

160± GARFIELD COUNTY  
acres  
Offered in 2 Tracts

LAND AUCTION  
OKLAHOMA



TUESDAY  
DECEMBER 17 • 10AM  
at the Garber Community Theater  
Online Bidding Available

2 Miles East of Garber, OK  
96± Tillable Acres  
Paved Road Frontage  
Nice Pond  
Potential Building Site

SCHRADER  
75th  
ANNIVERSARY  
Since 1944

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**DECEMBER**

Sun	Mon	TUE	Wed	Thu	Fri	Sat
29	30	31				
22	23	24	25	26	27	28
15	16	17	18	19	20	21
8	9	10	11	12	13	14
1	2	3	4	5	6	7

**ONLINE BIDDING AVAILABLE**

You may 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 Kevin Jordan at Schrader Auction Co. - 800.451.2709.

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**AUCTION LOCATION:** Garber Community Theater, 402 Main Street, Garber, OK 73738  
 Located on the north end of Main Street in Garber, watch for the sign.

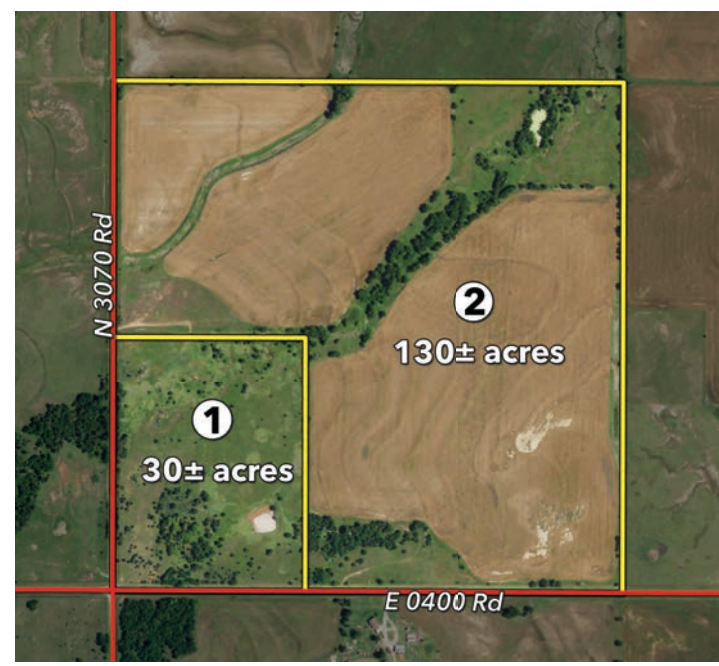
**DIRECTIONS TO PROPERTY:** From intersection of Hwy 15 and Breckenridge Road (by the Jiffy Trip), take Breckenridge Road east for 3 miles and the property will be on your left.

The Ford Farm is a quality 160± acre tract with an excellent location just 2 miles east of Garber, OK at the intersection of Breckenridge Road (paved) and Knox Road. The farm features approximately 96± tillable acres with the balance of the property in pasture with a nice pond. The property will be offered in two tracts; including a 30± acre at the intersection that includes the pond and would make an excellent potential building site. The balance of the farm, being majority tillable, will be offered in a 130± acre tract. Predominant soil types include Kirkland-Renfrow and Renthin-Masham.

**INSPECTION DATE:**  
 Tuesday, December 10 • 12:00 - 2:00 PM

**TRACT 1: 30± acres** located at the intersection of Breckenridge and Knox Roads. Mostly pasture with a mix of trees and a nice pond on the east side. This is an excellent location that would make an excellent potential building site for a home or farm shop.

**TRACT 2: 130± acres** with 96± of those acres being tillable per FSA, the balance of the property is in water ways, trees and some pasture along the northern boundary and a small pond is located at the north end. Predominant soil types on this tract include Kirkland-Renfrow and Renthin-Masham.



NORTHWEST CORNER



SOUTHWEST CORNER



TRACT 1



TRACT 1



TRACT 2



AUCTION MGR: **BRENT WELLINGS • 972-768-5165 • brent@schraderauction.com** | [www.SchraderAuction.com](http://www.SchraderAuction.com) • 800.451.2709

**AUCTION TERMS AND CONDITIONS:**  
**PROCEDURE:** Tracts 1 through 2 will be offered in individual tracts or as a total 160± acre unit. There will be open bidding on all tracts and combinations during the auctions as determined by the Auctioneer. Bids on individual tracts 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 Trustees 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 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.