 1 through 10 will be offered in individual tracts, or any combination of these tracts, or as a total unit. 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 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, subject to rights of current tenants.

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

**MINERALS:** The sale of the Property will include the minerals currently owned by Seller (if any). However, no promise, warranty or representation will be made as to the existence or value of any minerals or the nature or extent of Seller's interest therein.

**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.

**Auction Manager:**  
**BRENT WELLINGS**

**405.332.5505**

**SchraderAuction.com**

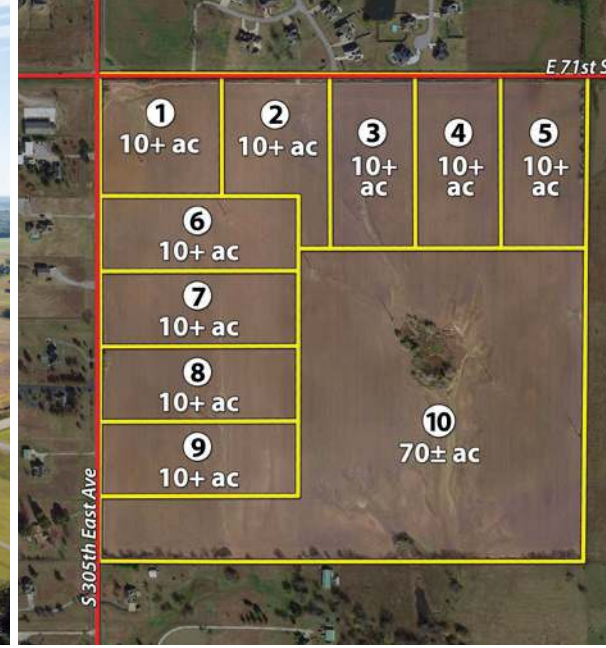
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Northwest Corner



Tract 1 Frontage



Tract 2



Tract 4



Tracts 3-5



Tract 7



Tract 10



Tract 9



Tract 10

