



# OKLAHOMA LAND *Osage Co.* AUCTION

**160±** acres  
*offered in 5 tracts*



- Nestled in Tulsa's Osage Hills
- Minutes from downtown Tulsa
- View of Tulsa's skyline
- Gently rolling topography
- 2 Ponds, pastureland and woods
- Tracts ranging from 10 to 53 acres




*Tuesday*  
**OCTOBER 14 AT 10:30 AM**  
*held at the Bridle Creek Lodge*

 **ONLINE BIDDING AVAILABLE**

**800-451-2709**  
Auction Manager  
Brent Wellings • 912-768-5165  
[SchraderAuction.com](http://SchraderAuction.com)

OCTOBER 2014						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

 **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.

**SCHRADER**  
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**OKLAHOMA**  
*Osage County*  
**LAND AUCTION**  
**160±** acres  
*offered in 5 tracts*



# OKLAHOMA LAND AUCTION

Osage Co.

This 160± acre Osage County ranch is nestled amongst The Osage Hills, approximately 6 miles northwest of Tulsa's central business district. The property features an unobstructed view of downtown Tulsa's skyline, gently rolling topography, two ponds and a mixture of open pastureland and wooded areas. With neighbors such as the Gilcrease Foundation and Tulsa Botanical Gardens the property provides a quiet country setting only minutes from downtown. Offering the ranch in 5 tracts, ranging from 10 to 53 acres, allows bidders to create the package that best fits your needs.

## TRACT DESCRIPTIONS:

**Tract 1: 53± acres** located on the east side of the property, fronting 43<sup>rd</sup> Street N. This tract runs along a ridgeline and features a truly remarkable view of Tulsa's skyline. Comprised of approximately 50% open pastureland and 50% mature hardwood timber, the tract has the view for an ideal potential building site.

**Tract 2: 15± acres** located along the southern part of the property. The tract front 43<sup>rd</sup> Street N and features the same view of downtown Tulsa as tract one but in a smaller package. The acreage is comprised of mostly open pastureland and small hardwood trees.

**Tract 3: 10± acres** located along the southern part of the property. The tract fronts 43<sup>rd</sup> Street N and lies within an open valley running through the property. A small spring-fed creek runs north through the tract, purchase individually or in combination with surrounding tracts for more acreage.

**Tract 4: 38± acres** located along the western side of the property. This tract runs along a ridgeline and offers some excellent views and topography change. Comprised of approximately 25% open pastureland and 75% mature hardwoods, the tract can be used for building and recreational purposes.

**Tract 5: 44± acres "Swing Tract"** located in the center of the property. Tract 5 is very appealing with a combination of pastureland and two ponds in the valley and mature hardwoods on the north ridgeline. Purchase in combination with any of the surrounding tracts to create your ideal setting.

**Owner:** Joe Tippens

**AUCTION LOCATION:** The Lodge at Bridle Creek, 5811 Roper Rd, Sperry, OK 74073

**DRIVING DIRECTIONS:** From downtown Tulsa take the LL Tisdale Parkway for 2 miles and exit on Apache Street. Turn left on Apache and follow for 2 miles, road makes sharp right turn and turns into N 41<sup>st</sup> W Ave. Follow for 1.6 miles and turn left on 43<sup>rd</sup> Street N, follow for 0.5 mile and property begins on the right.

**AUCTION MANAGER:** Brent Wellings • 972-768-5165 • [www.SchraderAuction.com](http://www.SchraderAuction.com)

## TERMS & CONDITIONS

**PROCEDURE:** Tracts 1 through 5 will be offered in individual tracts, in any combination of these 5 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. 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 provide a Warranty 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.

