

# Flying G Ranch Pecan Orchard

a Northeast Oklahoma Legacy - Retirement Auction!



Premier Orchard Set in  
the Heart of Green Country

**536± Acres**  
offered in 17 Tracts



**TUESDAY, JUNE 4TH - 6PM**

held at the The Nut House - Claremore, OK

4% Buyer's Premium

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**TUESDAY, JUNE 4TH - 6PM**  
held at the The Nut House - 26677 U.S. Rt. 66, Claremore, OK 74019



**Auction Manager:**  
Brent Wellings  
SchraderAuction.com

**Premier Orchard Set in the Heart of Green Country**  
**536± Acres**  
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**EXECUTIVE SUMMARY:**  
After managing and improving the Flying G Ranch Pecan Orchard for nearly 40 years, the Spradling Family has made the decision the time is right to pass this exceptional property unto the next keeper of the land. Since purchasing in the 1980's, the Spradling's have poured sweat and resources into creating a truly exceptional real estate holding in Verdigris, OK. During their ownership of the property they have added substantial irrigation infrastructure, tree varieties, drainage improvements and managed the property for maximum yield. Much of the "fruits of their labor" are yet to be realized, through young trees just coming into peak production. With substantial improvements in place, the discerning investor can also realize the benefits of long-term depreciation on the Property. Adequate water is available to expand the current irrigation footprint to other sectors of the Orchard, opening further opportunity to develop improved variety trees, if desired.

In addition to the agricultural value of the property, the picturesque setting and immense recreational value cannot be overlooked. Whitetail deer, waterfowl and small game frequent the property with many locals calling it "The Deer Farm". Take a stroll through the towering Native Pecans and catch a trophy bass out of the numerous ponds and you may feel more like you are in a State Park than on a farm. Although most of the property does currently set in the 100-year floodplain, elevation studies suggest it is very reasonable to raise a potential homestead above the necessary height to avoid the floodplain. With proper planning, many of the small acreage tracts being offered in the sale could be first-class homesites! Through our Multi-Parcel bidding system, Buyers will have the opportunity to purchase any single parcel or combination of tracts that best fits YOUR needs!



**LAND TOUR DATES:**  
Meet Brent Wellings on Tract 15  
Friday, April 26<sup>th</sup> • 4-7PM  
Thursday, May 9<sup>th</sup> • 4-7PM  
Thursday, May 23<sup>rd</sup> • 4-7PM  
Saturday, June 1<sup>st</sup> • 4-7PM



**Tract 1: 16+/- acres** at corner of Route 66 & S 4100 Rd – excellent small acreage parcel with a beautiful pond and mixture of Pawnee and huge native variety trees!  
**Tract 2: 11+/- acres** along E 550 Rd with numerous Stuart and Pawnee variety trees.  
**Tract 3: 36+/- acres** fronting Route 66 and E 550 Rd and includes a combination of native, Stuart and Pawnee variety trees.  
**Tract 4: 23+/- acres** front E 550 Rd with towering native trees throughout – a really beautiful setting.

**Tract 5: 15+/- acres** at the corner of S 4100 Rd and E 550 Rd – includes a nice pond and combination of Pawnee, Maramec and large native variety trees.

**Tract 6: 12+/- acres** along E 550 Rd with huge native trees throughout!

**Tract 7: 13+/- acres** along E 550 Rd with huge natives, Stuarts and also a number of Maramec trees!

**Tract 8: 15+/- acres** along E 550 Rd with large, primarily mature Stuart trees and small patch of in-line Kanza trees.

**Tract 9: 14+/- acres** along E 550 Rd with huge native trees throughout the parcel.

**Tract 10: 20+/- acres** along S 4100 Rd with massive native trees and a small grove of Maramec trees.



**Tract 11: 36+/- acres** along S 4100 Rd that includes a combination of massive native and Stuart trees – a stunning larger acreage parcel.



**Tract 12: 35+/- acres** along S 4100 Rd that includes a beautiful orchard of in-line Maramec trees along with giant native and Stuart varieties.



**Tract 13: 73+/- acres** which will include the Verdigris River irrigation permit and water filtration system. 32+/- acres of irrigated, in-line Pawnee and Kanza variety trees, which are approximately 20 years old, are included in this tract. The balance of the acreage is comprised of large native trees and an attractive pond.

**IMMEDIATE FARM POSSESSION for FALL 24' HARVEST!**  
**POTENTIAL BUILDING SITES beneath MATURE PECAN TREES**



**Tract 15: 67+/- acres** along E 550 Rd that features 45+/- acres under irrigation! Multiple in-line irrigated fields included in this parcel with established Kanza, Pawnee and Maramec variety trees. The parcel also features a 5+/- acre pond, farm shop and mobile home used as the farm headquarters. Excellent visibility from I-44 on this tract adds an attractive investment feature!  
\*a 1+/- acre parcel in the NE corner of this tract will be subject to a life estate.



**Tract 16: 13+/- acres** along E 550 Rd with a mixture of Stuart and Pawnee trees, excellent small acreage parcel!

**Tract 17: 13+/- acres** at the intersection of E 550 Rd and S 4120 Rd – excellent mixture of mature Stuart and in-line Pawnee trees! Another picturesque small acreage parcel.

**TERMS & CONDITIONS:**

**PROCEDURE:** Tracts 1 through 17 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 prior to convey a merchantable title by Trustee's 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:** Immediate possession is available for farming activities, with execution of the Pre-Closing Access Agreement. Buyers will have the opportunity to immediately take over management of the orchard, in preparation of Fall 24' harvest. Full possession shall be given at closing.

