

Noble County, Ok
Near Lake McMurtry

Exceptionally Maintained HOME & LAND AUCTION

Tuesday, May 23 • 6pm
Auction Held Onsite - 18300 Frontier Rd, Perry, Ok

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Auction Manager: Brent Wellings Branch Broker #158091
Email: brent@schraderauction.com

75± acres
Offered in 2 Tracts
& as a Whole



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			



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ONLINE BIDDING AVAILABLE

- Meticulously Maintained Home & Land
- 2020 Solitaire Home – 1,568 Sq. Ft.
- 3 Bedroom, 2 Bath with Front & Back Porch
- 30'x40' Insulated Shop with 15' Open Bay Storage
- Routine Prescribed Burning on Land
- Spring Fed Creek & Multiple Ponds!
- Excellent Blend of Pasture & Wildlife Habitat

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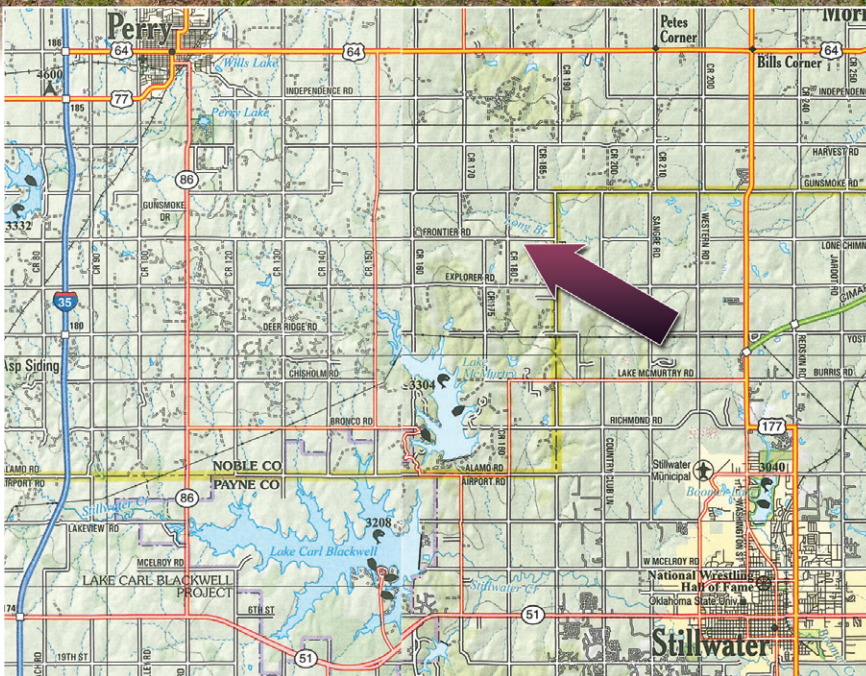
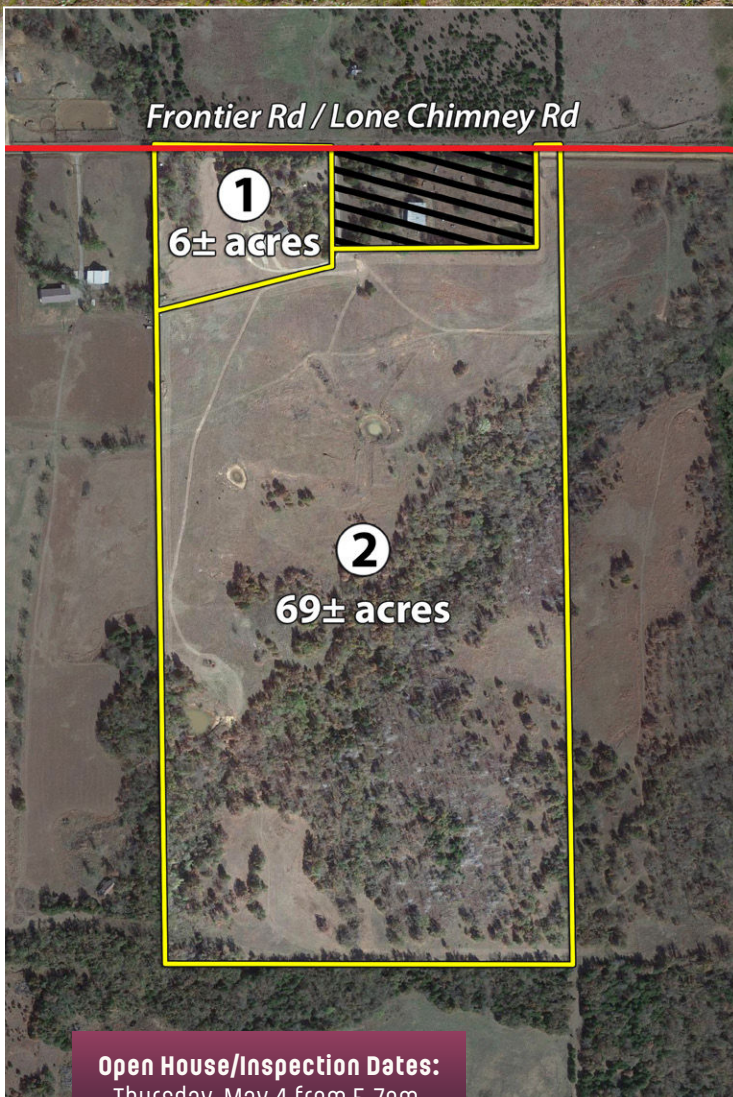
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ONLINE BIDDING AVAILABLE You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Co. 800-451-2709.

