

Grand River Pioneer Ranch AUCTION

3± Mile West of Langley, OK on E 386 Rd



Tracts 1-2 NW View

137± Acres

Offered in 6 Tracts

with 3,300± Feet of Grand River Frontage

Tuesday, June 3rd at 6PM

Auction Location: GRDA – Ecosystems and Education Center, 420 OK-28, Langley, OK 74350



House

- 3,300± Feet of Grand River Frontage
- Stunning River Views
- Numerous Potential Building Sites
- Majority Outside of Flood Plain
- Close Proximity to Grand Lake
- Multiple Stocked Ponds

 **SCHRADER**

4% Buyer's Premium Real Estate and Auction Company, Inc.

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Grand River Pioneer Ranch AUCTION



Whole Property - NW View

137± Acres Offered in 6 Tracts
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Tuesday, June 3rd at 6PM

PROPERTY LOCATION: 3± Mile West of Langley, OK on E 386 Rd.

AUCTION LOCATION: GRDA – Ecosystems and Education Center, 420 OK-28, Langley, OK 74350.

TRACT DESCRIPTIONS:

TRACT 1: 32± ACRES that includes a stunning pond along the river bottom and exceptional views. This tract also has an open face pole barn, water well & cattle working pens. The upper portion of the property features a 20± acre field with ideal topography for a variety of uses.

TRACT 2: 29± ACRES which features the primary home, a stunning pond, old growth Oak trees and an unmatched view of the river bottom below. The primary residence is 4,448 Sq. Ft. with 4 Bedrooms, 4 Bathrooms, stone fireplace, 2nd story balcony and an unmatched view of the Grand River below! With ample bed and bath space, the home could make an excellent potential vacation rental prospect.

TRACT 3: 16± ACRES set atop another stunning hill with views of the river. An older mobile home is currently on this parcel, providing established electric and septic already in place for a future build.

TRACT 4: 11± ACRES with limitless potential for a future homesite or recreational retreat.

TRACT 5: 24± ACRES located on the north side of the property that currently has an older mobile home and pole barn in place. Excellent potential building site off the river, with an attractive balance of open land and mature timber.

TRACT 6: 25± ACRES of primarily open pasture and mature timber in the back. Also includes a nice pond!



GENERAL DESCRIPTION:

Grand River Pioneer Ranch — Auction Opportunity

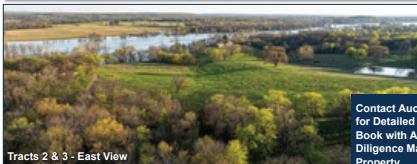
Don't miss this rare chance to own a premier river property along the scenic Grand River, just 3± miles from Langley, OK and the iconic Grand Lake O' the Cherokees. The **Grand River Pioneer Ranch** offers 137± acres of diverse terrain, ideally situated on the north shore bluff—providing elevated views and natural protection from flooding. Notably, only 20± acres lie within the FEMA floodplain.

This property combines unmatched convenience, panoramic hilltop views, and endless potential—making it an outstanding candidate for custom homesites, recreational retreats, or the river ranch of your dreams.

At the heart of the ranch sits a 4,448 sq. ft. custom-built home perched atop a picture-perfect hill, offering commanding views of the river below. Additional building sites span the ridgelines along the extensive river frontage, each offering unique vantage points.

Three beautiful ponds are thoughtfully placed throughout the property, enhancing both the aesthetic and recreational appeal of this exceptional tract.

Bid your price and make the Grand River Pioneer Ranch your legacy property!



Tracts 2 & 3 - East View

Contact Auction Company for Detailed Information Book with Additional Due-Diligence Materials on the Property.



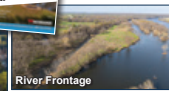
INSPECTION DATES:
• Friday, May 2nd: 9AM-Noon •
• Saturday, May 24th: 9AM – Noon •
• Monday, June 2nd: 3PM – 6PM •



Tract 1



Tract 2 - House & Pond



River Frontage



Tract 1 - Barn & Windmill



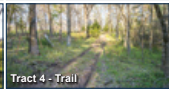
Tract 2 - House



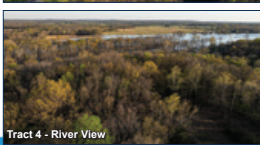
Tract 2 - Pasture



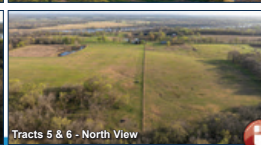
Tract 3 - River View



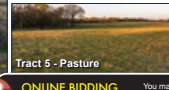
Tract 4 - Trail



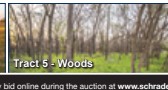
Tract 4 - River View



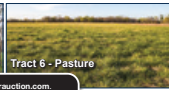
Tracts 5 & 6 - North View



Tract 5 - Pasture



Tract 5 - Woods



Tract 6 - 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.

4% Buyer's Premium

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TERMS & CONDITIONS:

PROCEDURE: Tracts 1 through 6 will be offered in individual tracts, in any combination of these tracts, or as the whole property. 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 whole 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 Special Warranty Deed.

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

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

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.

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Real Estate and Auction Company, Inc.

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101 N Main Street, Stillwater, OK 74075

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137± Acres AUCTION

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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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JUNE 2025						
SUN	MON	TUE	WED	THU	FRI	SAT
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8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

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