

2,176[±] Acres LAND AUCTION

THURSDAY, JUNE 21 • 6:00 PM

South Eufaula Ranch • PITTSBURG CO., OK



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.

AUCTION LOCATION:
 Auction Held at the **Eufaula High School Cafeteria, 1 Anderson Bell St, Eufaula, OK 74432.**
DIRECTIONS: Take the Eufaula Hwy 9 Exit off of Hwy 69 and turn east on Hwy 9. Follow for approximately 0.3 mile and turn right on Main Street. Follow Main Street for approximately 0.5 mile and turn right on Bill McCarty Street and you will see Eufaula High School.

DIRECTIONS TO PROPERTY:
 Take the "Canadian" Exit on Hwy 69 and turn west onto Johnson Street (Hwy 113). Follow for approximately 0.3 mile and road will make a hard left turn, continue on Hwy 113 for approximately 0.3 mile. Property will begin on your right.

AUCTION MANAGER:
 Brent Wellings • 972-768-5165



800.451.2709 • www.SchraderAuction.com

TERMS AND CONDITIONS:

BUYERS PREMIUM: A three percent (3%) Buyer's premium will be added to the final bid price and included in the total purchase price.
PROCEDURE: Tracts 1 through 16 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.
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 provide a Limited Warranty Deed to Buyer(s) at closing.
EVIDENCE OF TITLE/CONDITION: Seller agrees to furnish bidders a preliminary title insurance commitment for Buyer's review prior to the auction. Seller agrees to provide merchantable title to the property, subject to existing public highways and streets, easements, covenants, conditions, restrictions and reservations of record, if any; zoning and other governmental regulations and restrictions; and non-delinquent real estate taxes and assessments. Buyers will be responsible for purchasing any owner's or lender's policy required. All tracts will be sold "AS IS — WHERE IS, WITH ALL FAULTS".
CLOSING: The closing shall take place 90 days after the auction or as soon thereafter as applicable closing documents are completed by Seller.
POSSESSION: Possession shall be delivered at closing; Buyers may acquire a hunting lease for temporary access immediately following the Auction and expiring of the closing or termination of the transaction.
REAL ESTATE TAXES: Real Estate taxes shall be prorated to the date of closing.
MINERALS: Seller shall convey surface, coal and hard minerals. Seller shall reserve remaining mineral interests.
SURVEY: Seller, at its sole cost and expense, may provide a new survey to the Buyer(s) for the tracts prior to closing. Any need for a new survey shall be determined solely by Seller. If the property purchased is a combination of tracts, the survey shall be for the perimeter of such combination only. The type of survey provided shall be determined by Seller.
PROPERTY INSPECTION: Each potential bidder is responsible for conducting, at their own risk, independent inspections, investigations, inquiries, and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Each potential bidder shall be liable for any property damage caused by any such inspections or investigations.
ACREAGE AND TRACTS: All acreages are approximate and have been estimated based on current legal descriptions 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.
SELLER: Public Service Company of Oklahoma.



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AUCTION

South Eufaula Ranch



2,176[±] Acres OFFERED IN 16 TRACTS

PITTSBURG COUNTY, Oklahoma

www.SchraderAuction.com
 800-451-2709
 260-244-7606

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SCHRADER
 Real Estate and Auction Company, Inc.

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PITTSBURG COUNTY, Oklahoma



2,176[±] Acres Quality Pasture and Recreational Land Aside Lake Eufaula



2,176[±] Acres

PITTSBURG COUNTY, Oklahoma

OFFERED IN 16 TRACTS



Quality Pasture and Recreational Land Aside Lake Eufaula

- Quality Improved Grass Pastures
- Fenced and Cross Fenced
- Mature Timber Bordering Lake Eufaula
- Excellent Deer and Turkey Habitat
- Easy Access, Only 1 Mile off Hwy 69
- 540 acres of Pasture Sprayed in April 2018

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AUCTION

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PROPERTY DESCRIPTION:

The South Eufaula Ranch is located just west of the community of Canadian, Oklahoma, which is approximately 20 miles south of the I-40/Hwy 69 intersection and only 17 miles north of McAlester, Oklahoma. Given this convenient location, the property is easily accessible, from the Tulsa, Oklahoma City and DFW metro areas.

