

Enid Area Land Auction

• Pasture • Tillable • Homesites

Tuesday, October 24 • 6pm

Auction Manager:

Brent Wellings Branch Broker #158091

Email: brent@schraderauction.com



October	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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160± Acres

Offered in 5 Tracts



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Tract 5

- Paved Road - Potential Homesites
- Spring Fed Creek - Excellent Bermuda Pasture
- 110± Tillable Acres Per FSA
- Predominantly Kirkland Pawhuska Soils
- Rural Water Lines on East & South
- 3 Miles Southeast of Downtown Enid

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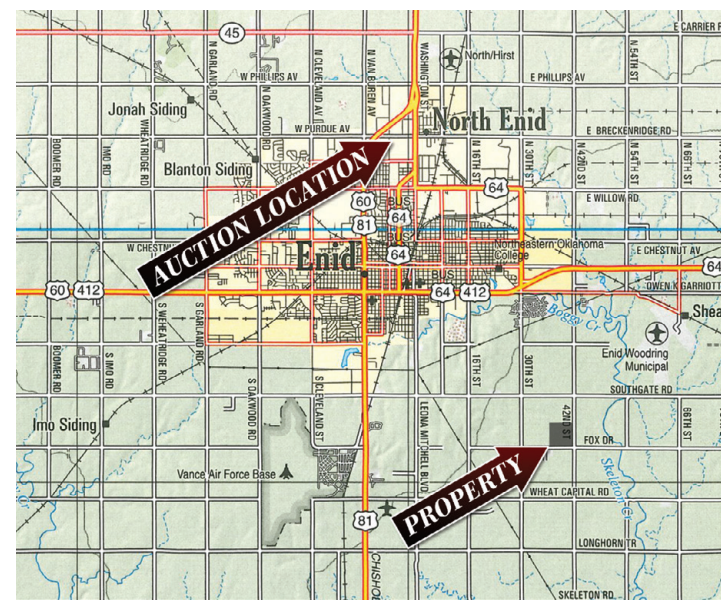
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Tract 1

Outstanding Southeast Enid land offering located at the intersection of Fox Dr & S 42nd St, which boasts paved roads leading all the way to the property! There are an excellent combination of features within this property. The southern part of the farm is comprised of mostly tillable acres & will be sowed to wheat prior to auction with the wheat crop conveying to new Buyer at closing! The northern portion of the property is an outstanding Bermuda pasture with a spring fed/live water creek running through the center of the parcel (check out the pictures!). There are numerous areas on the property that make excellent potential building sites, the property is located in Pioneer-Pleasant Vale School District. Buyer may bid on any individual tract or combination of tracts that fit your needs!

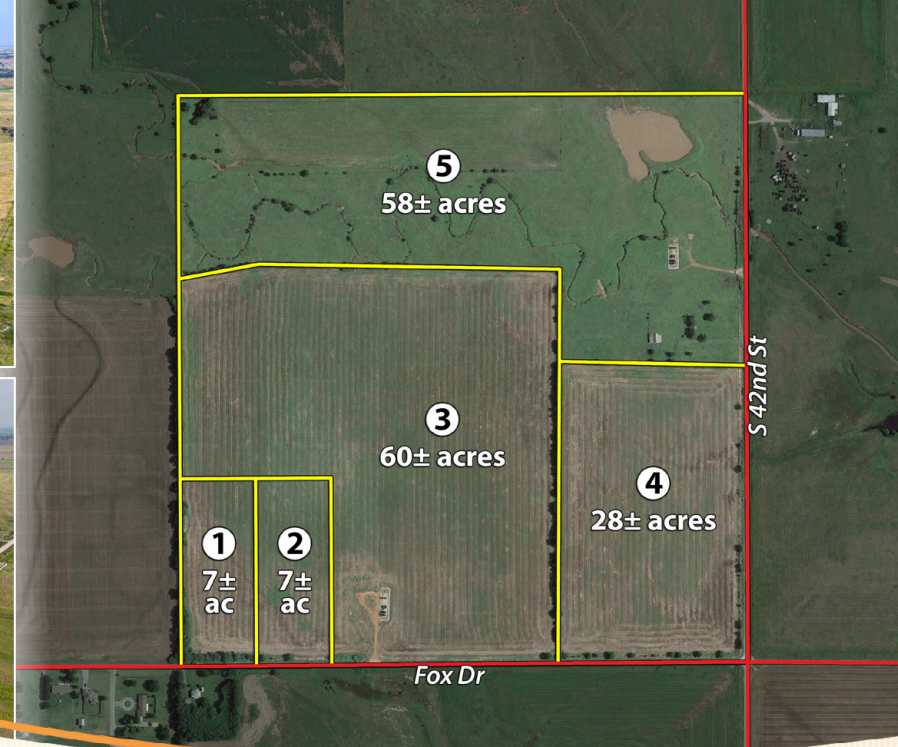


Auction Location: Held at Chisholm Trail Expo Center - 111 W Purdue Ave, Enid, OK 73701 (Held in the Board Room - NE Corner of Arena)
Property Location: Corner of Fox Dr & S 42nd St in Garfield County - Enid, OK



Land Tour/Inspection Dates (Meet Brent at Auction Tract 3):
 Friday, Sept. 22 from 9-11am
 Wednesday, Oct. 11 from 4-6pm
 Tuesday, Oct. 24 from 11am-1pm

Auction Manager: Brent Wellings
Email: brent@schraderauction.com



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TRACT 1: 7± ACRES

located along Fox Dr with paved roads leading all the way to property! Excellent potential building site for a country home.

TRACT 2: 7± ACRES located along Fox Dr with paved road frontage, another excellent potential building site alone or combined with Tract 1.

TRACT 3: 60± ACRES located along Fox Dr, excellent tillable tract with Kirkland Pawhuska Complex soils.

TRACT 4: 28± ACRES located at the intersection of Fox Dr & S 42nd, another nice tillable piece that is also an attractive potential building site.

TRACT 5: 58± ACRES located along S 42nd St that is absolutely stunning. Spring fed creek dissects this tract creating an excellent place for a large pond & homesite. The pasture is in great condition & includes the old homestead with an electric meter & original hand dug water well in place (see pictures of hand pumping water).

Tract 3 - Northeast View



Tract 4



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 info, call Schrader Auction Co. 800-451-2709

TERMS & CONDITIONS:

PROCEDURE: Tracts 1 through 5 will be offered in individual tracts, in any combination of these tracts, or as a total unit per auction date & time. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete. The property will be sold in the manner resulting in the highest total sale price.

BUYER'S PREMIUM: The purchase price will be the bid amount plus a 4% buyer's premium.

DOWN PAYMENT: 10% of the total contract purchase price will be due as a down payment on the day of auction, w/ 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 Warranty Deed or an appropriate form of Fiduciary Deed, as applicable.
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 of Auction Tracts 1-4 shall be at closing, current tenant will retain possession of Tract 5 until December 31st, 2023.

REAL ESTATE TAXES: 2023 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 w/ the referenced real estate, & the term "Property" shall not include any mineral rights.

ACREAGE & TRACTS: All acreages & dimensions 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.