

Premier Land & Homesite

Rogers County, OK

AUCTION



Tract 6



Tract 4



Tract 3

65[±] acres

offered in 6 Tracts

Rogers County Land Along Hwy 88 Oologah-Talala Schools

- Stunning Setting in Convenient Location
- Towering Pecan Trees Throughout Property
- Excellent Road Frontage – Highway & Blacktop
- Two Picturesque Ponds
- Clear Water Creek with NO FLOOD PLAIN

Thursday,
May 30 at 6:00pm

held at Claremore Conference Center, OK

Online Bidding Available



TIMED ONLINE ONLY

VIRTUAL

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THE JONES TEAM
COLDWELL BANKER
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4% Buyer's Premium

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Three miles north of the stunning Rogers State University campus, along Highway 88, sets the Boyd Farm – a superb 65± acre parcel with exciting opportunity for the next owners. A quick drive past the property will certainly catch your eye, with towering Pecan Trees, 2 large ponds, well-maintained pastures and a beautiful clear water creek meandering through the acreage. These attractive features make it easy to visualize a number of ideal potential building sites for Buyers to consider. In addition to the physical features of the property, it is also located within the Oologah-Talala School District and is served by Rogers County Rural Water District #3. Utilizing our Multi-Parcel method of bidding, Buyers are able to place bids on any individual tract or combination of parcels that best fits YOUR needs!

Auction Location:
Claremore Conference Center
1400 W Country Club Rd
Claremore, OK 74017

Property Location:
10520 450 Rd
Claremore, OK 74017



Land Tour Dates:
Thursday, May 9
Noon-3:00pm
Thursday, May 23
Noon-3:00pm
Wednesday, May 29
4:00-7:00pm
Meet Brent Wellings on Auction Tract 6!



4% Buyer's Premium

ROGERS COUNTY, OK • OOLOGAH-TALALA SCHOOLS

TRACT 1: 11± acres located along Highway 88 that feature an absolutely stunning building site atop the picturesque hill on the south side of the property. Huge pecans and oaks scatter the acreage and a nice pond is located near the front!

TRACT 2: 10+ acres with access from both Highway 88 and E 450 Rd, another fantastic potential building site with commercial value along the highway frontage. Includes a small pond and rustic barn in the center of the parcel.

TRACT 3: 10+ acres fronting E 450 Rd that features a stunning pond and huge pecan trees scattered throughout the southern half of the acreage!

TRACT 4: 13± acres fronting E 450 Rd, excellent pastureland along the front half of the property with the back section being dominated by the largest pecans on the property! Beautiful clear water creek also runs east to west across the acreage.

TRACT 5: 10+ acres fronting E 450 Rd with a mixture of huge trees, open space and creek bottom meandering throughout the acreage – excellent potential pond location in the southwestern corner of the parcel!

TRACT 6: 10+ acres fronting E 450 Rd, excellent topography and lots of road frontage on this parcel make an exciting potential building site!



Auction Terms & Conditions:

PROCEDURE: Tracts 1 through 6 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 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, 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 Trustees 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, 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: Shall be delivered upon completion of closing.

REAL ESTATE TAXES: 2024 taxes shall be prorated to the date of closing.

MINERALS: The sale of the Property will include the minerals currently owned by Seller (if any). However, no promise, warranty or representation will be made as to the existence or value of any minerals or the nature or extent of Seller's interest therein.

ACREAGE AND TRACTS: All acreages and dimensions 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.

Auction Manager:
BRENT WELLINGS

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Online Bidding Available

4% Buyer's Premium

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 Company at 800.451.2709.

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