

# The Ledbetter Estate & Gardens AUCTION

Tuesday, May 11 at 5:00pm - Auction Held On-Site, 1104 W Lindsey St

**1.5± acres**  
Norman, Oklahoma



- Outstanding Potential Re-Development Site
- Numerous Mature Trees
- Stunning Garden & Landscaping Features
- Private Seclusion on 1.5± Acres

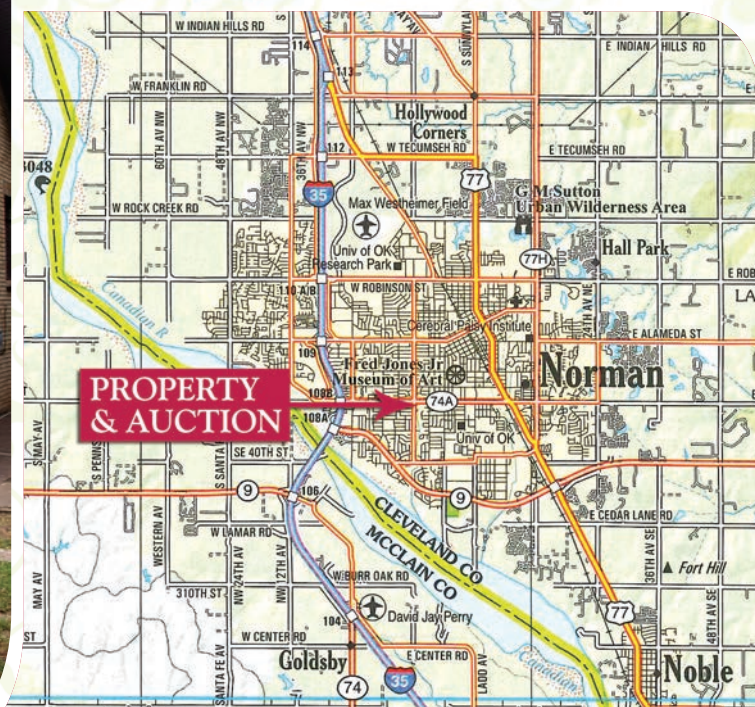


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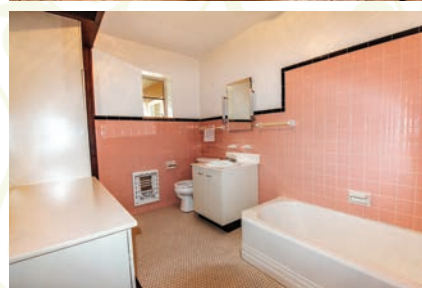
## The Ledbetter Estate & Gardens

is a truly unique opportunity to purchase an unmatched setting on W Lindsey St in Norman, Oklahoma. The property boasts numerous mature Oak & Pecan Trees, a stunning Atlas Cedar Tree of which you will struggle to find a rival, towering Crepe Myrtles, a proud Magnolia and various perennial plants and flowers. All nestled into a secluded setting off W Lindsey St that will take your breath away. The Ledbetter home was constructed in 1945, consists of 2,475 square feet and offers 3 Bedrooms and 2 Bathrooms with attractive clay tile roofing. The existing home is in need of updating, yet offers a setting impossible to replicate. Do not miss the opportunity to experience this property firsthand and join us for a showing!



### Inspection / Open House Dates:

Friday, April 16, 3:00-6:00 pm • Monday, April 26, 12:00-3:00 pm  
Friday, May 7, 3:00-6:00 pm • Tuesday, May 11, 2:00-4:00 pm



**Auction Manager:** Brent Wellings • 405.332.5505 • [brent@schraderauction.com](mailto:brent@schraderauction.com)

*Contact Brent Wellings for more information!*

### Terms & Conditions:

**PROCEDURE:** The Property will be offered at public auction as a single tract at the auction date and time. Minimum bids are at the discretion of the Auctioneer.

**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:** The successful bidder will be required to enter into the purchase agreement 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 Personal Representatives Deed, Without Warranty.

**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:** 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.

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