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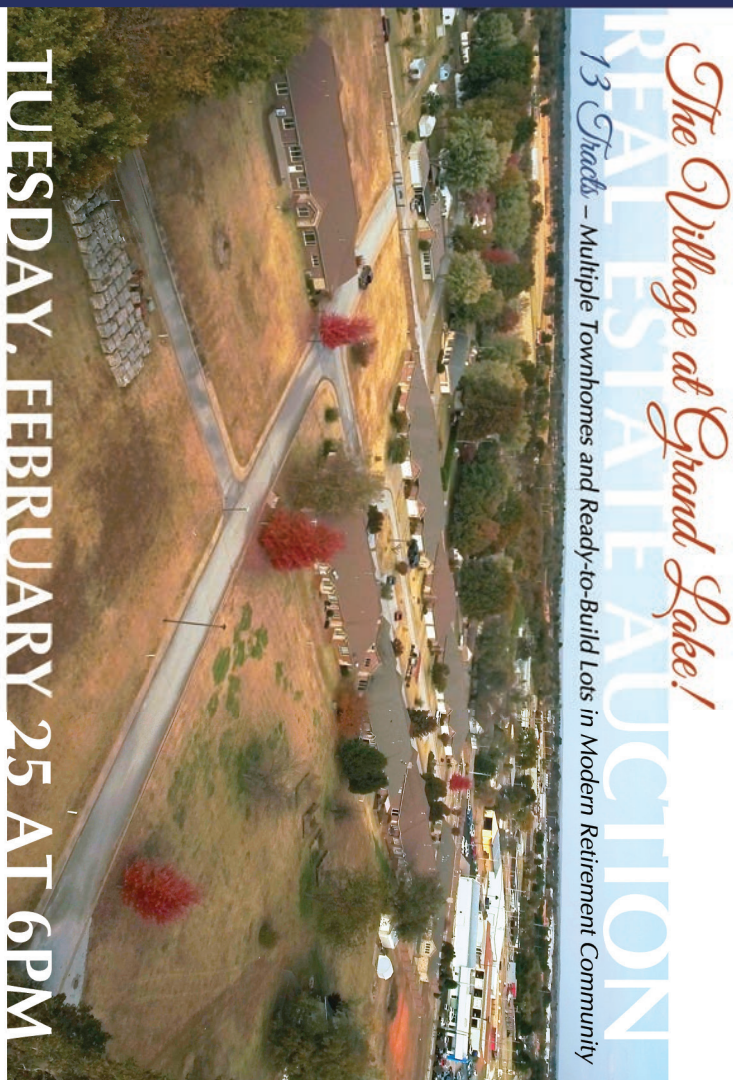
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The Village at Grand Lake!

13 Tracts – Multiple Townhomes and Ready-to-Build Lots in Modern Retirement Community

Grand Lake, Oklahoma
Upscale Retirement Community
Move-In Ready Townhomes
Partially Completed Townhomes
Investor/Builder Lots Available
Community Clubhouse, Pool & Spa



TUESDAY, FEBRUARY 25 AT 6PM

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Held on-site in The Village at St. Andrews Club House, Grove, OK • Online Bidding Available

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The Village at Grand Lake! 13 Tracts – Multiple Townhomes and Ready-to-Build Lots in Modern Retirement Community

REAL ESTATE AUCTION



TUESDAY, FEBRUARY 25 AT 6PM



Held on-site in The Village at Grand Lake Club House, 105 St. Andrews Lane, Grove, OK. Watch for signs.
Property located just east of downtown Grove, along Highway 10, directly behind St. Andrews Episcopal Church.

 Online Bidding Available

As soon as you see *The Village at Grand Lake* and meet the wonderful people who call this private community home you will not be able to help admire its charm and inviting feel! Seeking a weekend home near Grand Lake with the vision of retiring there someday? Perhaps you have already retired and are searching a place to permanently call home? The Village at Grand Lake is worth investigating! The private members of the community share an upscale clubhouse with pool, spa, library and community room. The sale includes multiple move-in ready townhomes, partially finished townhomes, poised to be made your own, and ready to build lots for the developer or investor! There is an opportunity here for numerous Buyers to make the purchase that best fits your needs! Look at each tract description to pick what works best for you!

Inspection Dates
Open Houses

Monday, February 3 • 12 – 3 PM
Thursday, February 20 • 2 – 5 PM
Tuesday, February 25 • 2 – 4 PM

TRACT 1: 607 St. Andrews Circle, a fully finished 1,628 SF unit with 2 Bedrooms and 2 Baths that is ready for its first owner!

TRACT 2: 507 St. Andrews Circle, this 1,628 SF unit is partially finished with a 2 Bed/2 Bath floor plan: drywall, electrical and plumbing in place. Put the finishing touches on this townhome and make it your own!

TRACT 3: 505 St. Andrews Circle, another 1,628 SF unit with a 2 Bed/2 Bath floor plan that is partially finished with drywall, electrical and plumbing all installed. Finish this unit to meet your desires and make it yours!

TRACT 4: 106 St. Andrews Drive, a fully finished 1 Bed/1.5 Bath, 1,248 SF townhome that has appliances installed and was only lived in by one previous tenant!

TRACT 5: 108 St. Andrews Drive is another fully finished unit that is ready to move in! This townhome features a 1 Bed/1.5 Bath floor plan that is 1,248 SF.

TRACT 6: 500 St. Andrews Court, a spacious 2 Bed/2 Bath floor plan that is 1,658 SF and located at the very back of the development and has a wonderful back patio! This unit is partially finished with drywall, electrical and plumbing in place and ready to finish to your desires!

TRACT 7: 502 St. Andrews Court, another 2 Bed/2 Bath floor plan that is 1,546 SF and partially finished with drywall, plumbing and electrical; finish it your way!

TRACT 8: 101 & 103 St. Andrews Lane, 2 lots with concrete slab poured, great opportunity for the builder or investor to complete construction!

TRACT 9: 105 & 107 St. Andrews Lane, 2 lots with concrete slab poured, great opportunity for the builder or investor to complete construction!

TRACT 10: 101, 103 & 105 St. Andrews Drive, 3 lots for the builder and investor buyers!

TRACT 11: 501, 503 & 505 St. Andrews Court, 3 lots for the builder and investor buyers!

TRACT 12: 200 & 202 St. Andrews Drive + 501 & 503 St. Andrews Place, 4 lots for the builder and investor buyers!

TRACT 13: Units 9-1, 9-2 & 9-3 in The Village at Grand Lake (204, 206 & 208 St. Andrews Drive), 3 more lots to consider for the builder and investor buyers!



TRACT 3



TRACT 3



TRACT 1



TRACT 5



TRACT 7



TRACT 9



TRACT 10



TRACT 13



AUCTION MANAGER: BRENT WELLINGS
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Terms and Conditions:

PROCEDURE: Tracts 1 through 13 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.
BUYER'S PREMIUM: A 4% Buyer's Premium will be added to the Bid Price and included in the Contract Purchase Price.
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.

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 of the land 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.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. 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, SQUARE FOOTAGE 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: Schradер 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.
CORRECTIONS AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes or additions to the property information.