

# OKLAHOMA CITY LAND AUCTION

Canadian Co.

# 155+ ACRES

**SCHRADER**  
 Real Estate and Auction Company, Inc.  
 P.O. Box 508, 950 N. Liberty Drive  
 Columbia City, IN 46725  
 800-451-2709 or 260-244-7606  
 NAA Auctioneer

Follow Us: YouTube Facebook Twitter

**MARCH 2015**

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				

**AUCTION MANAGER:**  
 Brent Wellings • 972-768-5165  
 brent@schraderauction.com  
 Broker #158091

[www.SchraderAuction.com](http://www.SchraderAuction.com)



ONLINE BIDDING AVAILABLE

- TRACTS RANGING FROM 5 TO 45 ACRES
- MUSTANG SCHOOL DISTRICT
- DEVELOPMENT POTENTIAL
- 5 ACRE BUILDING SITES

AT WILD HORSE PARK, 1201 NORTH MUSTANG RD, MUSTANG, OK

Thursday, March 19 • 6:30pm

# OKLAHOMA CITY LAND AUCTION

Canadian County



# 155+ ACRES

IN 15 TRACTS

ONLINE BIDDING AVAILABLE

# OKLAHOMA CITY LAND AUCTION

Thursday, March 19 • 6:30pm

AT WILD HORSE PARK, 1201 NORTH MUSTANG RD, MUSTANG, OK

155+ ACRES IN 15 TRACTS

Canadian Co., Oklahoma

**SCHRADER** Real Estate and Auction Company, Inc.  
 800-451-2709 | [SchraderAuction.com](http://SchraderAuction.com)

800-451-2709 | [SchraderAuction.com](http://SchraderAuction.com)

**SCHRADER**  
 Real Estate and Auction Company, Inc.

OKLAHOMA CITY *Canadian County*

# LAND AUCTION

Thursday, March 19 • 6:30pm

155± acres of land located at the intersection of Mustang Rd and SW 44th St in Oklahoma City

The property is located within Mustang Public School's boundary, in the Centennial Elementary District and a mere 2 miles north of Mustang High School. Currently, the property is zoned AA, Agriculture; however, within Oklahoma City's most current comprehensive plan the property is classified as Urban Development. For more thorough information regarding: utility availability, engineer's opinion, detailed mapping, title work and photos please reference our Bidder Information Packet. The property will be offered in 15 individuals tracts, and combinations of tracts that range from 5 to 45 acres.

**DIRECTIONS:** Take exit 138 on Interstate 40, go south on Mustang Rd for 2.5 miles and property begins on the right.

### AUCTION LOCATION

Wild Horse Park  
1201 North Mustang Rd  
Mustang, OK 73064.