The ranch offers a good diversity of terrain, with approximately 1,100 acres of open improved and native grass pastures and the balance of the property in heavy, mature, hardwood timber. This diversity creates an excellent combination ranch that can carry a sizeable cowherd and provide outstanding wildlife habitat. Approximately 2 miles of the ranch's northern border is adjacent to Lake Eufaula Core of Engineers land, providing a unique opportunity for Buyers.

We are offering the ranch in 16 individual tracts that range from 37± to 291± acres. These tracts provide an opportunity for many different types of Buyers, whether strictly interested in pasture land or a quality recreational property this auction has an individual tract or combination of parcels that will fit your needs.



TRACTS 1 & 16



TRACT 4



TRACTS 5-8 LAKEFRONT



TRACTS 9-11



TRACTS 13-15

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TRACT DESCRIPTIONS:

TRACT 1: 120± acres with frontage along Hwy 113 that is mostly open pasture that was **SPRAYED** April 2018.

TRACT 2: 40± acres that includes metal shop building with concrete floor, small set of working pens and a balance of pasture and mature timber with 2 ponds.

TRACT 3: 195± acres of mostly open pasture fronting Hwy 113. Small, wooded creek dissects the tract and this parcel has 4 ponds. All open pasture on this parcel **SPRAYED** in April 2018.

TRACT 4: 69± acres of open pasture, level topography and 4 ponds which was **SPRAYED** in April 2018.

TRACT 5: 224± acres of open pasture, currently fenced into 3 pasture with 2 ponds; fully **SPRAYED** April 2018 and ready for potential hay production.

TRACT 6: 63± acres of mostly open pasture, used for hay production in past years.

TRACT 7: 152± acres which is a combination of open pasture and timber, outstanding recreational parcel with fresh deer sign and turkey scratchings that fronts Eufaula Core of Engineers land on the back side.

TRACT 8: 158± acres of mature timber, dissected by heavily used deer trails, making for an outstanding recreational opportunity.

TRACT 9: 144± acres of mature timber that includes a small pond with potential for waterfowl and heavily traveled deer trails bordering the Eufaula Core of Engineers land.

TRACT 10: 91± acres of heavily wooded terrain with quality deer and turkey sign that fronts the Eufaula Core of Engineers land, outstanding recreational opportunity.

TRACT 11: 290± acres of that is a mixture of potential hay meadow, pasture and some mature

timber. This parcel also has 5 ponds, creating outstanding wildlife habitat.

TRACT 12: 37± acres that are heavily wooded, secluded and would make an excellent potential building site or smaller recreational parcel.

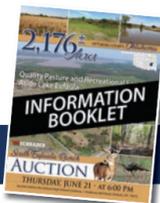
TRACT 13: 184± acres of outstanding recreational property, heavily wooded and secluded throughout.

TRACT 14: 64± acres that is mostly wooded and has frontage along Hwy 113.

TRACT 15: 185± acres with a combination of open areas and heavy timber, with frontage along Hwy 113.

