

LAND AUCTION

160[±]

Acres & Wind Energy

Offered in 4 Desirable Tracts
& Combinations

Auction Manager: Charles Brent Wellings

Branch Broker #158091

Email: brent@schraderauction.com

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Tuesday, November 17 • 6pm

Held at Orlando United Methodist Church
301 5th St, Orlando, OK 73073

Oklahoma Office: 101 N Main St, Stillwater, OK 74075

Branch Office - Stillwater, OK #172583

Corporate Headquarters: 950 N Liberty Dr, PO Box 508
Columbia City, IN 46725 | 800.451.2709 • 260.244.7606 #112774



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Tract 3

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• Two Scenic Ponds - 4[±] & 2[±] Acres • Exceptional Whitetail Deer & Waterfowl Hunting • Productive Prairie Hay Meadows & Mature Timber • Wind Energy Income - Currently \$20,400[±] Annually • Hwy 51 Frontage & Potential Build Sites • Mulhall-Orlando School District

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Auction Location: Orlando United Methodist Church, 301 5th Street, Orlando, OK 73073

Property Location: Along Highway 51, approximately 7 miles west of I-35 in Logan County, Oklahoma.

Exceptional opportunity to acquire 160± acres of premier recreational & agricultural land in Logan County, Oklahoma! Conveniently located along Highway 51, just 7 miles west of I-35, this remarkable property offers an outstanding combination of excellent wildlife habitat, scenic ponds, productive prairie hay meadows, & substantial wind energy income.

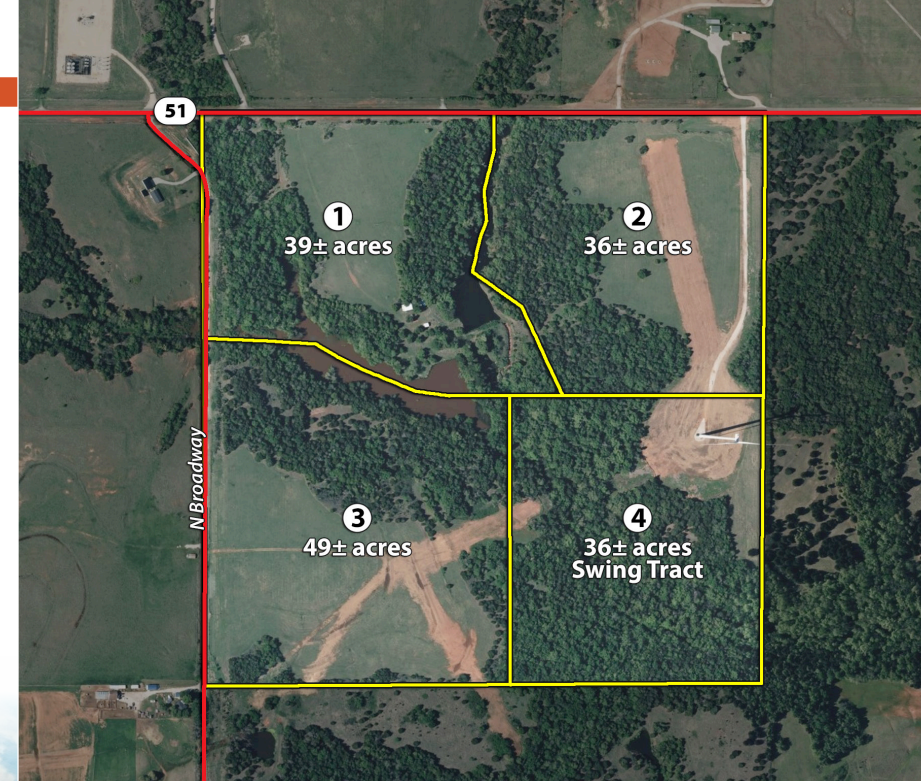
The property features two beautiful ponds encompassing approximately 4± & 2± acres, offering tremendous opportunities for fishing & waterfowl hunting. Deep creek bottoms, mature timber, & secluded wooded areas provide exceptional habitat for whitetail deer & other native wildlife, while the open prairie meadows offer excellent hay production & grazing potential. With convenient Highway 51 frontage, rural water availability on Tract 1, & attractive potential build sites in the Mulhall-Orlando School District, this property has something for everyone!

