

**SCHRADER**  
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*Auction Manager*

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**THE SALT CREEK RANCH**  
*Outstanding* **LAND AUCTION**  
POTTAWATOMIE COUNTY, CENTRAL OKLAHOMA

*Tuesday May 17 at 6:00PM*  
held at FireLake Golf Course Clubhouse, Shawnee, OK • Online Bidding Available

**1,062±**  
Offered in 21 Tracts or Combinations

- Excellent Bermuda Pastures
- 205± Tillable Acres Currently Under Cultivation
- Outstanding Wildlife Habitat
- Large, Mature Pecan & Hardwood Trees
- 880± Acres Contiguous with Ranch Home
- 2+ Miles of Salt Creek Frontage!
- Less Than 1 Hour from OKC

*Tuesday May 17 at 6:00PM*  
held at FireLake Golf Course Clubhouse, Shawnee, OK • Online Bidding

**1,062±**  
Offered in 12 Tracts or Combinations

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# 1,062± acres

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## THE SALT CREEK RANCH Outstanding LAND AUCTION

POTTAWATOMIE COUNTY, CENTRAL OKLAHOMA

### INSPECTION DATES

9:00am – Noon

Tuesday, April 12

Tuesday, May 10

Tuesday, May 17

Meet on Tracts 2 & 7

held at FireLake Golf Course Clubhouse, 1901 S Gordon Cooper Drive, Shawnee, OK  
Online Bidding Available

Tuesday May 17 at 6:00PM



TRACT 7

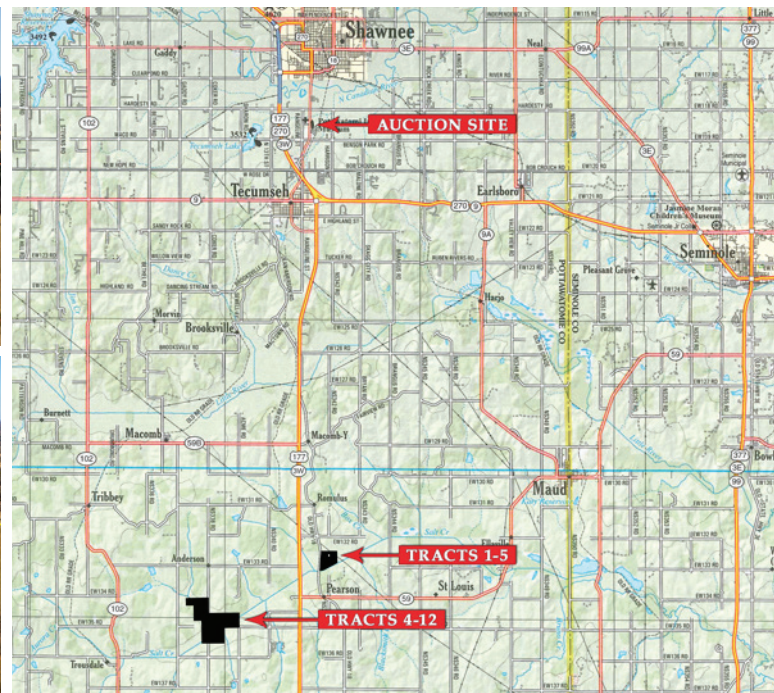
The Salt Creek Ranch is an outstanding Central Oklahoma property with loads of potential for various Buyers. The headquarters of the ranch is comprised of 880± contiguous acres, with a blend of improved Bermuda pastures, Class II Port Loam Soils under cultivation & pockets of mature Pecan & Hardwood timber. A modest but functional, 1,963 square foot ranch home, pole barn and working pens are all included in Auction Tract 7; making an excellent headquarters for the property. The balance of the ranch is located only a couple miles northeast, including Bermuda pastures, pole barn with pipe working pens and an excellent pond. The ranch will be offered in 12 tracts; Buyers may bid on any individual tract or combination of tracts that fit your needs!



TRACTS 1-3



TRACT 4



**TRACT 1: 20± acres** located along Old Highway 177, excellent elevation and views of the Salt Creek bottomland below. This tract would make an outstanding potential building site for many Buyers.

