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 *Online Bidding Available*
You may bid online during the auction at
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OKLAHOMA & LINCOLN COUNTIES
AUCTION
Near Harrah, Oklahoma
223.75± acres
with Multiple Homes
offered in 5 Tracts

TRACT 5

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

Wednesday, August 24 • 6:00pm  Online Bidding Available
at Nicoma Park Community Center, 2221 Nichols Drive, Nicoma Park OK



OKLAHOMA & LINCOLN COUNTIES
AUCTION
Near Harrah, Oklahoma
223.75± acres
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TRACT 2

Wednesday, August 24 • 6:00pm



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- Tillable Acres with Class I Soils
- Paved Road Frontage – Development Potential
- 3 Bedroom Home on Secluded 82.75± Acres
- Rental Investment Opportunity
- Harrah & White Rock Schools
- Recreational Land with Abundant Deer & Turkey!

TRACT 1

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OKLAHOMA & LINCOLN COUNTIES AUCTION

Near Harrah, Oklahoma

An exciting Real Estate Portfolio that offers a variety of property types for numerous Buyers! Productive, tillable bottomland near the North Canadian River, potential homesites, secluded acres on paved roads and a 2,718 sq. ft. home on 82.75± acres are all being offered in a single auction! With this kind of property variety in one sale, pay close attention to the extensive mapping and tract descriptions to investigate the parcels that are the best fit for you. Buyers may bid on any individual tract or combination of tracts being offered!

TRACT 1: 90± acres located along Pottawatomie Rd, in Oklahoma County and Harrah School District. This is truly a beautiful tract of land! With two ponds, a mixture of open pastureland, dense hardwoods and scattered cedar the land boasts a secluded feeling while

being convenient to town. With 1/2 mile of paved road frontage on the east and 1/4 mile of paved frontage on the south, the development and homesite potential of this parcel should also interest many!

TRACT 2: 40± acres of productive farmland in the North Canadian River bottoms. With 25± acres tillable per FSA, all of which consists of Class I Asher Silty Clay Loam Soils this tract should interest the farmland Buyers. But, with the balance of the tract large trees, thick draws and a secluded pond recreational land Buyers need to pay attention to this tract.

TRACT 3: 5± acres with an outstanding view to the east! Includes a 2 bedroom, 1 bath home built in 1920, in need of repair but with potential to be an excellent rental investment or starter home! Also included are a small barn and outbuildings for livestock.

TRACT 4: 6± acres, mixture of trees and open pasture. Perimeter fencing around the parcel and a small pond in the back. Excellent potential homesite!

TRACT 5: 82.75± acres that includes the 2,718 sq. ft. home in a stunning setting! Large oak trees surround the home, creating a shade filled environment for enjoying your days at the end of a dead end road in total privacy! The home boasts 3 bedrooms and 2 baths, with a lovely sunroom facing the south, large living area, formal dining room, spacious kitchen, two car garage and a LARGE workshop area that could also make a great game room. The accompanying 82.75± acres is also fantastic, with a mixture of open pasture, large trees and a shooting range!

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 Trustees 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: 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.

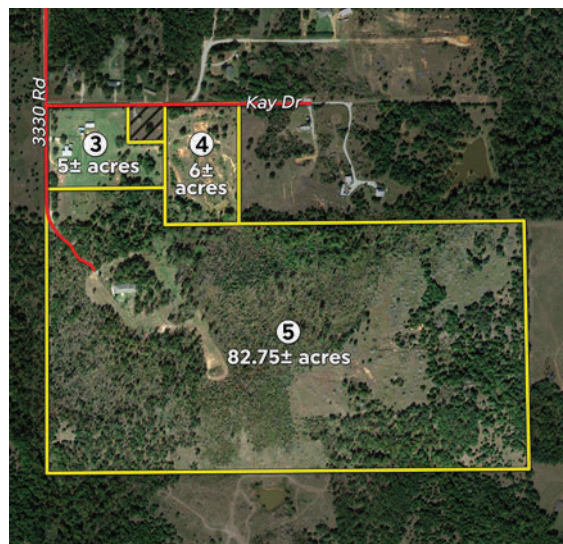
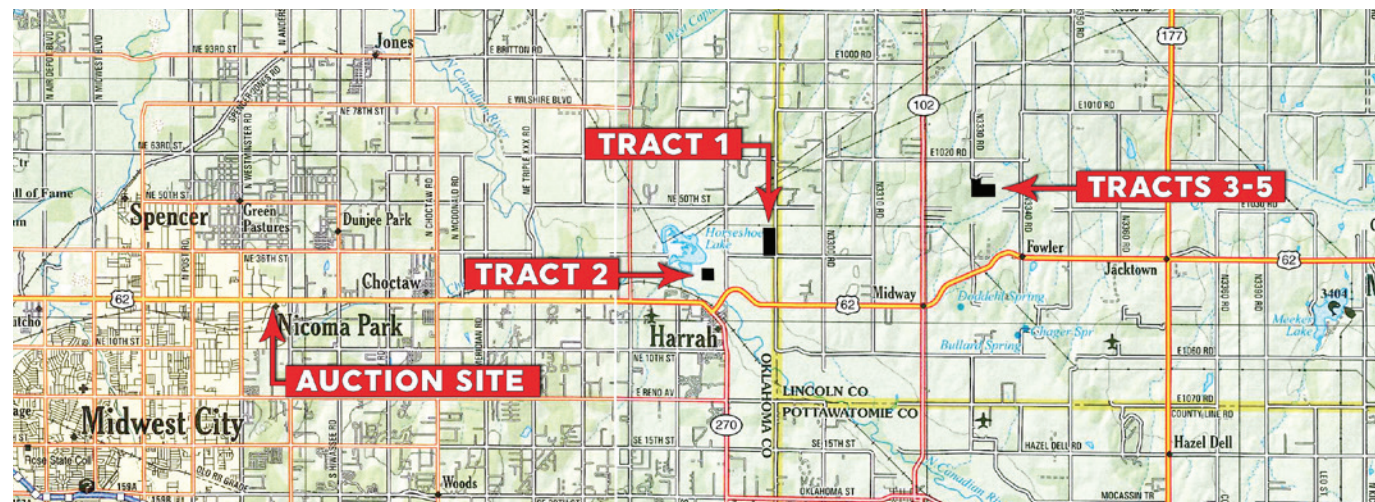
ACREAGE AND TRACTS: All acreages, dimensions and square footages are approximate and have been estimated based on current legal descriptions, property tax records and/or aerial photos. Any corrections, additions, or deletions will be made known prior to the auction.

AGENCY: Schrader Real Estate and Auction Company, Inc. and their representatives are exclusive agents of the Seller.

Wednesday, **August 24** 6:00pm

Online Bidding Available

at Nicoma Park Community Center, 2221 Nichols Drive, Nicoma Park OK 73066



Inspection Dates:

Thursday, August 11

Tracts 1 – 2: 9 – 11AM

Tracts 3 – 5: 12 – 2PM

Thursday, August 18

Tracts 1 – 2: 9 – 11AM

Tracts 3 – 5: 12 – 2PM

Tuesday, August 23

Tracts 1 – 2: 9 – 11AM

Tracts 3 – 5: 12 – 2PM

Auction Terms & Conditions:

PROCEDURE: Tracts 1 through 6 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

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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