

PREMIER SMALL ACREAGE BUILDING SITES
WOLF CREEK ESTATES AUCTION EVENT

CASHION, OKLAHOMA • KINGFISHER COUNTY

12
ATTRACTIVE
LOTS

Grand Opening

Owner Financing Available

- Affordable 15% Down Payment
- No Credit Checks
- No Income Verification
- No Prepayment Penalties or Origination Fees
- Cashion Public School System

Online Only Auction
TUESDAY, FEBRUARY 13
Lots Begin Closing at 6:00pm 4% Buyer's Premium

SCHRADER
THE ORIGINAL MULTI-TRACT AUCTIONS
TIMED ONLINE ONLY
VIRTUAL
LIVE WITH ONLINE
405.332.5505
SchraderAuction.com

SCHRADER
Real Estate and Auction Company, Inc.
CORPORATE OFFICE: PO Box 508
950 N Liberty Dr • Columbia City, IN 46725
800.451.2709 • 260.244.7606
OKLAHOMA OFFICE: 405.332.5505
101 N. Main St., Stillwater, OK 74075

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

| FEBRUARY | | | | | | |
|----------|-----|-----|-----|-----|-----|-----|
| Sun | Mon | TUE | Wed | Thu | Fri | Sat |
| | | | | 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 | | |

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Lot 57

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Southwest Corner View

Grand Opening

12

ATTRACTIONALOTS

Owner Financing Available

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WOLF CREEK ESTATES

Online Only Auction

AUCTION EVENT

TUESDAY, FEBRUARY 13

Lots Begin Closing at 6:00pm

CASHION, OKLAHOMA

KINGFISHER COUNTY



Lot 3



Lot 14



Lot 33



Lot 11



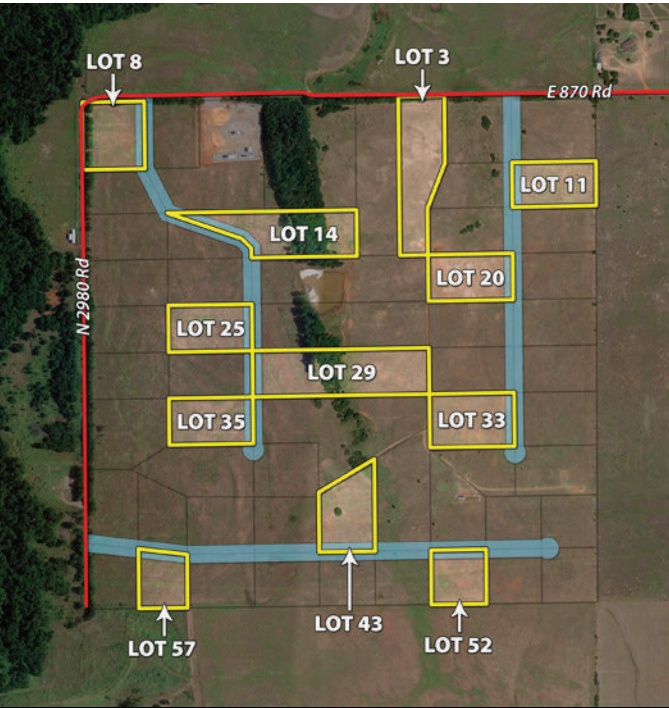
Lot 14



Lot 29



Lot 52



Welcome to Wolf Creek! This GRAND OPENING auction event is the public's first opportunity to acquire a premier building site in Cashion's newest development. Don't miss an opportunity to purchase one of these 12 excellent lots, which range in size from 1.7± to 5.0± acres! With attractive OWNER FINANCING options available, there is no need to stress about dealing with lenders, credit checks and expensive origination fees. The Seller's experienced staff can assist in arranging financing to fit your needs **OR** you can arrange your financing for a cash closing! The choice is yours in WOLF CREEK!

