

420+ Acres

Okmulgee & Okfuskee Counties

OFFERED IN 12 TRACTS

Auction

TRACTS 4-6

Morris OK Home & Acreage

PLUS Okmulgee & Okfuskee County Land Portfolio

TRACTS 1 & 2
South View

- 4BD, 2BA - 2,536 Sq. Ft. Home on Stunning Acreage
 - Morris School District
 - Established Hay Meadows
 - Paved Road Frontage
 - Numerous Potential Building Sites
- DEEP FORK RIVER FRONTAGE & MULTIPLE PONDS
- Excellent Waterfowl, Deer & Recreational Land



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SchraderAuction.com
4% Buyer's Premium

Tuesday, December 12th • 6 PM

420[±] Acres Auction

Okmulgee & Okfuskee Counties

OFFERED IN 12 TRACTS



TRACT 1



TRACT 2 - Back of House



TRACTS 4 & 5 - South View



TRACT 6



TRACT 7 - South View



TRACT 8

General Description:

We are proud to present this diverse portfolio of properties located across Okmulgee and Okfuskee Counties. The premier property is located in Morris, OK and features a 4 Bedroom, 2 Bath ranch style home, with 2,536 Sq. Feet of living space. The home was built in 1980 and is situated on a desirable 4+ acre lot - large Pecan, Sycamore and Oak trees create a vibrant, secluded setting to enjoy. The balance of the Morris property features ponds and wetland areas (Excellent Waterfowl Habitat!), established hay meadows, paved road access and numerous potential building sites. Other properties in the portfolio are more recreational in nature and are spread from the northeast corner of Okmulgee County near Haskell to the far west side of Okfuskee County between Stroud and Prague. Look at mapping and individual tract descriptions to find the property that best fits your needs!

Auction Location:

Muscogee Nation Community Center,
2900 N Osage Place, Okmulgee, OK, 74447.

Tract Descriptions:

TRACT 1: 5+ ACRES premier potential building site on N 280 Rd in Morris, OK. Excellent blend of open space and mature trees.

TRACT 2: 4+ ACRES including the 4 Bedroom, 2 Bath Ranch Style home built in 1980. The home is situated on a stunning acreage, surrounded by mature trees and features a 2-car garage, built in sun room, sandstone exterior and split style floor plan. The house is poised for the modern updates of your choice, but the setting is irreplaceable!

TRACT 3: 6+ ACRES located along N 280 Rd in Morris that is another excellent building site. A small horse stable and pond are located on the back half of the property.

TRACT 4: 2+ ACRES located along N 280 Rd that is comprised of half dense timber and wetland area with the balance of the property in open hay meadow. Plenty of room for a potential build location and all the room you need to recreate on your own property.

TRACT 5: 12+ ACRES located along N 280 Rd, mostly open hay meadow and excellent topography on this parcel.

TRACT 6: 5+ ACRES located along n 280 Rd, outstanding combination of hay meadow and dense timber in the northeast corner of the tract. There are some neat wetland areas along the northern boundary of the property.

TRACT 7: 8+ ACRES located on the east side of the property and accessed from North A Street in Morris. Excellent potential development or homesite tract.

TRACT 8: 35+ ACRES located on the southeast corner of the property that is a diverse combination of open pastureland and dense timber. This parcel features two excellent ponds on opposite ends of the property with lots of potential to improve the surrounding areas!

TRACT 9: 4+ ACRES located in Haskell School District. This property does not abut a county-maintained roadway, however, the western boundary of the property is a statutory section line easement. Some work may be necessary to access the property, but once you see the view from the 95' ridgetop overlooking the surrounding landscape, it will be worth it!

TRACT 10: 50% UNDIVIDED INTEREST IN 4+ ACRES located at the confluence of the Deep Fork River and Little Deep Fork Creek just west of Nuyaka, OK in Okmulgee County. Outstanding recreational land tract with value added potential. Seller will be conveying their 50% interest in the property.



Open House/Land Tour Dates:

Meet at Auction Tract 2 - 26930 N. 280 Rd, Morris, OK 74445

Saturday, November 11th • 9AM-12PM

Thursday, November 30th • 2-5PM

Friday, December 8th • 2-5PM



TRACTS 1-8 - NW View



TRACTS 1-3 - SW Corner View



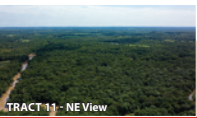
TRACT 2



TRACT 9 - NW View



TRACT 10 - South View



TRACT 11 - NE View



TRACT 12 - West View



SALE MANAGER: Brent Wellings, 405-332-5505

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420± Acres

Okmulgee & Okfuskee Counties

TRACT 8

OFFERED IN 12 TRACTS



Open House/Land Tour Dates:
 Meet at Auction Tract 2 - 16930 N. 280 Rd, Morris, OK 74445
Saturday, November 11th • 9AM-12PM
Thursday, November 30th • 2-5PM
Friday, December 8th • 2-5PM



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TERMS & CONDITIONS:

PROCEDURE: Tracts 1 through 12 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 re-

view 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: 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.

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.

STOCK PHOTOS: A stock photo of whitetail deer was used in design of brochure, this photo was not taken on the Property.

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Auction 420± Acres

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SCHRADER

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DECEMBER 2023						
SUN	MON	TUE	WED	THU	FRI	SAT
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3	4	12	13	14	15	16
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17	18	25	26	27	28	29
24	31					30

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TRACTS 1-8
SW View



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