

OPEN RANCH / INSPECTION DATES

Thursday, March 23 from 3:00-6:00pm
Thursday, April 6 from 3:00-6:00pm
Wednesday, April 12 from 3:00-6:00pm
Meet a Schrader Representative on Tract 1 & 12



TRACT 12

PROPERTY LOCATION

TRACTS 1-8: Located southeast of Rush Springs, 3 Miles east of Highway 81 on County Road 1580.

TRACTS 9-15: Located northwest of Rush Springs, take Rocky Ford Road west off Highway 81 for 2.8 miles and watch for signs.

AUCTION LOCATION

First Baptist Church
324 W Colorado Avenue
Chickasha, OK 73018

TERMS & CONDITIONS

PROCEDURE: Tracts 1 through 15 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 auction 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 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: Buyer shall be responsible for all 2023 taxes.

MINERALS: The sale of the Purchased Tracts 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.

Auction Manager
BRENT WELLINGS

405.332.5505

SchraderAuction.com

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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Land AUCTION

GRADY COUNTY, OKLAHOMA



TRACTS 1-6

4 PROPERTIES

768[±] Acres

OFFERED IN 15 TRACTS
ranging from 16[±] to 153[±] acres

- Convenient Location to Chickasha & Rush Springs
- Excellent Pastures with Perimeter Fencing
- 18 Total Ponds
- Extensive Paved Road Frontage
- Multiple Potential Building Sites
- Established Hay Meadows



Thursday **APRIL 13** at 6pm
held at First Baptist Church, Chickasha, OK
Online Bidding Available

SCHRADER
Real Estate and Auction Company, Inc.



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AUCTION MANAGER

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LIC. #158091



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 Schrader Auction Company, 800.451.2709.

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Land AUCTION

GRADY COUNTY, OKLAHOMA



TRACT 1



TRACT 7

4 PROPERTIES

768[±] Acres

OFFERED IN 15 TRACTS

Thursday **APRIL 13** at 6pm



Land AUCTION

GRADY COUNTY, OKLAHOMA



TRACTS 7-8

4 PROPERTIES

768[±] Acres

OFFERED IN 15 TRACTS
ranging from 16[±] to 153[±] acres

- Convenient Location to Chickasha & Rush Springs
- Excellent Pastures with Perimeter Fencing
- 18 Total Ponds
- Extensive Paved Road Frontage
- Multiple Potential Building Sites
- Established Hay Meadows



TRACT 1



TRACT 5



TRACT 15

Thursday **APRIL 13** at 6pm
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Land AUCTION 768[±] Acres

GRADY COUNTY, OKLAHOMA

OFFERED IN 15 TRACTS

Thursday APRIL 13 at 6pm

held at First Baptist Church, Chickasha, OK • Online Bidding Available

An outstanding group of Grady County properties are being offered in this sale on April 13! With a variety of property types included in the auction, take the time to look these tracts over closely for the one that is the best fit for you. The properties will be offered in 15 separate tracts, which range in size from 16± to 153± acres. Many of the tracts have existing ponds, perimeter fencing and paved road frontage! Visit the auction website to view extensive mapping and photography of each tract to determine which is the best fit for your needs. Bidders may submit bids on any individual tract or combination of tracts during the auction!

TRACTS 1 & 2 NORTH VIEW

TRACT 1: 39± acres located on County Rd 1580 which includes a 70' x 40' metal barn with concrete floored storage/feed room. Adjacent to the barn are a nice set of working pens with loadout chute. Two ponds are also included in Tract 1!

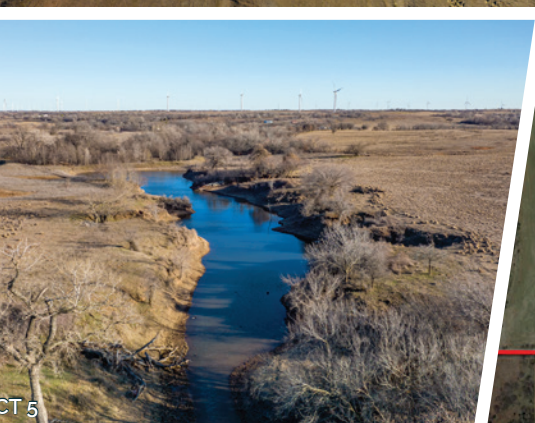
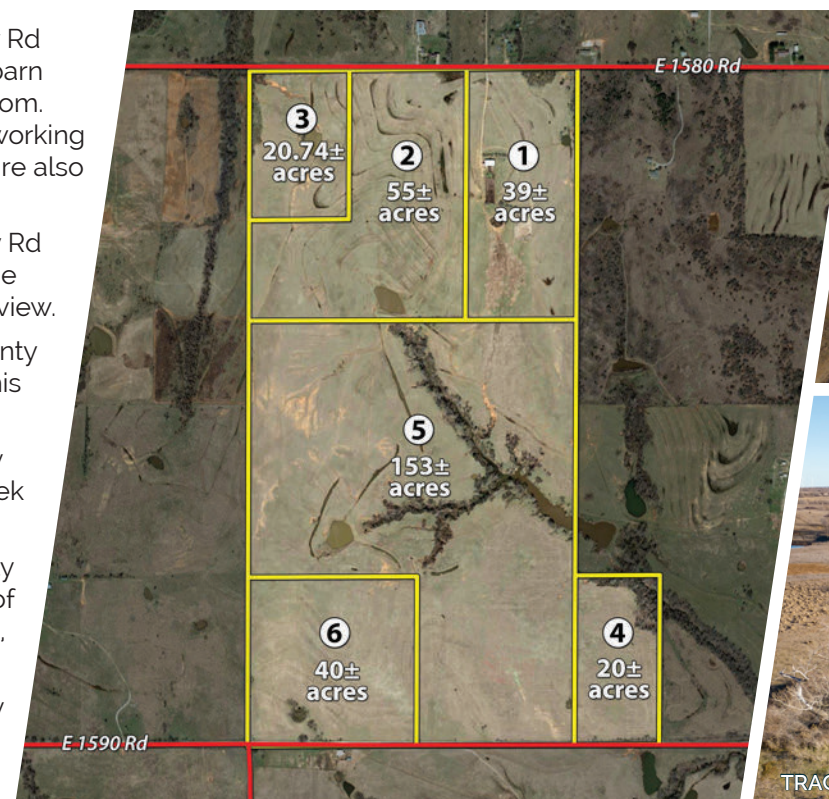
TRACT 2: 55± acres located on County Rd 1580, includes an excellent pond on the south end of the property and a great view.

