

# Sealed Bid AUCTION

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*January 25*  
*by 5pm CST*

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- Ideally Located 1/2 Mile off I-35
- New I-35 Diamond Interchange Planned by ODOT in FY 25'
- 9.24± acres Lot - Substantial Redevelopment Potential
- 2 City Lots Offered Separately
- Repurposing Opportunities for Other Medial Uses

1500 N Green Ave., Purcell, Oklahoma

**61,574** MEDICAL HOSPITAL  
*sq. ft. on 9.24± Acres and City Owned Lots*  
*with Substantial Redevelopment Potential*

*plus* Full Line of Medical Imaging Equipment, Commercial Kitchen, Industrial Generator & Office Supplies Sell Separate – ONLINE AUCTION CLOSSES JANUARY 9!

**SCHRADER**  
Real Estate and Auction Company, Inc.

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*Auction Manager:*  
**BRENT WELLINGS • 405.332.5505**  
brent@schraderauction.com • Lic#158091

**BIDS DUE: by 5pm CST**  
**Thursday, January 25**

*Deliver Bids To:* ATTN: Brent Wellings  
101 N Main St, Stillwater, OK 74075

*or Deliver To Property:*  
1500 N Green Ave., Purcell, Oklahoma  
January 25 between Noon - 5pm CST

**405.332.5505**  
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*in cooperation with*

**RICHARD BRANCH**  
**AUCTIONEERS**  
www.branchauction.com



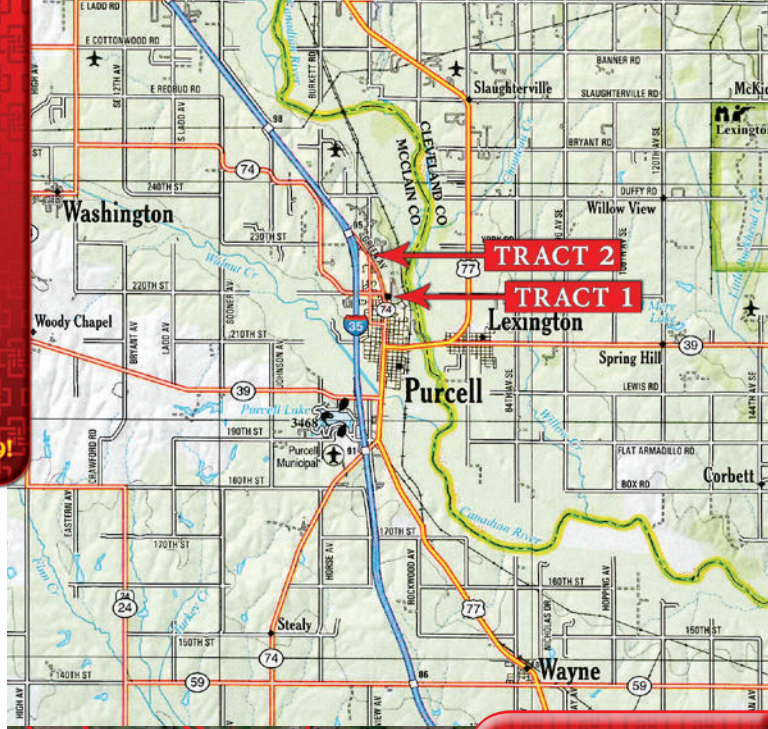
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**TRACT 1:** 61,574 SF former hospital and maintenance building located on 9.24± acre lot at the intersection of W. Grant St and Green Ave! Opportunity to acquire the premier commercial development property currently being offered along the I-35 corridor!



**TRACT 2:** Two city lots located on N 9th Ave in Purcell – ready for development and located directly adjacent to new medical construction. Excellent opportunity to invest in highly visible commercial lots!



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**Genuinely unique opportunity** to acquire outstanding commercial property along the I-35 corridor in Purcell, OK. The centerpiece of this offering is the former Purcell Municipal Hospital located at the intersection of Green Ave and W Grant St, situated on 9.24± acres of excellent development land. **An important feature of the property** is the new on/off I-35 interchange planned for the Grant St exit. ODOT has allocated \$36,000,000 for this project in the Construction Work Plan for Fiscal Year 2025, completion of the project is expected in 2027. The new interchange substantially increases the accessibility of this property to the I-35 corridor, creating enhanced redevelopment potential. The 61,574 SF former municipal hospital building could also be repurposed for other uses and includes a full suite of medical space: Emergency Room, 28 Bedrooms, Surgery Center, Operating Rooms, Labs, Trauma Rooms, Medical Offices, Kitchen, Admin and Maintenance facilities. Also included in the offering at two city owned lots located on N 9th Ave in Purcell. These lots are well positioned for development, located directly adjacent to newly constructed medical space with excellent visibility.

**Open Inspection Dates:**  
 Thursday, December 14 • 9am – Noon  
 Thursday, December 28 • 9am – Noon  
 Tuesday, January 16 • 9am – Noon  
 Thursday, January 25 • Noon - 5pm



## Terms and Conditions:

**BIDDING PROCEDURE:** The property will be offered via a Sealed Bid Auction with bidding procedures more specifically outlined in the Sealed Bid Packet. The final bids are subject to the Seller's acceptance or rejection.

**PURCHASE CONTRACT:** With the submission of a Bid(s), each Buyer is required to sign the purchase contract documents in the forms provided in the Sealed Bid Packet. All statements and information in the marketing materials are subject to the terms and conditions of the purchase contract documents. Seller shall not be bound by any statement, promise or inducement that is not contained in the purchase contract documents.

**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.**

**DELIVERY OF TITLE:** The property will be conveyed by Warranty Deed, subject to all easements and other Permitted Exceptions as defined in the purchase contract.

**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 Buyer(s).

**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.

**SURVEY:** A new survey will be obtained only in necessary to record the conveyance or if otherwise deemed appropriate in the Seller's sole discretion. If a new survey is obtained, the survey cost will be shared equally by Seller and Buyer.

**TRACT MAPS; ACRES; DIMENSIONS:** Tract maps, advertised acres and improvement dimensions are approximations based on existing tax parcel data, legal descriptions, architectural plans and/or aerial mapping data and are not provided as survey products.

**REAL ESTATE TAXES:** Real Estate taxes shall be prorated to the date of closing.

**CONDUCT OF AUCTION:** The conduct of the Sealed Bid Auction will be at the direction and discretion of the Auction Company, Seller and its agents reserve the right to preclude any person from bidding if there is any questions as to the person's identity, credentials, fitness, etc.

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

**DISCLAIMER AND ABSENCE OF WARRANTIES:** ALL PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE BY SELLER OR AUCTION COMPANY CONCERNING THE PROPERTY. Prospective bidders are responsible for conducting their own independent inspections, investigations, inquiries and due diligence concerning the property. The information contained in the marketing materials is provided in order to facilitate (and not as a substitute for) a prospective bidder's pre-auction due diligence. All marketing materials are subject to a prospective bidder's independent verification. Seller and Auction Company assume no liability for any inaccuracies, errors or omissions in such materials. All sketches and dimensions are approximate.

**CHANGES:** Please regularly check [www.schraderauction.com](http://www.schraderauction.com) to review any changes and/or additional information. THE PURCHASE CONTRACT DOCUMENTS WILL SUPERSEDE THE MARKETING MATERIALS AND ANY OTHER PRIOR STATEMENTS.

**Auction Manager**  
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