Land Tour Dates

Monday, January 29 • 12-3PM
Saturday, February 10 • 12-3PM
Tuesday, February 13 • 3-6PM

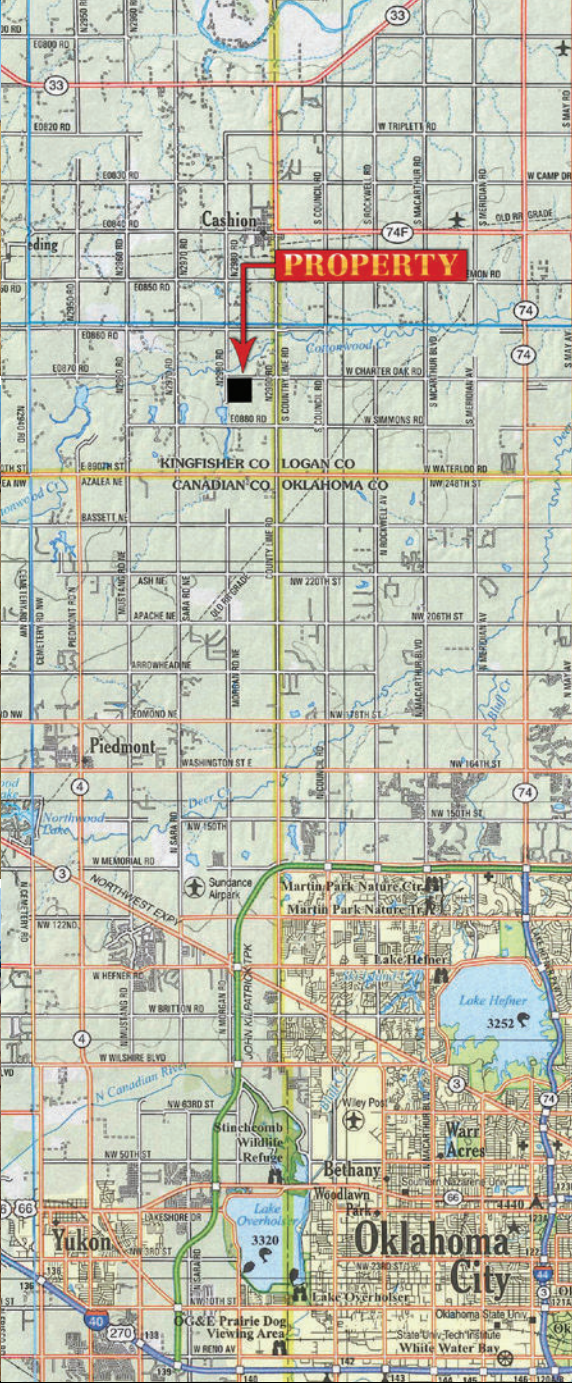
| | | |
|---------------------|---------------------|---------------------|
| LOT 3: 3.72± Acres | LOT 20: 2.42± Acres | LOT 35: 2.40± Acres |
| LOT 8: 2.57± Acres | LOT 25: 2.40± Acres | LOT 43: 2.61± Acres |
| LOT 11: 2.31± Acres | LOT 29: 5.04± Acres | LOT 52: 1.86± Acres |
| LOT 14: 3.81± Acres | LOT 33: 2.80± Acres | LOT 57: 1.70± Acres |



South View



Northeast Corner View



Auction Terms & Conditions:

PROCEDURE: The property will be offered via an Online Only Timed Auction. Bidding will begin closing at 6:00 o'clock p.m. on Tuesday, February 13, 2024; *provided, however*, if any bid is received within the last 5 minutes prior to the scheduled close of bidding, the online bidding platform will extend the bidding for an additional five minutes beyond the last bid received. This extension of bidding will continue until no bid has been made for a period of five minutes. The final bids are subject to Seller's acceptance or rejection.

BUYERS PREMIUM: A Buyers Premium equal to 4% shall be added to the high bid amount to arrive at the total contract purchase price.

PURCHASE CONTRACT: After the close of bidding, a purchase contract shall be executed by the high bidder ("Buyer") in the form of the Agreement to Purchase posted to the auction website.

DOWN PAYMENT: Buyer shall deliver 10% of the purchase price by cashier's check or wire transfer to Auction Company **on or before Wednesday, February 14, 2024.** NO EXCEPTIONS.

CASH CLOSING OPTION: 10% of the total contract purchase price will be due as a down payment, with the balance due in cash at closing. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.

OWNER FINANCING OPTION: Buyer may elect to finance the Property through a contract for deed agreement with the Owner. Please contact Auction Company prior to bidding to obtain the full terms and conditions of Owner Financing.

APPROVAL OF BID PRICES: 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 if a Cash Closing is being conducted. In the event Buyer elects Owner Financing, Seller and Buyer will enter a contract for deed agreement.

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 delivered 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, surveys, 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.

CONDUCT OF AUCTION: The conduct of the auction and increments of bidding 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 question as to the person's identity, credentials, fitness, etc.

CHANGES: Please regularly check 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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