**TRACT 2: 80± acres** which includes the pole barn and pipe working pens along Old Highway 177, balance of tract is Bermuda with 2 ponds!

**TRACT 3: 82± acres** along old Highway 177, excellent Bermuda pasture with over 1/2 mile of Salt Creek frontage.

**TRACT 4: 94± acres** with an excellent combination of upland pasture and bottomland that could be under cultivation, includes a nice stock pond.

**TRACT 5: 33± acres**, mostly tillable with Port Loam soils.

**TRACT 6: 222± acres** with excellent Bermuda pastures, 3 ponds and bottomlands along cottonwood and salt creeks that could make excellent cultivated land or hay meadows. A large pocket of mature hardwoods on the far east side make an excellent wildlife refuge on this tract!

**TRACT 7: 12± acres** which includes the 1963 square foot ranch house, 3 bedroom, 3 bath home built in 1983 and in good repair. Also included are a 40' x 60' pole and working pens with load out!



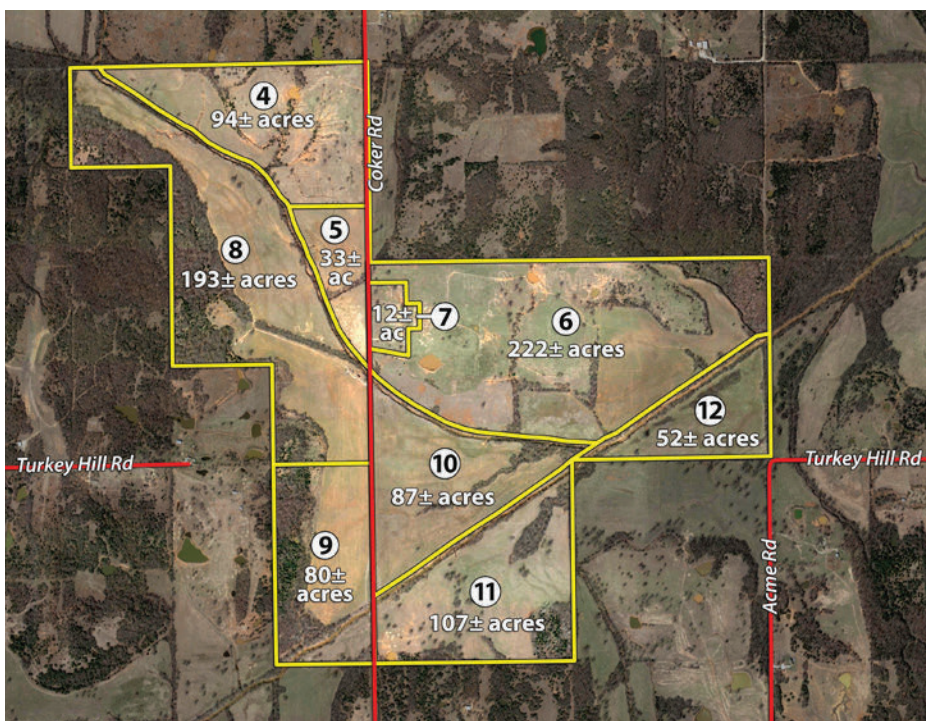
TRACTS 6, 7 & 10



TRACTS 6 & 12



TRACTS 9-11



**TRACT 8: 193± acres** with substantial acreage under cultivation, featuring Port Loam, Class II soils. The balance of the tract is comprised of hardwood & pecan timber, creating an excellent wildlife habitat!

**TRACT 9: 80± acres** with more Port Loam soils and wooded wildlife habitat!

**TRACT 10: 87± acres** with 71.65± tillable acres per FSA, more Port Loam soils with the balance of the tract in large trees.

**TRACT 11: 107± acres** which are absolutely stunning. Views overlooking the bottomlands below, lush Bermuda pastures and huge Pecan trees scatter the landscape. Also includes a nice pond along the county road!

**TRACT 12: 57± acres** with substantial frontage along Salt Creek, large trees along the creek and level topography make this a stunning tract.

### Auction Terms & Conditions:

**PROCEDURE:** Tracts 1 through 12 will be offered in individual tracts, in 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.

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