

160 acres LAND AUCTION

Offered in 8 Tracts ranging from 5± to 60± acres
Deer Creek | Oklahoma County, OK

held at The Manor at Coffee Creek, Edmond, OK **Tuesday, October 30 at 6:30pm**
Online Bidding Available



Potential Homesites • Development Land Parcels • Deer Creek Schools • Large, Stocked Pond • Gentle Topography



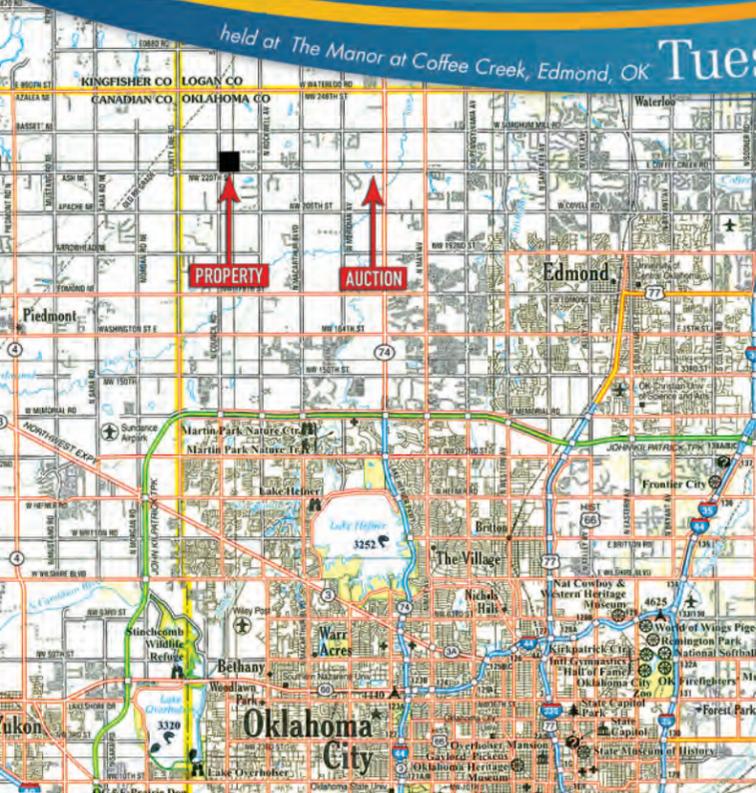
800.451.2709 • SchradlerAuction.com

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DIRECTIONS:

To The Property:

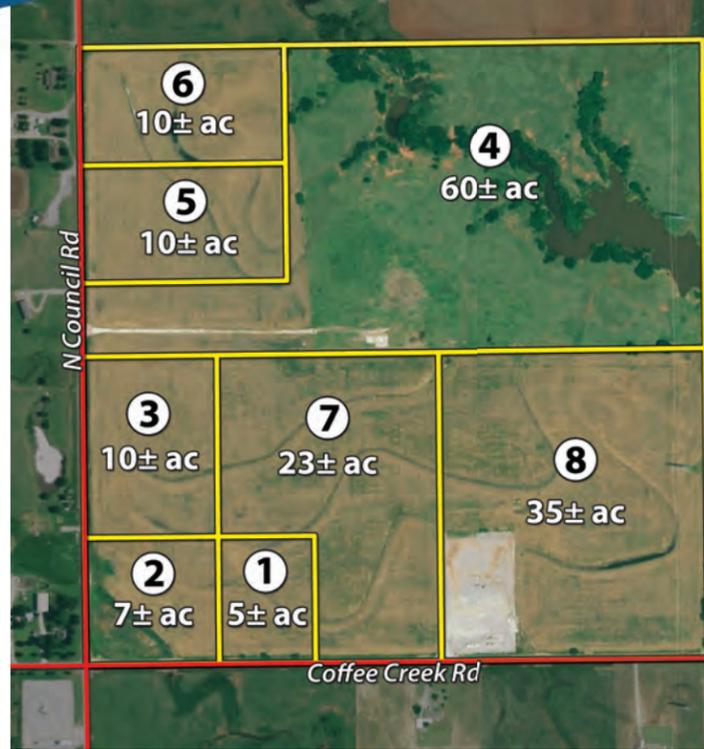
From the intersection of Hwy 74 and Coffee Creek Rd, travel west on Coffee Creek Rd for 3.5 miles and property begins on your right.

To The Auction:

From the intersection of Hwy 74 and Coffee Creek Rd, travel west on Coffee Creek Rd for 0.2 mile and entrance will be on your left.



You may bid online during the auction at schraderauction.com. You must be registered **One Week in Advance of the Auction** to bid online. For online bidding information, call Kevin Jordan at Schradler Auction Company - 800-451-2709.



The Creekmore Farm is comprised of 160± acres located at the intersection of Coffee Creek Road (220th) and Council Road in Deer Creek, Oklahoma. With 1/2 mile of road frontage on both Coffee Creek and Council Roads the property is easily accessible and desirable for future development. Deer Creek Water Corporation has existing 12" water lines on both the south and west borders of the property, along the roadways; Buyers are responsible for consulting with Deer Creek Water Corporation regarding access to and use of these existing water lines.

The farm will be offered in 8 tracts, ranging in size from 5± to 60± acres. Located on Tract 4 is a large, stocked pond with excellent bass fishing. A sloping topography makes for some excellent potential building sites overlooking the pond. The balance of the property has been in active agricultural production for many years, which has kept the property nicely manicured and appealing for future development. Buyers will have the opportunity to bid on any individual tract or combination of parcels that best fit their needs, do not miss this unique opportunity in Deer Creek Schools!

Tract 1: 5± Acres located along Coffee Creek Road, excellent potential building site.

Tract 2: 7± Acres located at the intersection of Coffee Creek and Council Road, great corner tract.

Tract 3: 10± Acres located along Council Road, excellent potential building site.

Tract 4: 60± Acres with access off of Council Road. This parcel includes the large, stocked pond with attractive topography and tree lined creek bottom.

Tract 5: 10± Acres located along Council Road, excellent potential building site.

Tract 6: 10± Acres located along Council Road on the far north corner of the property.

Tract 7: 23± Acres located along Coffee Creek Road with a nice level topography.

Tract 8: 35± Acres located along Coffee Creek Road at the southeastern corner of the property.



Inspection Dates

Thursday, October 11, 4:00 - 6:00 PM
Monday, October 29, 4:00 - 6:00 PM

Meet a Schradler Representative at entrance to Tract 4.



Auction Mgr:

Brent Wellings • 972-768-5165 | 800.451.2709 • www.schraderauction.com

TERMS & CONDITIONS

PROCEDURE: Tracts 1 through 8 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 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 30 days after the auction or as soon thereafter as applicable closing documents are completed by Seller.

POSSESSION: Possession of the Property shall be at closing, subject to the rights of the current tenants.

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, and all other minerals on, in and under that are associated with and may be produced from the Property, and all rights appurtenant thereto, and the term "Property" shall not include any mineral rights.

SURVEY: Seller shall provide a new survey if required to determine a legal description. Any need for a new survey shall be determined solely by the Seller. Seller and 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 and sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres, if a new survey is determined to be necessary by the Seller.

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: Schradler 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.