### INSPECTION DATES

Thursday, February 12, 26  
& March 12th from 4 - 6 pm

**Tract 1:** 5.1± acre corner-lot located at the intersection of Mustang Rd and SW 44<sup>th</sup> St

**Tract 2:** 5.1± acres with frontage along Mustang Rd

**Tract 3:** 5.1± acres with frontage along Mustang Rd

**Tract 4:** 5.1± acres with frontage along Mustang Rd

**Tract 5:** 5.1± acres with frontage along Mustang Rd

**Tract 6:** 5.1± acres with frontage along Mustang Rd

**Tract 7:** 5.1± acres with frontage along SW 44<sup>th</sup> St

**Tract 8:** 5.1± acres with frontage along SW 44<sup>th</sup> St

**Tract 9:** 5.1± acres with frontage along SW 44<sup>th</sup> St

**Tract 10:** 5.1± acres with frontage along SW 44<sup>th</sup> St

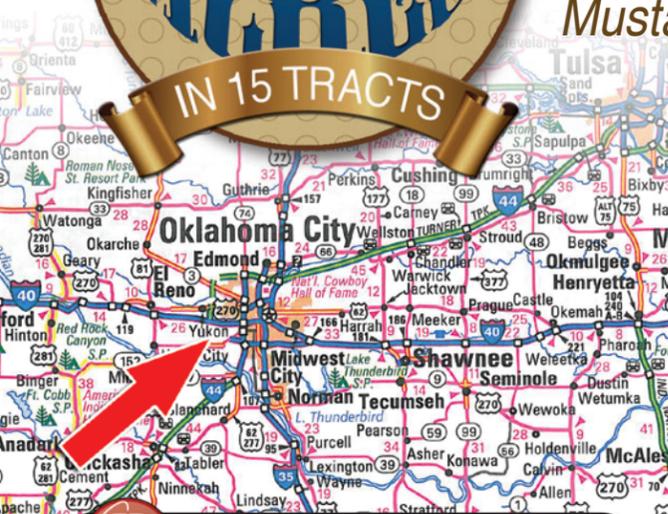
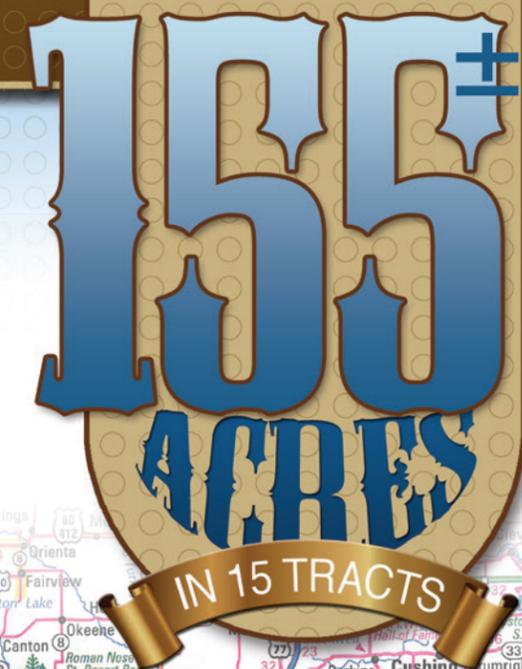
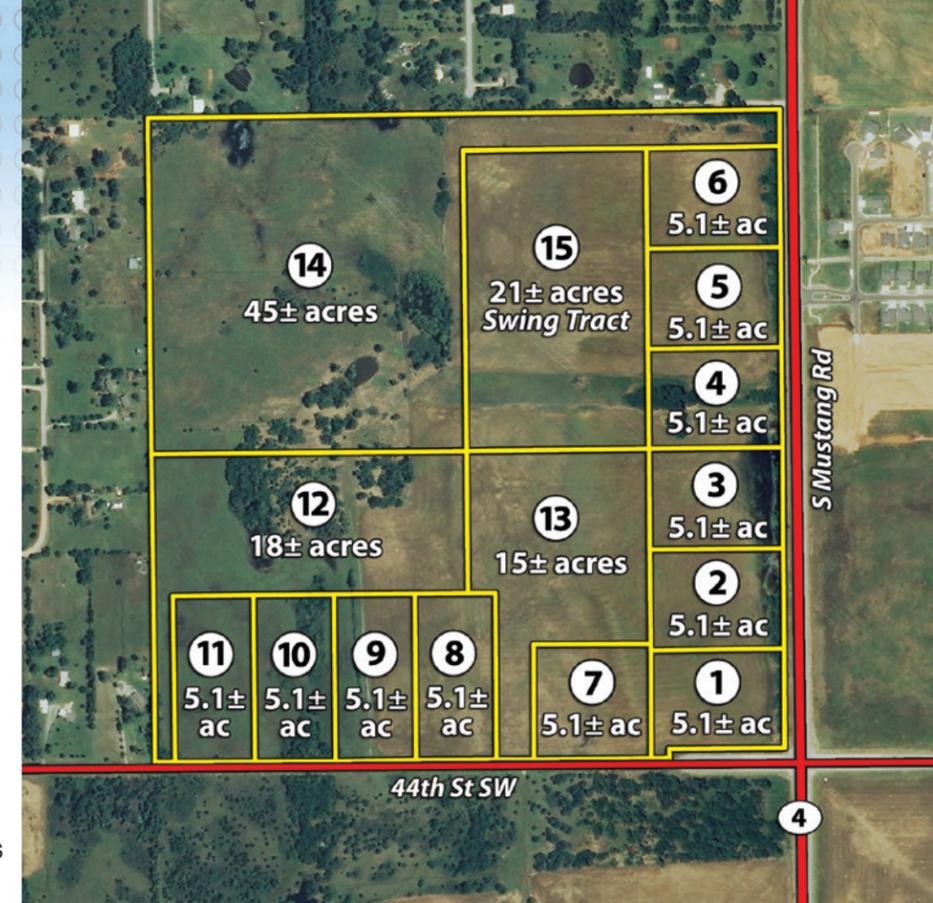
**Tract 11:** 5.1± acres with frontage along SW 44<sup>th</sup> St

