# Spring Lake Ranch

166 Tulsa

### im Dates - Meet a Sc Representative on Tract 3

Thursday, May 20<sup>th</sup> from 5-8pm, Friday, June 11<sup>th</sup> from 5-8pm & Saturday, June 19<sup>th</sup> from 8-11am

Tuesday, June 22nd . 6pm Creek County, Oklahoma --

Offered in 21 Tracts or Combinations, with Minerals!

Online Bidding Available: 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 Schrader Auction Co. - 800-451-2709.

### Auction Location.

Creek County Fairgrounds • 17808 W U.S. Rte 66 Kellyville, OK 74039

### Property Location:

Tracts 1-21: Located between Depew and Stroud along the famous Route 66. If coming from Tulsa, take Bristow Exit and follow Route 66 West for 12 miles to Milfay Road. If coming from OKC, take the Stroud Exit and follow Route 66 East for 7 miles to Milfay Road. Watch for signs.

Auction Held at Creek County Fairgrounds | Kellyville, OK -

800.451.2709 SCHRADER www.SchraderAuction.com In Cooperation With G7 RANCHES







**G7 RANCHES** In Cooporation With

with Minerals

or Combinations,

Offered in 21 Tracts

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READER

RAN G7

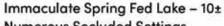


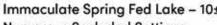


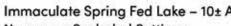
## -- Tuesday, June 22nd . 6pm | Creek County, Oklahoma -

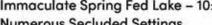
Offered in 21 Tracts or Combinations, with Minerals!

Well Maintained Pastures – Cross Fenced











Less Than 1 Hour from Downtown Tulsa & OKC





Extensive Paved Road Frontage – Route 66 & Milfay Road

• Excellent Hunting, Wildlife Habitat & Established Food Plots







MINERALS INCLUDED!

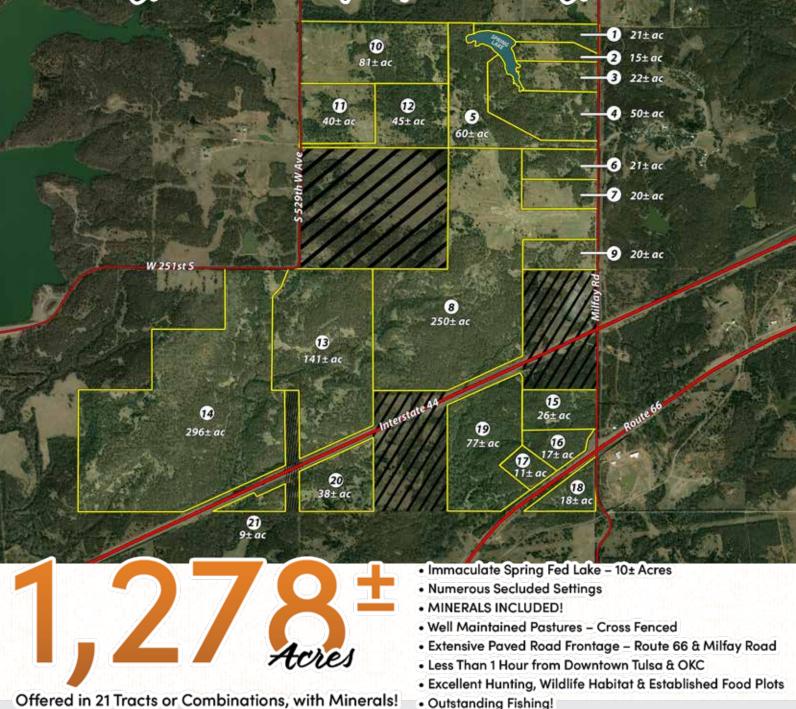
Outstanding Fishing!

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# -- Tuesday, June 22nd . 6pm Creek County, OK ---- Auction Held at Creek County Fairgrounds Kellyville, OK --



### General Property Description:

The Spring Lake Ranch will capture your interest without much effort, as this property has numerous features that we are pleased to offer to the public for the first time in decades! To begin, the property is excellently located along the Turner Turnpike (I-44) between Tulsa and Oklahoma City, near the Communities of Stroud and Depew. "Spring Lake" is located on the north end of the property and boasts excellent fishing and clear spring waters that are truly unique in this part of Oklahoma. The ranch is currently cross-fenced into 5 pastures, which have been well-maintained through controlled burns and rotational grazing. With a variety of excellent potential building sites, water features, pastures, great hunting, established food plots and extensive road frontage, The Ranch presents an exciting opportunity to purchase one of the most beautiful properties in this part of our state.





Tract 1: 21± acres which border Spring Lake, a stunning tract!

