

# Multi-County Oklahoma LAND AUCTION

Beaver, Hughes & Nowata

**SCHRADER**  
THE ORIGINAL MULTI-TRACT AUCTIONS

TIMED ONLINE ONLY  
VIRTUAL  
LIVE WITH ONLINE

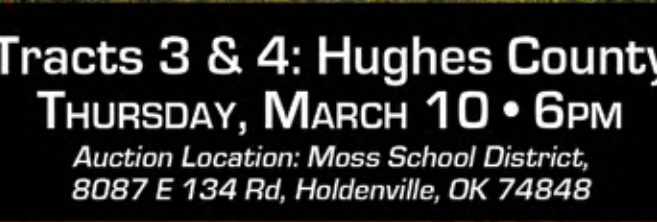
405-332-5505  
SchraderAuction.com

530± acres  
4 Properties

4% Buyer's Premium

- Beaver County Pastureland
- Hughes County Pasture & Hunting
- Nowata County Pasture & Hunting
- Ponds, Creeks, Stunning Views
- Paved Road Frontage

*2 Dates*



**Tract 1: Beaver County**  
**TUESDAY, MARCH 8 • 1PM**  
Auction Location: Beaver County Fairgrounds,  
1107 Douglas Ave, Beaver, OK 73932

**Tract 2: Nowata County**  
**THURSDAY, MARCH 10 • 11AM**  
Auction Location: Nowata County Fairgrounds,  
612 Roxy Ave, Nowata, OK 74048

**Tracts 3 & 4: Hughes County**  
**THURSDAY, MARCH 10 • 6PM**  
Auction Location: Moss School District,  
8087 E 134 Rd, Holdenville, OK 74848

Beaver, Hughes & Nowata

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

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**Auction Manager:**  
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brent@schraderauction.com

Charles Brent Wellings Associate Broker, 158091  
Schrader Real Estate and Auction Co Inc  
(Branch Office - Stillwater, OK), 172583

**530± acres**  
*4 Properties*

MARCH 2022

SUN	1	2	3	4	5
MON	7	8	9	10	11
TUE	13	14	15	16	17
WED	20	21	22	23	24
THU	27	28	29	30	31
FRI					

**405-332-5505**  
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**NAA**  
Auctioneer

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# 530± acres

## 4 Properties

**GENERAL DESCRIPTION:**

Oklahoma Land Portfolio Auction! 4 land tracts located across the State of Oklahoma, which offer unique features for a variety of Buyers. 530± total acres will be offered in this auction, with properties ranging in size from 50± to 320± acres. Review the maps and property descriptions for each tract to determine the property that best fits your needs.

**TRACT 1 - BEAVER COUNTY**

**TUESDAY, MARCH 8 • 1PM**

**Auction Location:** Beaver County Fairgrounds, 1107 Douglas Ave, Beaver, OK 73932



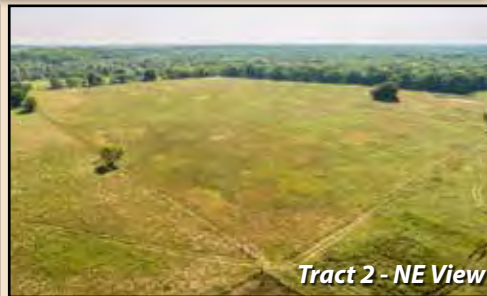
**TRACT 2 - NOWATA COUNTY**

**THURSDAY, MARCH 10 • 11AM**

**Auction Location:** Nowata County Fairgrounds, 612 Roxy Ave, Nowata, OK 74048



Tract 1 - SW View



Tract 2 - NE View



Tract 3 - SW View

**TRACTS 3 & 4 - HUGHES COUNTY**

**THURSDAY, MARCH 10 • 6PM**

**Auction Location:** Moss School District Cafeteria, 8087 E 134 Rd, Holdenville, OK 74848

**TRACT DESCRIPTIONS:**

**TRACT 1: 320± ACRES** located west of Beaver, OK and bordering the Beaver River State Wildlife Management Area. Nice pasture with good perimeter fencing and water well with stock tank in center of the property. Excellent piece for the grass buyer in this area.

**TRACT 2: 50± ACRES** located just north of Nowata, OK near the Verdigris River. Combination of open pastureland and mature hardwood trees. This tract is currently land-locked with no access to a public roadway.

**TRACT 3: 80± ACRES** located just 1 mile east of Horn-town, OK on an excellent paved road. This is a very clean tract, mixture of well-maintained pasture and mature trees lining the small creek that runs through the property. Also includes a small stock pond as an additional water source.

**TRACT 4: 50% UNDIVIDED INTEREST IN 160± ACRES** located between Calvin and Horn-town, OK. Excellent wildlife habitat with rolling terrain and heavy timber. This tract is bordered by Statutory Section Lines on the south and west boundaries but no established public road offers access to the property.



Tract 3

**INSPECTION DATES:**

Tract 1: March 1 • 9-11AM & March 8 • 9-11AM  
Tract 2: Limited Access • No Public Inspection Offered

Tract 3: March 2 • 9-11AM & March 10 • 2-4PM  
Tract 4: Limited Access • No Public Inspection Offered

**BEAVER COUNTY**



**HUGHES COUNTY**



**NOWATA COUNTY**



**HUGHES COUNTY**



**Sale Manager: Brent Wellings, 405-332-5505**

**TERMS & CONDITIONS:**

**PROCEDURE:** Tracts 1 through 4 will be offered in individual tracts per auction date and time of, no combination bidding will be permitted between tracts being offered in separately scheduled auctions. There will be open bidding on all tracts included in each scheduled auction as determined by the Auctioneer. 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 bid-

der 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.

**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. - 800-451-2709.



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