Adding to the property's appeal is an existing wind energy lease currently generating approximately \$20,400 in annual income. The lease runs with the land, & purchasers of individual tracts will succeed to the associated lease rights. Following the sale, AEP will establish each purchaser's respective ownership interest through a ratification, with future payments distributed accordingly.

Buyers may place bids on individual tracts or combinations of parcels that best fit THEIR needs!



Inspection Dates: Wed, Oct. 21 • 10am-1pm;
Wed, Nov. 4 • 10am-1pm & Sat, Nov. 14 • 10am-1pm



Tract 1: 39± acres along Highway 51, featuring shared pond frontage, a 30' x 40' steel barn, installed rural water meter, & excellent recreational & potential building opportunities.

Tract 2: 36± acres along Highway 51, featuring shared pond frontage, mature timber, outstanding whitetail deer habitat, & attractive potential build sites.

Tract 3: 49± acres featuring shared pond frontage, productive prairie hay meadows, mature timber, & excellent hunting opportunities.

Tract 4: 36± acres of predominantly wooded recreational land offering excellent wildlife habitat & hunting opportunities. Offered as a swing tract.

Each tract conveys with its associated interest in the existing wind energy lease & corresponding income rights.



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Auction Manager: Brent Wellings Branch Broker #158091

Email: brent@schraderauction.com



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 info, call Schrader Auction Co. 800-451-2709.

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TERMS & CONDITIONS:

PROCEDURE: Tracts 1 through 4 will be offered in individual tracts, in any combination of these tracts, or as the whole property (Subject to "Swing Tract Limitations"). There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & 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, & 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 title by deed as specified in the Purchase Agreement.

EVIDENCE OF TITLE; TITLE INSURANCE: Sellers shall furnish at Sellers'

expense an updated title insurance commitment disclosing fee simple title to the real estate in the name of Sellers (free & clear of any material encumbrance that does not constitute a Permitted Exception) as of a date after the Auction & prior to closing, subject to all standard requirements, conditions & exceptions & subject to the Permitted Exceptions. If Buyer and/or Buyer's lender elect(s) to purchase title insurance, the cost of issuing the owner's and/or lender's title insurance policy, & any desired endorsements, shall be at Buyer's sole expense.

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, subject to the terms of any existing leases or occupancy agreements.

REAL ESTATE TAXES: 2026 taxes shall be prorated to the date of closing.

MINERALS: The sale shall include the minerals currently owned by the 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.

WIND ENERGY INCOME/LEASE: The property is subject to an existing wind energy lease currently generating approximately \$20,400 in annual income. AEP has acknowledged in writing its intent that, in Pursuant to Section 9.1 of the event First Amendment & Section 12.5 of the Wind Energy Lease, the lease runs with the land, & purchasers of all or a por-

tion of the property is conveyed in multiple parcels, each purchaser will succeed to the existing Lessor's interest under associated lease rights. Following closing & receipt of appropriate transfer documentation, AEP will work with the new owner(s) to prepare a lease & receive ratification establishing their respective pro-rata share of the ownership interests. Future lease income. The precise allocation & administration of payments will be subject distributed according to the lease ownership percentages reflected in the ratification & applicable conveyance documents. Future payments are remain subject to the terms & performance conditions of the existing lease, including the Lessee's right to terminate the lease, & are termination rights. Future lease income is not guaranteed.

ACREAGE & TRACTS: All acreages & dimensions are approximate & 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.

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 & 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 & sufficient for providing title insurance.

AGENCY: Schrader Real Estate & Auction Company, Inc. & their represen-

tatives are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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.** **CORRECTIONS & CHANGES:** Please arrive prior to scheduled auction time & routinely check the auction website at www.schraderauction.com to inspect any changes or additions to the property information or terms of sale.