

LAND AUCTION 1,006 ± 27 Tracts

PONTOTOC & SEMINOLE COUNTY, OKLAHOMA

EXCELLENT RECREATIONAL & HUNTING LAND!



- 3 Miles North of Ada
- Potential Building Sites
- Development Potential
- Canadian River Frontage!
- Great Deer - See Trail Cam Pictures!
- Extensive Paved Road Frontage

Tuesday, December 15 at 6:00pm
at Wild Rose Place, Ada, OK • Online Bidding Available



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 • SchraderAuction.com

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SCHRADER
Real Estate and Auction Company, Inc.
PO Box 508 • 950 N Liberty Dr
Columbia City, IN 46725
800-451-2709 • 260-244-7606

Auction Manager:
BRENT WELLINGS • 405.332.5505
brent@schraderauction.com • 11et158091

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20	21	22	23	24	25	26
27	28	29	30	31		

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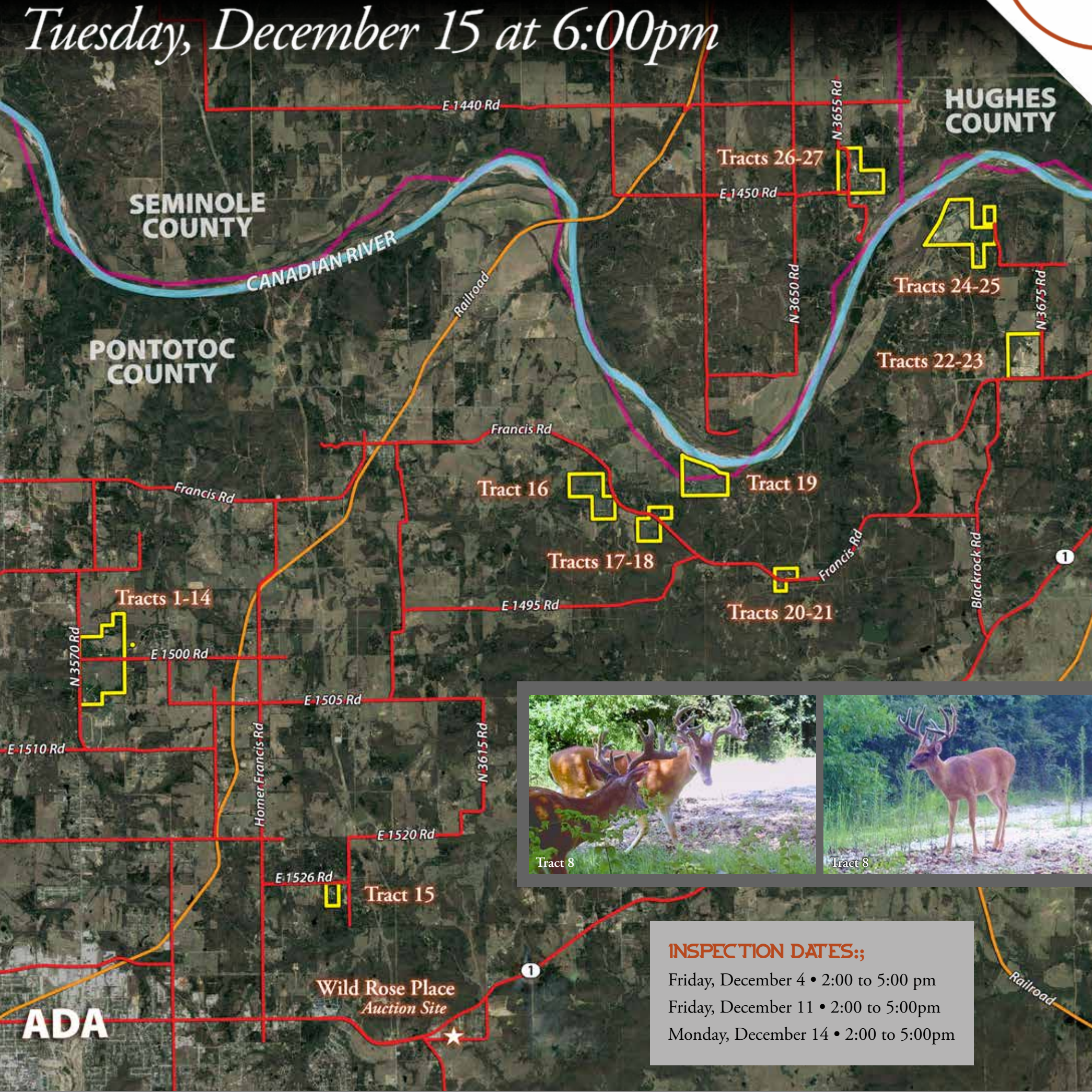
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LAND AUCTION 1,006 ± 27 Tracts

PONTOTOC & SEMINOLE COUNTY, OKLAHOMA

EXCELLENT RECREATIONAL & HUNTING LAND!



