



Broken Arrow, Oklahoma

80±

ACRES

IN 5 TRACTS



Broken Arrow, Oklahoma

80±

ACRES

SCHRADER Real Estate and Auction Company, Inc. IN COOPERATION WITH **FRISBIE LOMBARDI**

AT FOREST RIDGE GOLF CLUB, 7501 E. KENOSHA STREET, BROKEN ARROW

Wednesday, August 13 • 10am

LAND AUCTION

ONLINE BIDDING AVAILABLE

800-451-2709
www.SchraderAuction.com

ONLINE BIDDING AVAILABLE

You may bid online during the auction at 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 Company - 800-451-2709 or kevin@schraderauction.com.

AUGUST 2014

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
				6	7	8
			13	14	15	16
			19	20	21	22
			26	27	28	29
31	24	25	26	27	28	30

Follow us on: YouTube, Facebook, Twitter

Auction Manager: Brent Wellings
Cell: 972-768-5165

SCHRADER Real Estate and Auction Company, Inc. IN COOPERATION WITH **FRISBIE LOMBARDI**

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

BROKEN ARROW, OKLAHOMA



LAND AUCTION

Wednesday, August 13 • 10am

AT FOREST RIDGE GOLF CLUB, 7501 E. KENOSHA STREET, BROKEN ARROW

80±

ACRES

IN 5 TRACTS

ONLINE BIDDING AVAILABLE

SCHRADER Real Estate and Auction Company, Inc. IN COOPERATION WITH **FRISBIE LOMBARDI**

80± ACRES

IN 5 TRACTS

BROKEN ARROW, OKLAHOMA LAND AUCTION

Wednesday, August 13 • 10am
80± acres of land located at the intersection of 61st (E Albany St.) & 209th E Ave. in Broken Arrow, OK.

The property sits within sight of Broken Arrow High School, approximately ½ mile to the east on Albany Street. Currently, the property is zoned A-1, for agricultural use. However, within Broken Arrow's most recent comprehensive plan the property is classified as Level II-Urban Residential. For more thorough information regarding: utility availability, detailed mapping, survey and title work please reference our Bidder Information Packet. The acreage will be offered in 5 individual tracts, and as combinations.

DIRECTIONS: From the intersection of the Broken Arrow Expressway and Kenosha St. (71st), exit on Kenosha and travel east for 0.4 miles. Turn left at the first light onto N 23rd St. and follow for 1 mile. Turn right on Albany St. (61st) and continue for ½ mile. Property will be on your left.

AUCTION LOCATION: Forest Ridge Golf Club, 7501 E Kenosha Street, Broken Arrow, OK 74014. Directions: From the intersection of Broken Arrow Express-way and Kenosha St. (71st), exit on Kenosha and travel east for approximately 4 miles. Forest Ridge Golf Club will be on your right.