Occasionally you step foot on a property that you can immediately tell has been a centerpiece of care for a Seller and 18300 Frontier Rd is certainly one of those properties. The owner has done a fantastic job maintaining this property and is ready to sell to the next steward of the land. Consistent prescribed burning and land management has been a priority for the current owner and we are excited to offer this beautiful property to the market. The property will be offered in 2 tracts, with a 6± acre parcel including the like new 2020 Solitaire with a gorgeous covered front porch overlooking the property. The balance of the land will be offered in a 69± acre parcel consisting of lush pasture, a spring fed creek, multiple ponds and big timber. A balance which provides excellent wildlife habitat and livestock opportunities alike. If you are looking for a property this size in the Lake McMurry area don't overlook this one!



Property Address (Auction Held Onsite): 18300 Frontier Rd, Perry, OK 73077

Tract Descriptions:

Tract 1: 5.68± acres which include the beautiful homesite & all the improvements. 2020 Solitaire Home which is 1,568 Sq. Ft, 3 Bd, 2 ba, open concept with a gorgeous view from the large front porch. Also included are a 30'x40' insulated shop with concrete floors and a 15' open storage bay on the west side.

Tract 2: 69± acres combining open pasture, a spring fed creek, multiple ponds and dense timber to create an excellent combination of wildlife habitat and grazing potential.

Open House/Inspection Dates:
Thursday, May 4 from 5-7pm,
Saturday, May 13 from 9-11am &
Monday, May 22 from 5-7pm



Tract 2 - Pond



Tract 2



Tract 2 - Spring Fed Creek



Tract 1



Tract 1



Tract 1



Tract 1 - Kitchen



Tract 1 - Living Room



Tract 1 - Master Bath

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AUCTION TERMS & CONDITIONS:

PROCEDURE: Tracts 1 & 2 will be offered in individual tracts or as a total unit. There will be open bidding on all tracts & combinations during the auctions as determined by the Auctioneer. Bids on individual tracts & the whole 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, & 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, & 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 & reserves all minerals, including without limitation, oil, gas, coal, coalbed methane, & all other hydrocarbons, lignite, & all metallic minerals, etc., if any, associated with the referenced real estate, & the term "Property" shall not include any mineral rights.

ACREAGE & TRACTS: All acreages, dimensions & square footages are approximate & 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 & Auction Company, Inc. & their representatives are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis,

& no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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 & CHANGES:** Please arrive prior to scheduled auction time to inspect any changes or additions to the property information.