- Tract 2: 15± acres which also borders Spring Lake, another stunning potential building site.
- Tract 3: 22± acres bordering Spring Lake, mixture of open pasture and hardwoods.
- Tract 4: 50± acres bordering Spring Lake, includes stunning creek which feeds the lake and frontage on Milfay Road.
- Tract 5: 60± acres which encompasses the back side of Spring Lake. A truly incredible setting with all the privacy one could ask for in such a location.
- Tract 6: 21± acres along Milfay Road, great potential building site.
- Tract 7: 20± acres along Milfay Road, excellent mixture of woods and open pasture.
- Tract 8: 250± acres fronting Milfay Road, excellent combination of pasture and woods for recreation!
- Tract 9: 20± acres fronting Milfay Road, another excellent potential building site.
- Tract 10: 81± acres on the north end of the property. Established food plots, open pasture and a nice creek bottom make this a super neat tract!
- Tract 11: 40± acres with a well established food plot and balance in woods and pasture.
- Tract 12: 45± acres that is mostly wooded, has a good road for access and a nice creek.
- Tract 13: 141± acres that would make an outstanding hunting retreat or recreational property. Heavily wooded and lots of seclusion here.
- Tract 14: 296± acres which is another outstanding recreational tract. Woods, creek bottom, open land for food plots and lots of potential in a bigger tract!
- Tract 15: 26± acres with a beautiful field in the center of the property, balance is dense forest. Excellent potential building site.
- Tract 16: 17± acres fronting Route 66, easily accessible and another excellent potential building site.
- Tract 17: 11± acres fronting Route 66, gorgeous little tract!
- *Tract 18: 18± acres* with frontage on Route 66 and Milfay Road, great corner tract with lots of access!
- Tract 19: 77± acres fronting Route 66, excellent combination of dense forest and easy access off the highway.
- Tract 20: 38± acres of mostly woods and pasture. This tract does not currently have an access road, the southern boundary of the parcel is a Section Line which provides potential Section Line Road access.
- Tract 21: 9± acres of mostly woods. This tract does not currently have an access road, the southern boundary of the parcel is a Section Line which provides potential Section Line Road access.

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Tract 8, Looking North



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### **TERMS & CONDITIONS:**

Auctioneer. Bids on tracts, tract combinations and the total property may compete. sold "AS-IS" 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 as applicable closing documents are completed by Seller equal to 5% of the hid amount

auction. The auction bids are subject to the acceptance or rejection by the Seller. known prior to the auction. DEED: Seller shall be obligated only to convey a merchantable title by Warranty Deed. AGENCY: Schrader Real Estate and Auction Company, Inc. and their representatives time to inspect any changes or additions to the property information. **EVIDENCE OF TITLE:** Seller agrees to make available to bidder a preliminary title are exclusive agents of the Seller.

insurance commitment to review prior to auction. The cost of title insurance, if the DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this PROCEDURE: Tracts 1 through 21 will be offered in individual tracts, in any buyer(s) elects to purchase the title insurance policy, will be the responsibility of brochure and all related materials are subject to the terms and conditions outlined combination of these tracts, or as a total unit per auction date and time. There will be the buyer(s). Seller agrees to provide merchantable title to the property subject to in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, open bidding on all tracts and combinations during the auctions as determined by the matters of record, general conditions of title, and similar related matters. All tracts and no warranty or representation, either expressed or implied, concerning the

**POSSESSION**: Possession shall be at closing

DOWN PAYMENT: 10% of the total contract purchase price will be due as a down REAL ESTATE TAXES: Real Estate taxes shall be prorated to the date of closing. payment on the day of auction, with the balance due in cash at closing. The down MINERALS: The sale of the Tracts 1 -21 will include the minerals currently owned is assumed by the Seller or the Auction Company. Conduct of the auction and ayment may be made in the form of cashier's check, personal check, or corporate by Seller. However, no promise, warranty or representation will be made as to the increments of bidding are at the direction and discretion of the Auctioneer. The Seller check YOUR RIDDING IS NOT CONDITIONAL LIPON FINANCING. SO RE SUBE YOU HAVE existence or value of minerals or the nature or extent of Seller's interest therein and Selling Agents reserve the right to preclude any person from bidding if there i ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING. ACREAGE AND TRACTS: All acreages, dimensions and square footages are any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer APPROVAL OF BID PRICES: All successful bidders will be required to enter into approximate and have been estimated based on current legal descriptions, property are final. ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE purchase agreements at the auction site immediately following the close of the tax records and/or aerial photos. Any corrections, additions, or deletions will be made **OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE**.

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property is made by the Seller or the Auction Company. All sketches and dimension CLOSING: The closing shall take place 45 days after the auction or as soon thereafter 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 omission NEW DATE, CORRECTIONS AND CHANGES: Please arrive prior to scheduled auction