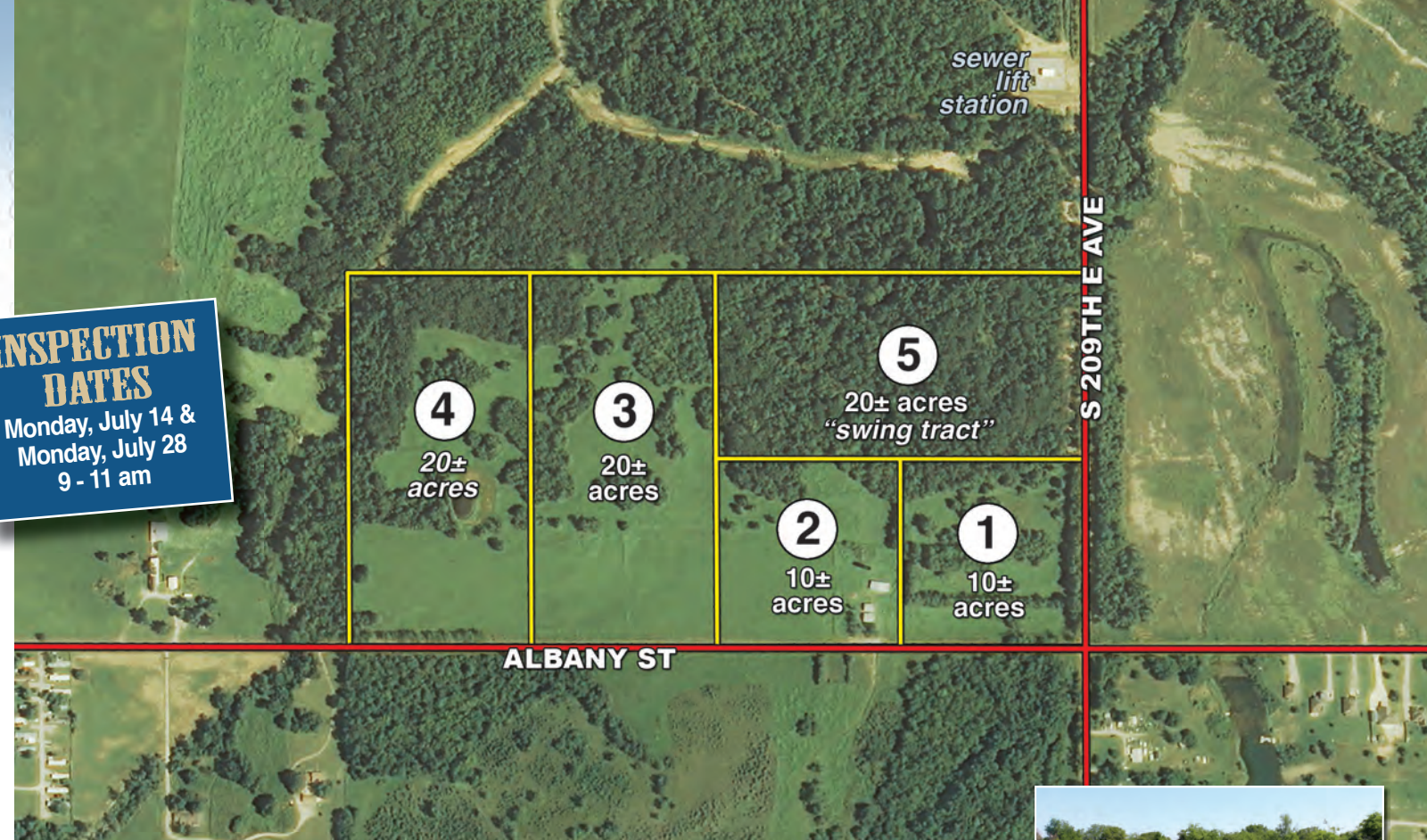
Auction Terms & Conditions

PROCEDURE: Property will be offered in 5 individual tracts, in any combination of these tracts, or as a total 80± acre 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 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 CON-

INSPECTION DATES

Monday, July 14 &
Monday, July 28
9 - 11 am



TRACT 1: 10± acre corner tract located at the intersection of E Albany and 209th E Ave.

TRACT 2: 10± acre tract with frontage along E Albany Street, this tract includes the original farmhouse, storage shed and silos.

TRACT 3: 20± acre tract with frontage along E Albany Street, mostly level and open topography on the south end of the property that tapers into a rolling and treed acreage on the north.

TRACT 4: 20± acre tract with frontage on E Albany Street, combination of open areas and trees on the west side of the acreage closest to Broken Arrow High School.

TRACT 5: 20± acre tract with frontage on 209th E Ave, which is believed to be expanded in the future according to city officials. This parcel will be offered as a "swing tract" and bid on in combination with adjoining parcels only.



ONLINE BIDDING
AVAILABLE

SELLER:
MOCKLEY
TRUST

AUCTION MANAGER: Brent Wellings 972-768-5165

SCHRADER
Real Estate and Auction Company, Inc.

800-451-2709

www.SchraderAuction.com

IN COOPERATION WITH

FRISBIE LOMBARDI

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.