Tuesday, December 15 at 6:00pm



INSPECTION DATES;:
Friday, December 4 • 2:00 to 5:00 pm
Friday, December 11 • 2:00 to 5:00pm
Monday, December 14 • 2:00 to 5:00pm

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Contact the auction manager or visit our website for more information!
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TERMS AND CONDITIONS:

PROCEDURE: Tracts 1 through 27 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 auctions 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 contract purchase price will include a Buyer's Premium equal to 4% of the bid amount.

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 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 30 days after the auction or as soon thereafter as applicable closing documents are completed by Seller.

POSSESSION: Possession shall be at closing.

REAL ESTATE TAXES: Real Estate 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" will not include any mineral rights.

ACREAGE AND TRACTS: All acreages and square footages 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.

LAND AUCTION

PONTOTOC & SEMINOLE COUNTY, OKLAHOMA

1,006± offered in 27 Tracts acres



Tuesday, December 15 at 6:00pm
Auction held at Wild Rose Place - 21124 County Road 1543, Ada, OK 74820

Online Bidding Available
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A DIVERSE GROUP OF PROPERTIES spread across Northern Pontotoc and Southern Seminole Counties in Central Oklahoma! The offering includes 9 different properties, which are each unique in their own regard and present various opportunities for Buyers. Canadian River frontage, development potential, home-sites, paved road frontage, excellent wildlife habitat, good pastureland and plenty of recreational sites are just a few of the property features!

By offering the properties in 27 individual tracts, which range in size from 6± acres to 171± acres, Buyers will have the opportunity to bid on the tract or combination of parcels that are most attractive to them! Read the tract descriptions and study pictures and video for the property that is the best fit for you!



Tract 1: 12± acres and a nice pond, mixture of woods and pasture with paved road frontage along Ross Meadows Road.

Tract 2: 12± acres along Ross Meadows Road, excellent potential building site.

Tract 3: 6± acres at intersection of Ross Meadows Road and County Road 1500, another excellent potential building site.

Tract 4: 6± acres fronting County Road 1500.

Tract 5: 7± acres at the intersection of Ross Meadows Road and County Road 1500.

Tract 6: 9± acres fronting County Road 1500.

Tract 7: 21± acres along Ross Meadows Road, most mature hardwood timber and very secluded.

Tract 8: 21± acres along Ross Meadows Road, mixture of hardwoods and cedar with excellent road frontage.

Tract 9: 20± acres at the intersection of Ross Meadows Road and County Road 1505, excellent mix of secluded timber and paved road frontage.

Tract 10: 30± acres fronting County Road 1500, mostly dense hardwood timber for excellent recreation or secluded home-site.

Tract 11: 30± acres fronting County Road 1500, secluded and excellent potential home-site.

