



CORPORATE OFFICE:
950 N Liberty Dr • Columbia City, IN 46725
800.451.2709

OKLAHOMA OFFICE:
101 N Main Street, Stillwater, OK 74075

38± acres with HOME & SHOP offered in 2 tracts

Real Estate AUCTION

Seminole County, OK

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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OCTOBER 2024						
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	30	31		

4% Buyer's Premium
405-332-5505
SchraderAuction.com | SchraderWellings.com

Seminole County, OK

- 2 Bed/2 Bath House on 11± Acres
- 60'x30' Shop Building
- Convenient Location 1 Mile off Hwy 377
- Excellent Potential Building Site
- Nice Farm Pond

12752 NS 3550, Seminole, OK 74868
Auction Held Onsite!

Real Estate AUCTION

Tuesday, October 15th at 6pm

405-332-5505 4% Buyer's Premium
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Real Estate AUCTION

Antique Tractors, Shop Tools & Household Furnishings to Sell at ONLINE ONLY AUCTION CLOSING WEDNESDAY, OCTOBER 16th at 10AM



4% Buyer's Premium

38 ± acres with HOME & SHOP offered in 2 tracts

Real Estate AUCTION

Seminole County, OK

AUCTION HELD ON-SITE
PROPERTY & AUCTION LOCATION: 12752 NS 3550, Seminole, OK 74868

Tuesday, October 15th at 6pm

GENERAL DESCRIPTION:

After much consideration, the Estes Family has made the decision to offer this fabulous piece of real estate to the public for the first time in generations! Cared for by the late Dean & Liz Estes for many years, the property is poised to become a special home for a new family. Located just 3.5 miles south of Seminole and 1 mile north of Bowlegs, OK, the property is conveniently located to the amenities of town while maintaining a quiet, country setting. The property includes a 2 Bedroom, 2 Bath, 2,008 SF home that was built in 1967. Also included is a 30'x60' metal sided shop building with one full side having concrete floor. The balance of the property is comprised of open pastures and dense timber, creating an exceptional wildlife haven for the outdoor enthusiast.

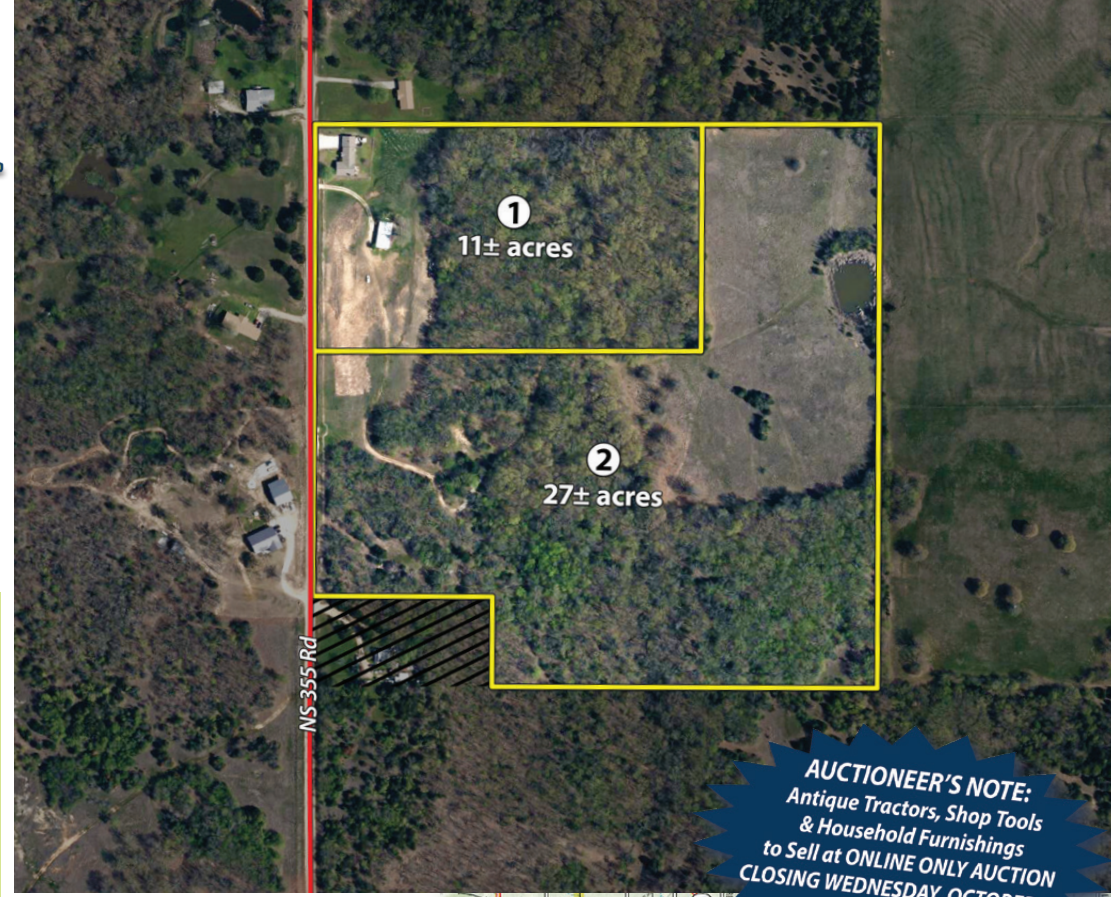
TRACT DESCRIPTIONS:

TRACT 1: 11 ± ACRES which includes the 2BD, 2BA, 2,008 SF home, 2 car garage, above ground storm shelter, back patio area and 30'x60' shop! The balance of the property is a mixture of open land and dense timber to the east. Excellent homesite with a quiet, country setting that is still close to town!

TRACT 2: 27 ± ACRES that is an excellent potential building site! Attractive locations on both the front and back half of the property to build your home. A nice farm pond and open pasture field create a secluded setting on the east side of the property that you are sure to enjoy!

PROPERTY TOUR/INSPECTION DATES:

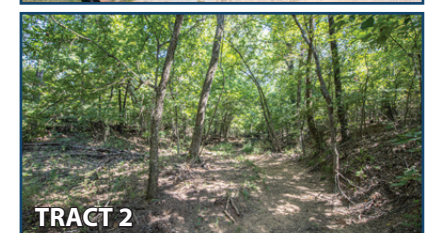
Thursday, September 19th • 11AM – 1PM
Thursday, October 3rd • 11AM – 1PM
Tuesday, October 15th • 3PM - 6PM



AUCTIONEER'S NOTE:
Antique Tractors, Shop Tools & Household Furnishings to Sell at ONLINE ONLY AUCTION
CLOSING WEDNESDAY, OCTOBER 16th at 10AM



TRACT 1 - HOUSE



TRACT 2



TRACT 2



AUCTION SITE



NE CORNER VIEW



SE CORNER VIEW



SW CORNER VIEW



TRACT 1 - HOUSE & SHOP



TRACT 2 - POND & PASTURE

ONLINE BIDDING AVAILABLE
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 Co. - 800-451-2709.

TERMS AND CONDITIONS:
PROCEDURE: Tracts 1 and 2 will be offered in individual 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 individual tracts 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 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.
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.

SCHRADER
THE ORIGINAL **MULTI-TRACT AUCTIONS**
4% Buyer's Premium

TIMED ONLINE ONLY
VIRTUAL
LIVE WITH ONLINE

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