**REAL ESTATE TAXES:** 2024 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 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.

**FEMA FLOOD PLAIN:** The Property is located within the 100-year FEMA Floodplain. Buyers interested in building a potential home are advised to thoroughly investigate the process of obtaining a building permit in the flood plain. The Rogers County Floodplain Manager can be reached at 918-923-4874.

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

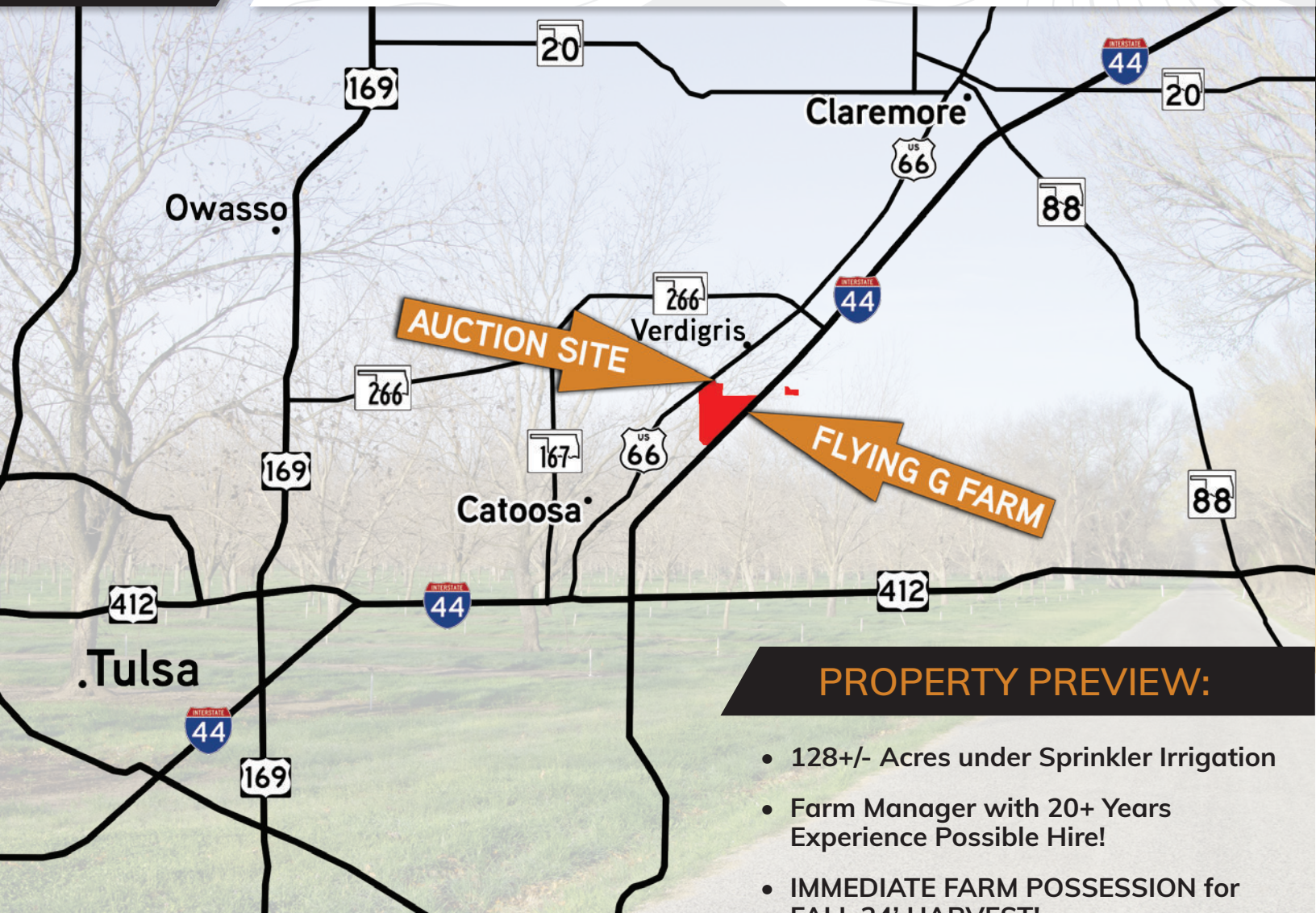
**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied 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.



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## PROPERTY PREVIEW:

- 128+/- Acres under Sprinkler Irrigation
- Farm Manager with 20+ Years Experience Possible Hire!
- IMMEDIATE FARM POSSESSION for FALL 24' HARVEST!
- 500,000 Lbs. 10yr Avg. Annual Pecan Production
- Verdigris River Water Permit w/Scope for Expansion
- POTENTIAL BUILDING SITES beneath MATURE PECAN TREES
- 25+/- Acres of Existing Surface Water
- Exceptional Visibility with I-44 & Historic Route 66 Frontage
- Verdigris School District
- Pawnee, Kanza, Maramec, Stuart & Native Tree Varieties

## LAND TOUR DATES:

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## SPECIAL NOTE:

Full Line of Pecan Harvesting & Farm Equipment to Sell June 5<sup>th</sup>!



# SCHRADER

Real Estate & Auction Co., Inc.

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**OKLAHOMA OFFICE:**

101 N Main Street, Stillwater, OK 74075

**AUCTION MANAGER:**

Brent Wellings • 405-332-5505  
Charles Brent Wellings, 158091  
Schrader Real Estate and Auction Co Inc.  
(Branch Office - Stillwater, OK), 172583  
Schrader Real Estate and Auction Co Inc., 112774



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You may bid online during the auction at [www.schraderauction.com](http://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, 800.451.2709

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