

Harper County, Oklahoma

LAND AUCTION

160± Acres

Tuesday, March 8 • 5pm

Held at the Laverne Community Center, Laverne, OK



SCHRADER
THE ORIGINAL MULTI-TRACT AUCTIONS
TIMED ONLINE ONLY
VIRTUAL
LIVE ONLINE

SU	M	TU	W	TH	F	SA
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

MARCH

Brent Wellings • 405.332.5505

brent@schraderauction.com Lic. #158091

Follow us on:



Schrader Real Estate & Auction Company, Inc.

Local Office: 405.332.5505

101 N Main St Stillwater, OK 74075 #112774, #172583

Corporate Headquarters:

950 N Liberty Dr Columbia City, IN 46725

800.451.2709 • www.SchraderAuction.com

4% Buyer's Premium

Tuesday, March 8 • 5pm

Held at the Laverne Community Center, Laverne, OK

160± Acres



- Expired CRP Land
- No Grazing Pressure
- Fenced on 2 Sides
- Good Access

Harper County, Oklahoma

LAND AUCTION



4% Buyer's Premium

405.332.5505
www.SchraderAuction.com

Tuesday, March 8 • 5pm

Held at the Laverne Community Center, Laverne, OK

160± Acres

- Expired CRP Land
- No Grazing Pressure
- Fenced on 2 Sides
- Good Access

Harper County, Oklahoma

LAND AUCTION



ONLINE BIDDING AVAILABLE

4% Buyer's Premium 405.332.5505
www.SchraderAuction.com

Tuesday, March 8 • 5pm

Held at the Laverne Community Center, Laverne, OK



Contact the Auction Company for a detailed Information Booklet with additional due diligence materials, including: soil maps, tax & FSA details, etc.

160± Acres

- Expired CRP Land
- No Grazing Pressure
- Fenced on 2 Sides
- Good Access

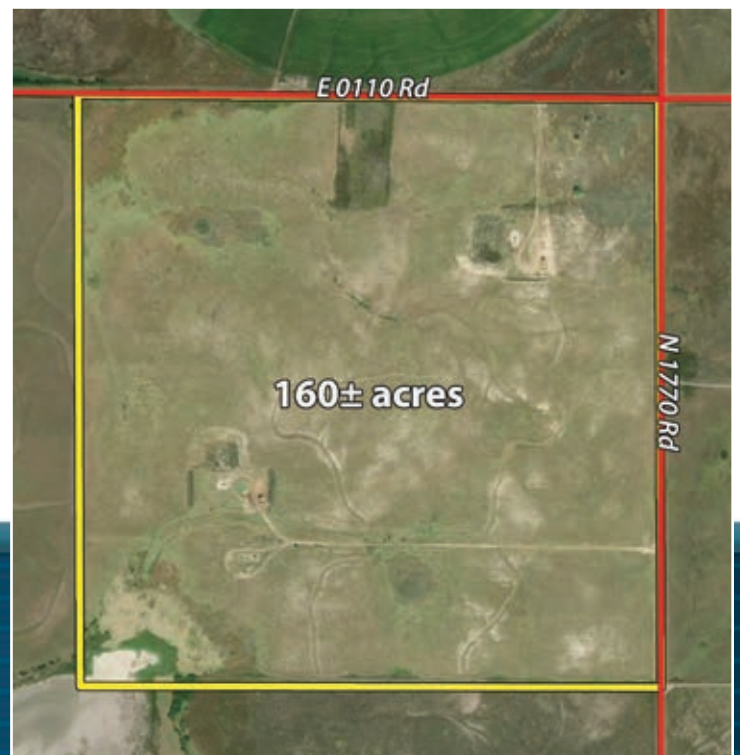
Excellent 160± acre tract located north of Laverne, Oklahoma in Harper County near the intersection of Highways 283 and 64. The farm has been enrolled in CRP for many years, the contract expired in October 2021. Property is in excellent condition and ready for new owner to take it over!



AUCTION SITE: Laverne Community Center (Old Masonic Lodge) • 201 S Broadway Laverne, OK 73848



INSPECTION DATE:
Tue, Mar. 1 • 1-3pm
Tue, Mar. 8 • 1-3pm



Brent Wellings • 405.332.5505 • brent@schraderauction.com

Harper County, Oklahoma

LAND AUCTION



ONLINE BIDDING AVAILABLE

You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schradler Auction Co. - 800-451-2709.

4% Buyer's Premium **405.332.5505**
www.SchradlerAuction.com

TERMS & CONDITIONS:

PROCEDURE: Property will be offered as an individual tract per auction date and time. There will be open bidding throughout the 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 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 limita-

tions, oil, gas, coal, coalbed methane, and all other hydrocarbons, lignite, and all metallic minerals and all other minerals on, in and under that are associated with and may be produced from the Property and all rights appurtenant thereto, and the term "Property" will 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: Schradler 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.