TRACT 3: 20.74± acres located on County Rd 1580, another awesome pond on this tract and views for days!

TRACT 4: 20± acres located on County Rd 1590, includes a nice tree lined creek on the north end of the property.

TRACT 5: 153± acres located on County Rd 1590 with two ponds in the center of the property and two tree lined creeks, outstanding views from this tract also.

TRACT 6: 40± acres located on County Rd 1590 with a nice smaller pond along the southern boundary.



TRACT 7: 100± acres that are just stunning! Three ponds are staggered, one after another along the creek bottom, which runs south to north through the property. Tough to beat the views on this tract and also has a full perimeter fence.

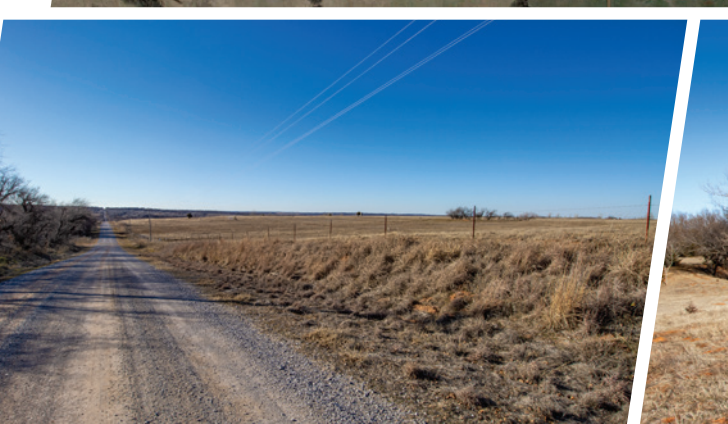
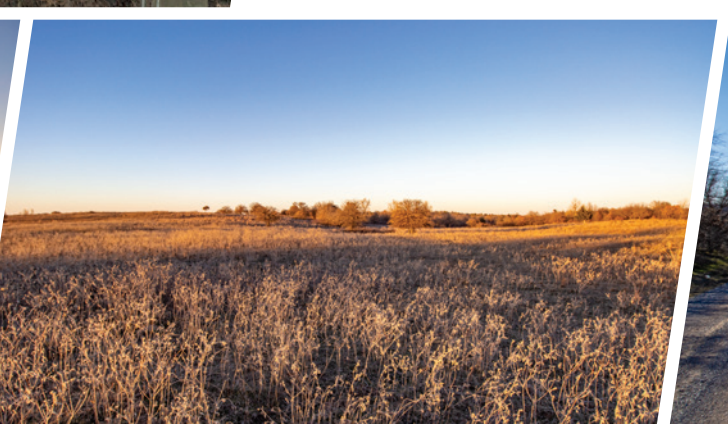
TRACT 8: 60± acres located along County Rd 1590, which includes four ponds and a blend of both open pasture and scattered timber.

TRACT 9: 23± acres located at the intersection of County Rd 2800 & 1500, outstanding views from this tract!

TRACT 10: 31± acres along County Rd 1500, excellent pond in the center of the tract and a panoramic view.

TRACT 11: 31± acres along County Rd 1500 with a secluded pond along the north boundary of the property.

TRACT 12: 69± acres along County Rd 2800 which includes three ponds, a clear water creek and beautiful mixture of open pasture land and heavy timber!



TRACTS 9-12 SOUTHWEST VIEW

TRACTS 9-12 NORTHEAST VIEW



TRACTS 13-15 SOUTHWEST VIEW

TRACTS 13-15 SOUTHEAST VIEW



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TRACT 13: 16± acres along County Rd 1480, excellent clear water pond on this tract that is tucked away into a deep tree-line creek bottom!

TRACT 14: 59± acres along County Rd 1480, beautiful hay meadow here!

TRACT 15: 51.38± acres along County Rd 1480, another excellent hay meadow tract with a beautiful creek running along the western boundary.



TRACT 1

TRACT 4

TRACT 7

TRACT 8

TRACTS 10-11

TRACT 11

Auction Manager:
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SCHRADER THE ORIGINAL MULTI-TRACT AUCTIONS

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