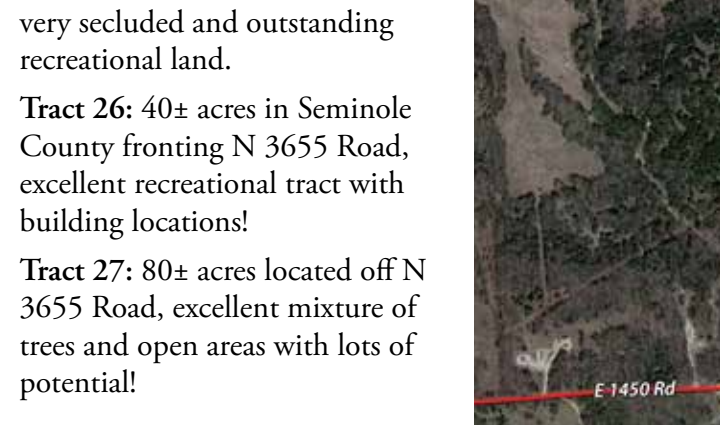
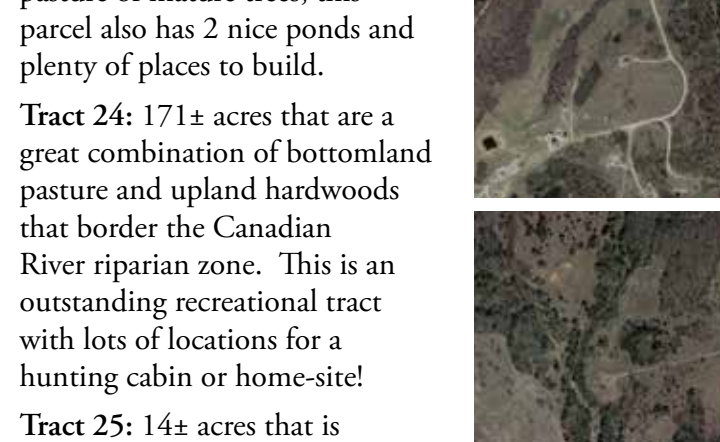
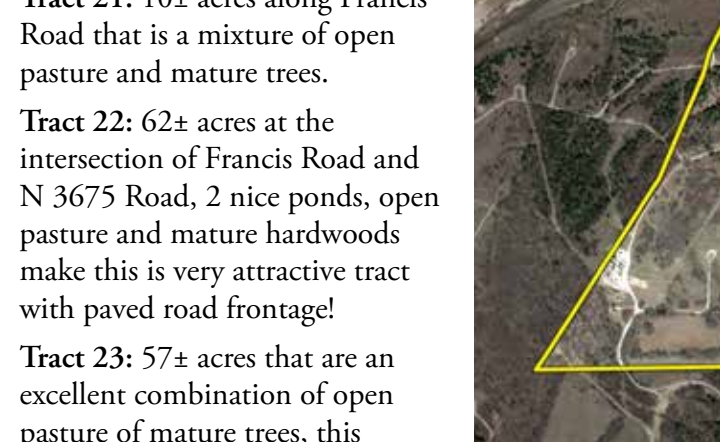
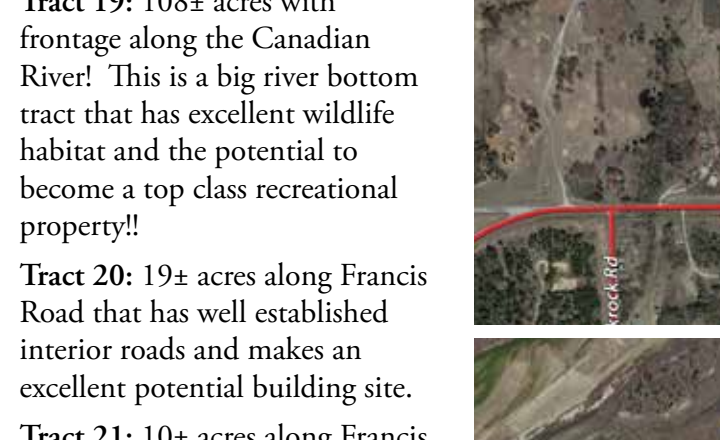
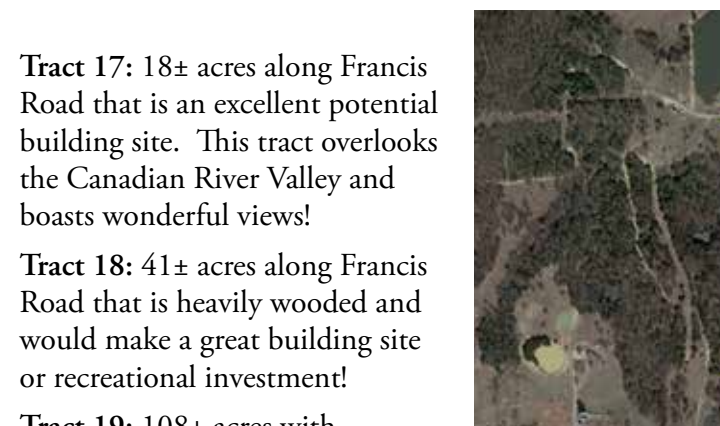
Tract 12: 58± acres fronting County Road 1500, excellent mix of pasture and trees for home-site or recreational Buyers.

Tract 13: 7± acres fronting County Road 1500, mixture of trees and open pasture land.

Tract 14: 7± acres fronting County Road 1500, mix of trees and pasture for a great building site.

Tract 15: 22± acres fronting County Road 1525, excellent mix of hardwoods, mature pine trees and cedar with gravel roads established on the property and paved road frontage.

Tract 16: 100± acres along Francis Road that is an excellent recreational tract! Great hunting, rolling topography, mature hardwood forests and a nice pond located in the southwest corner of the property!



Tract 17: 18± acres along Francis Road that is an excellent potential building site. This tract overlooks the Canadian River Valley and boasts wonderful views!

Tract 18: 41± acres along Francis Road that is heavily wooded and would make a great building site or recreational investment!

Tract 19: 108± acres with frontage along the Canadian River! This is a big river bottom tract that has excellent wildlife habitat and the potential to become a top class recreational property!!

Tract 20: 19± acres along Francis Road that has well established interior roads and makes an excellent potential building site.

Tract 21: 10± acres along Francis Road that is a mixture of open pasture and mature trees.

Tract 22: 62± acres at the intersection of Francis Road and N 3675 Road, 2 nice ponds, open pasture and mature hardwoods make this is very attractive tract with paved road frontage!

Tract 23: 57± acres that are an excellent combination of open pasture of mature trees, this parcel also has 2 nice ponds and plenty of places to build.

Tract 24: 171± acres that are a great combination of bottomland pasture and upland hardwoods that border the Canadian River riparian zone. This is an outstanding recreational tract with lots of locations for a hunting cabin or home-site!

Tract 25: 14± acres that is very secluded and outstanding recreational land.

Tract 26: 40± acres in Seminole County fronting N 3655 Road, excellent recreational tract with building locations!

Tract 27: 80± acres located off N 3655 Road, excellent mixture of trees and open areas with lots of potential!

