

Monday, October 21st • 6:30pm CST

Held at the Post Oak Lodge - Tulsa, OK



Potential Building Sites
Development Opportunity

Osage County, Oklahoma
Near Tulsa's Central Business District
LAND AUCTION

Major Tulsa
310± Acres
Offered in 20 Tracts

Both Properties
Just Minutes From
Downtown Tulsa!

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Downtown Tulsa!

Osage County, Oklahoma
Major Tulsa
LAND AUCTION
Near Tulsa's Central Business District

Both Properties
Just Minutes From
Downtown Tulsa!

310± Acres
Offered in 20 Tracts
Tracts Ranging from 3 to 50 Acres

Potential Commercial &
Residential Development
Opportunities

Potential Building Sites
Development Opportunity
Downtown Tulsa Views

Osage County, Oklahoma
Major Tulsa
LAND AUCTION
310± Acres
in 20 Tracts



P.O. Box 508, 950 N. Liberty Dr.
Columbia City, IN 46725

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AUCTION MANAGER: BRENT WELLINGS
CELL: 972-768-5162 | OFFICE: 888-822-5337

OCTOBER 2013

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NAA Auctioneer

800.451.2709
SchraderAuction.com



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SOUTH PROPERTY TRACTS 1-12:

From downtown Tulsa take Hwy 412 west for approximately 1.3 miles, exit on N 25th W Ave (Gilcrease Museum) and go north for approximately 0.3 mile. Turn left on W Edison Street and follow for approximately 0.5 mile and property is located on right.

SOUTH PROPERTY TRACT DESCRIPTIONS:

TRACT 1: 22± acres of pasture and woodland featuring approximately 620' of frontage on 33rd W Ave. Tract 1 includes a large pond, original homestead and a mixture of mature hardwood trees, open land and a creek bottom meandering through the west portion of the parcel.

TRACT 2: "Swing Tract" - 20.8± acres of excellent land situated in the center of the property. Bidders can submit bids on this tract in any combination with an adjoining tract to create your own property.

TRACT 3: 5.2± acres of open land with level topography, featuring approximately 310' of frontage on 33rd W Ave – Investigate this tract as a potential building site.

TRACT 4: 6.0± acres of open land with level topography, featuring approximately 375' of frontage on 33rd W Ave – Investigate this tract as a potential building site or combine with tracts 3 & 5 to increase frontage and acreage.

TRACT 5: 4.0± acres, which consist of a 50:50 mixture of mature trees along the front and open pasture on the west portion of the property - this tract has approximately 230' of frontage on 33rd W Ave.

TRACT 6: 21.2± acres with approximately 1,315' of frontage on 33rd W Ave and 575' of frontage on W Edison St. Great corner lot with diversity for different uses, which features a mixture of mature hardwoods and open pasture, Central High School is located directly across the street from tract 6.

TRACT 7: 13.2± acres featuring approximately 575' of frontage on W Edison St. Tract 7 is a mixture of mature hardwoods and open land on the north portion of the property, combine with "swing tract" 2 for a significant holding in the center of the property.

TRACT 8: 10.0± acres situated on the corner of W Edison St and N 38th W Ave.