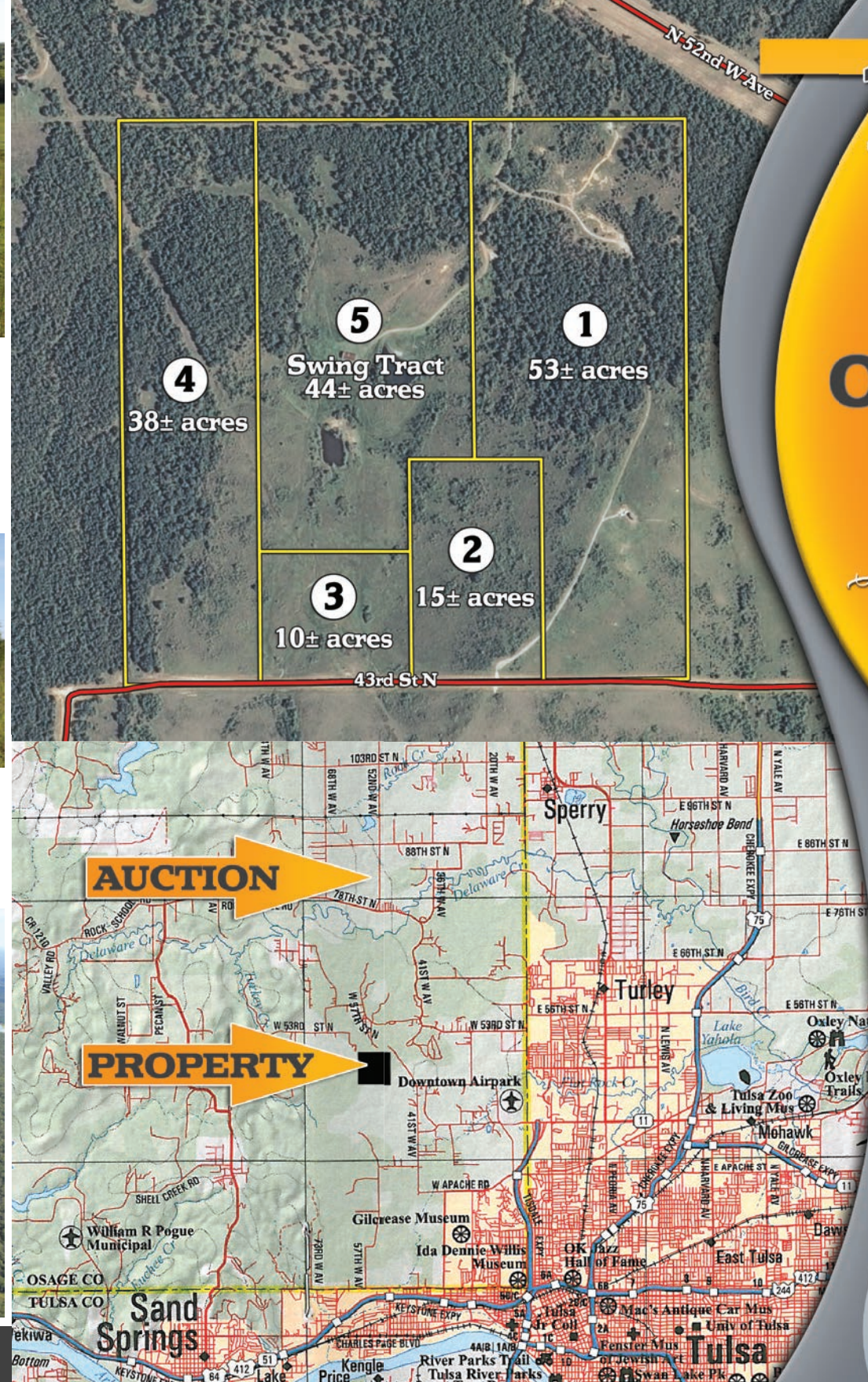
**SURVEY:** The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the 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.**



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Offered in 5 tracts

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**OCTOBER 14**  
**10:30 AM**

*Inspection Dates*  
**SEPTEMBER 11 AND 30**  
**5:30 PM - 7:30 PM**  
**MEET A SCHRADER REPRESENTATIVE ON TRACT 1**



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