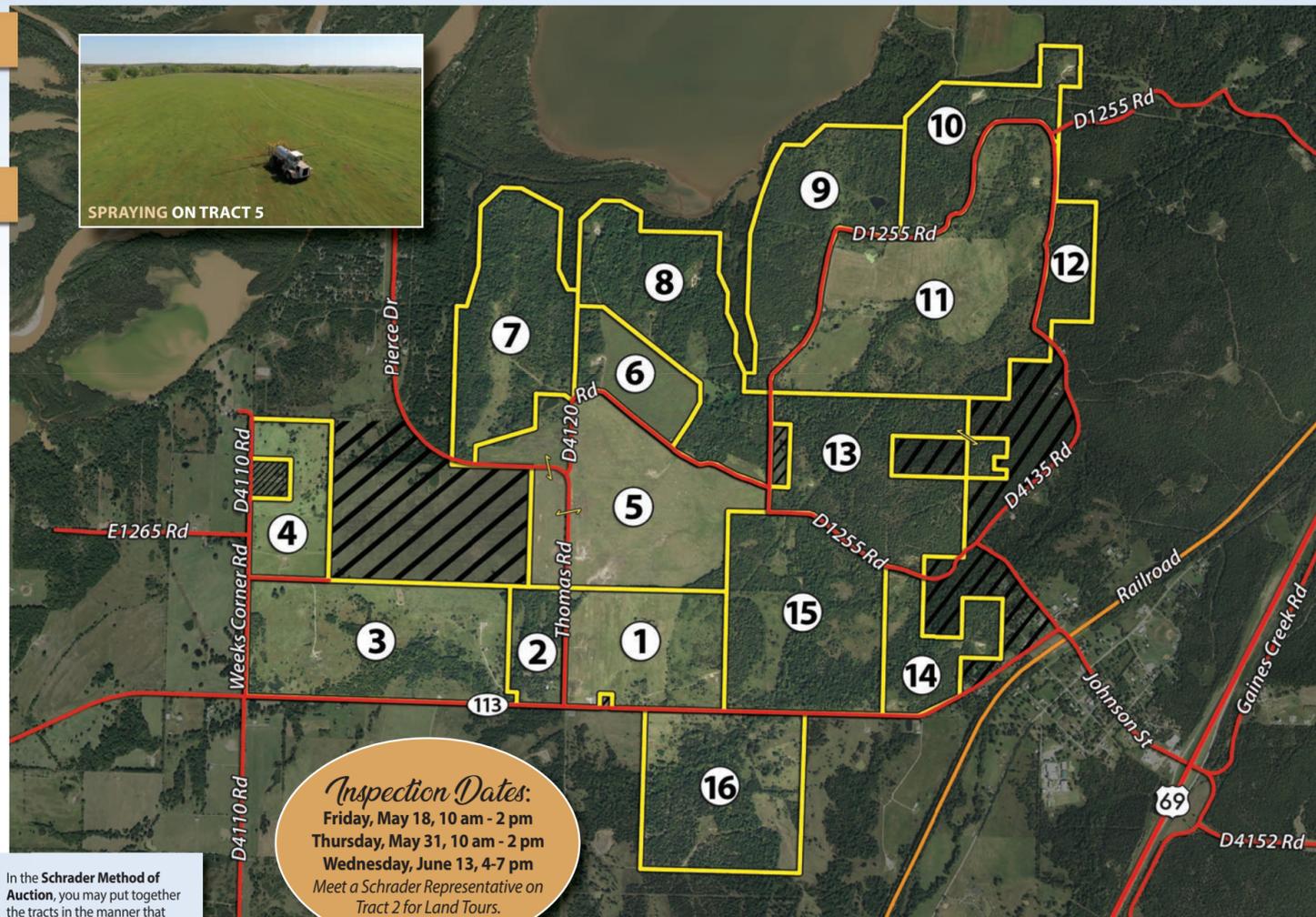
TRACT 16: 160± acres with a combination of open pasture and heavy timber along Hwy 113.

CONTACT AUCTION COMPANY FOR DETAILED INFORMATION BOOKLET



m³ MAXIMUM MARKETING METHOD

In the Schradler Method of Auction, you may put together the tracts in the manner that best fits your needs and desires.



Inspection Dates:
 Friday, May 18, 10 am - 2 pm
 Thursday, May 31, 10 am - 2 pm
 Wednesday, June 13, 4-7 pm
 Meet a Schradler Representative on Tract 2 for Land Tours.



TRACT 1



TRACT 2



TRACT 3



TRACT 4



TRACT 5



TRACT 6



TRACT 7



TRACT 16



TRACT 10



TRACT 11



TRACT 13



TRACT 15