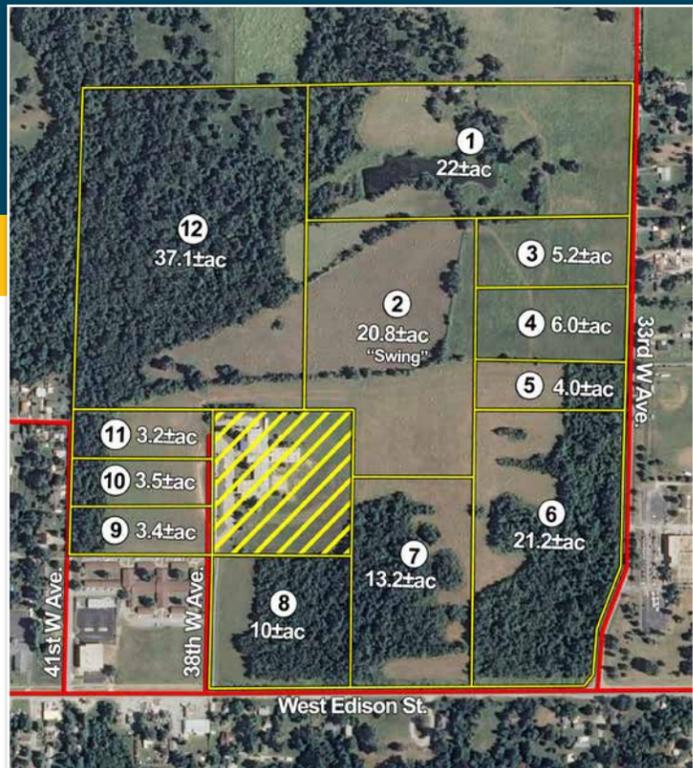
Excellent level topography with a mixture of heavily wooded areas and open space, tract 8 features approximately 675' of frontage on W Edison and 645' of frontage on 38th W Ave.

TRACT 9: 3.4± acres featuring access from both east and west boundary lines. Tract 9 has approximately 220' of frontage on both N 38th W Ave and N 41st W Ave – Investigate this site for building and future development and combine with tracts 10 & 11.

TRACT 10: 3.5± acres featuring access from both east and west boundary lines. Tract 10 has approximately 230' of frontage on N 38th W Ave and N 41st W Ave; combine with surrounding tracts to easily increase acreage.

TRACT 11: 3.2± acres with access from both east and west boundary lines. Tract 11 has approximately 215' of frontage on N 41st W Ave; easily combine with tracts 9 & 10.

TRACT 12: 37.1± acres, which consist of a mixture of open, pasture land and heavily wooded areas that are dissected by a meandering creek. This parcel features excellent wildlife recreational potential and has plenty of suitable building sites. Combine with surrounding tracts to increase open/pasture land and create your ideal property.



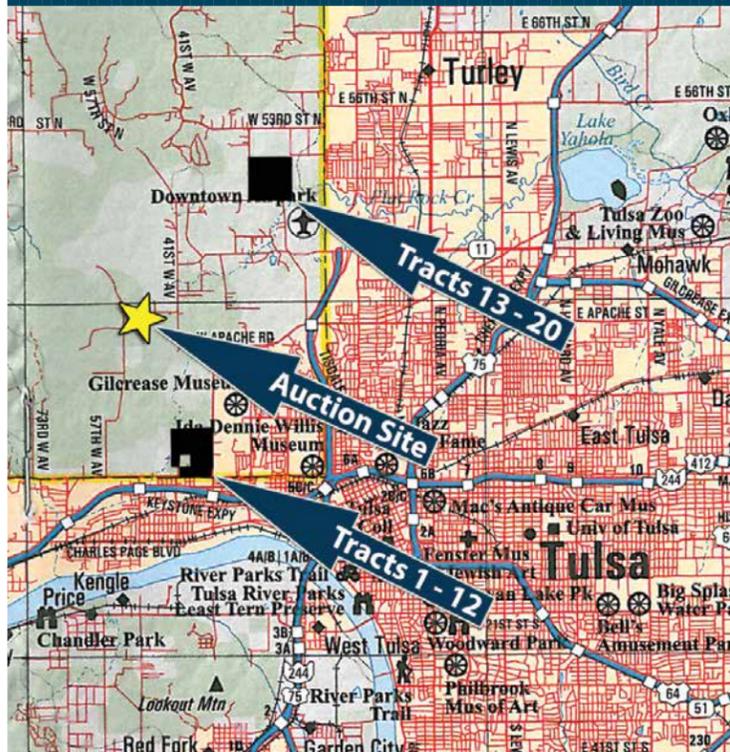
Major Tulsa Osage County, Oklahoma
LAND AUCTION

310[±] Acres
Offered in 20 Tracts

Monday, October 21st
6:30pm CST



AUCTION LOCATION:
Post Oak Lodge
5323 W 31st St N, Tulsa, OK 74127



INSPECTION DATES:

September 25th & October 9th • 2-4PM

Meet a Schrader Representative at Tract 9 or 20 for More Information.

