

**AUCTION TERMS & CONDITIONS:**

**PROCEDURE:** Tracts 1 through 3 will be offered in individual tracts, in any combination of these tracts, or as a total unit. 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 given 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" shall not include any mineral rights.

**ACREAGE AND TRACTS:** All acreages, dimensions 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.



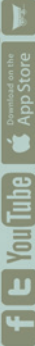
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**CORPORATE OFFICE:** PO Box 508

950 N Liberty Dr • Columbia City, IN 46725

800.451.2709 • 260.244.7606

Follow Us and Get Our Schrader iOS App:



**OKLAHOMA OFFICE:** 405.332.5505

101 N. Main St., Stillwater, OK 74075

*Auction Manager:*

**Brent Wellings • 405.332.5505**

brent@schraderauction.com

in cooperation with



**Berry Auctions**

101 N. Main • Stillwater, OK 74075

405-372-2466

**ONLINE BIDDING AVAILABLE** - Bid online during the auction at [www.schraderauction.com](http://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.

**405.332.5505**  
**SchraderAuction.com**



**800.451.2709**  
**SchraderAuction.com**



**20<sup>±</sup> acres**  
*in 3 tracts*  
**PAYNE COUNTY, OK**



**Tuesday, October 25 • 6:00PM**

**20<sup>±</sup> acres**  
*in 3 tracts*



**AUCTION**

**PAYNE COUNTY**



# 20± acres in 3 tracts

PAYNE COUNTY, OK

Tuesday,  
October 25

at 6:00pm  
ONLINE BIDDING AVAILABLE



Outstanding opportunity to acquire an excellent property in Eastern Payne County! Located at the intersection of N West Point Rd and McElroy Rd, conveniently located only 1 mile off State Road 51 which makes for an easy commute to Stillwater or Tulsa! The property is very secluded with scattered trees throughout and all the privacy wanted in a potential building site with paved road access. Offered in 3 tracts ranging from 4± to 12± acres, Buyers may bid on individual tracts or any combination of tracts that best fits their needs!

- TRACT 1: 4± acres** located on McElroy Rd, excellent potential building site with seclusions, existing trails and open grassy areas.
- TRACT 2: 4± acres** located on McElroy Rd, another excellent potential building site with some mixed hardwoods in the center of the parcel.
- TRACT 3: 12± acres** located along McElroy Rd, if you are seeking seclusion this is your tract! Removed from site of any neighbor, the back portion of Tract 3 is very secluded with a combination of open pasture, mature oak trees and mixed cedar!



TIMED ONLINE ONLY



AUCTION MANAGER:  
BRENT WELLINGS

405.332.5505  
SchraderAuction.com



**Inspections:**  
Mon, October 17  
Mon, October 24  
3:00 - 5:00 pm

**TO THE PROPERTY:** From SR 51, turn north on West Point Rd and follow for 1 mile, turn right (east) onto McElroy Rd. Property begins on the right. (watch for signs)

**TO THE AUCTION SITE:** From SR 51, turn north on West Point Rd and follow for 3/4 mile to entrance on the left (west).  
**Saints Grove Campground, 408 N West Point Rd, Glencoe, OK 74032**



TRACTS 1-3 SOUTHEAST VIEW



TRACT 1



TRACT 2



TRACTS 1-3 ROAD FRONTAGE



TRACT 3