SELLER: Evelyn Marie Manion Trust
AUCTION MANAGER: Brent Wellings 972-768-5165

SCHRADER 800-451-2709
Real Estate & Auction Co., Inc. www.schraderauction.com

NORTH PROPERTY (TRACTS 13 - 20):

From downtown Tulsa take LL Tisdale Parkway North for approximately 3 miles to the intersection of W 36th Street North. Turn left at intersection and follow for approximately 0.5 mile and turn right on N Osage Drive, follow for approximately 1.0 mile to sweeping left turn and property is on your right.

NORTH PROPERTY TRACT DESCRIPTIONS:

TRACT 13: 47.9± acres encompassing the Northeast portion of the land tract. This parcel has access from N 25th W Ave, with 45' of road frontage and access width to the main portion of tract 13. Skyline views of downtown Tulsa is visible from this parcel, featuring a mixture of native grass and improved pastures, mature trees and a meandering creek establishing the West and South boundary lines.

TRACT 14: 38.1± acres located on the Northwest portion of the property. The center of this parcel is elevated, providing views over the remainder of the property and downtown Tulsa. Tract 14 is primarily open ground that has been used for hay production; the south boundary of the property encompasses a creek bottom with dense foliage and mature trees.

TRACT 15: 12.3± acres of rolling terrain, which includes hills with a quality view of the surrounding landscape. This parcel has approx. 685' of frontage on N 25th W Ave – Investigate as a potential building site.

TRACT 16: 11.2± acres corner lot with outstanding access, highlighted by nearly 1,500' of road frontage on N 25th W Ave and 43rd Street N combined. New construction has recently widened 43rd Street N, creating outstanding access to utilities and infrastructure. This parcel holds potential for future commercial and residential development, combine with surround tracts to increase acreage and create the right property for you.

TRACT 17: 11.1± acres located in the Southwest portion of the property. Tract 17 has approx. 475' of frontage on the newly improved 43rd Street N; easily combine with surrounding tracts.

TRACT 18: 13.9± acres of well-suited potential development land featuring approx. 500' of frontage on 43rd Street N. This tract can easily be bid on in combination with various surrounding tracts to create a piece of property that fits your needs – Investigate this tract's potential.

TRACT 19: 10.8± acres featuring approx. 385' of frontage on 43rd Street N. Easily bid on this tract individually or in combination with others of your choice.

TRACT 20: 13.7± acres located in the Southeast portion of the property. This tract holds adequate frontage, approx. 355", on 43rd Street N/Osage Dr and is well suited for a variety of uses.



AUCTION TERMS & CONDITIONS

PROCEDURE: Tracts 1 through 20 will be offered in individual tracts, in any combination of these 20 tracts, or as a total unit. There will be open bidding on all tracts and combinations during the auction 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 accepted bid price as down payment on the day of auction with the balance in cash at closing. If the bidder pre-registers with the Auction Company on or before Thursday, August 15, then cash or a personal check will be accepted for the down payment (contact Auction Company for a pre-registration form or visit www.schraderauction.com). **If the bidder does not pre-register, a bank letter of credit or guarantee will be required with a personal 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 Special Warranty Deed or Trustee's 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.
PLANNING APPROVAL: All tract divisions are subject to approval by the Osage County Planning Commission.
POSSESSION: Possession of the land shall be at closing.
REAL ESTATE TAXES: Real Estate taxes shall be prorated to the date of closing.
MINERALS: Less and except 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 reference real estate, and the term "Property" will not include any mineral rights.

BUYER'S PREMIUM: A 4% Buyer's Premium will be charged to the Buyer. The Buyer's Premium shall be added to the high bids to determine the Total Contract Purchase Price.
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 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.