**Tract 12:** 18± acres with 80' of frontage on SW 44<sup>th</sup> St, secluded tract hardwood trees, established pasture, tillable land and small pond

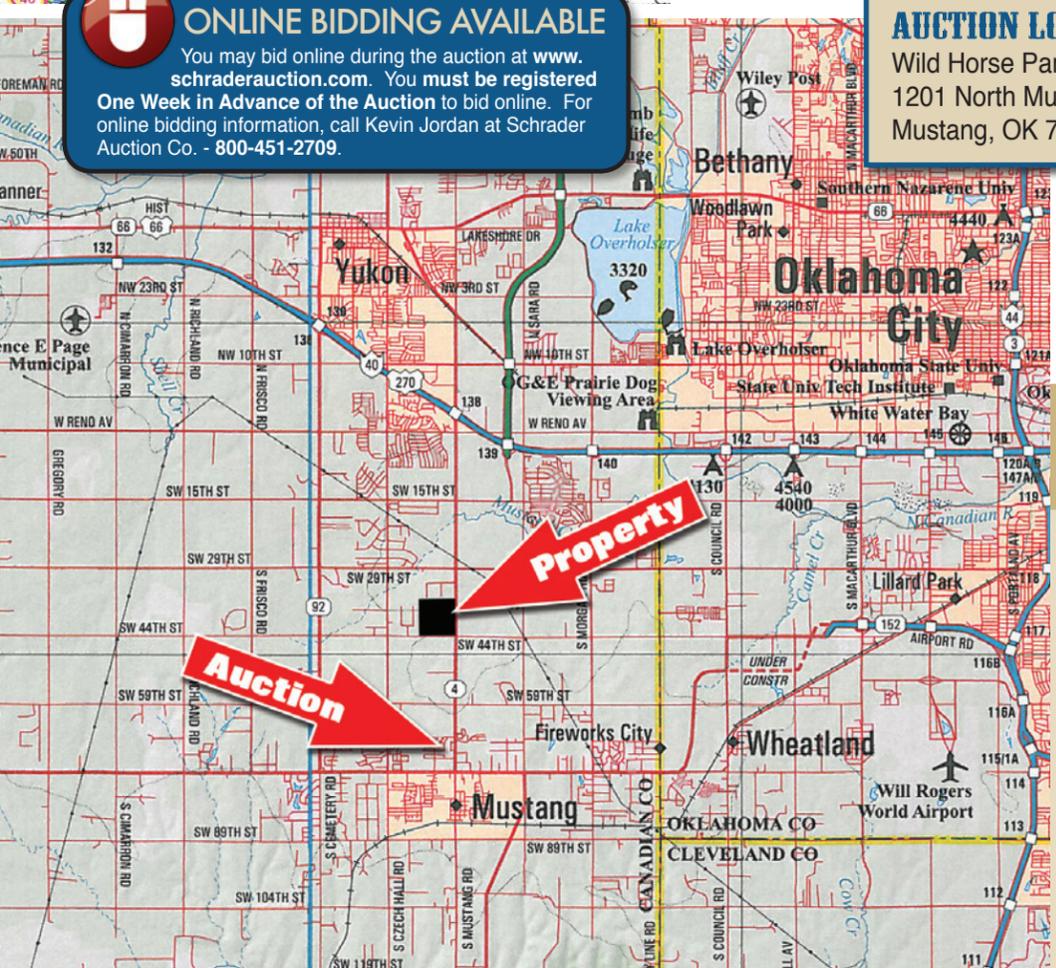
**Tract 13:** 15± acres with frontage along SW 44<sup>th</sup> St

**Tract 14:** 45± acres located in the northwest quarter of the property. This parcel has 150' of frontage along Mustang Rd

**Tract 15:** 21± acre "Swing Tract" located in the northeast quarter of the acreage. This tract can be bid on in combination with any surrounding tract to create the package that best fits your needs.



**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.



**SELLER:**  
Tyler-Wreisner-Lang Families

**SCHRADER**  
Real Estate and Auction Company, Inc.

**AUCTION MANAGER:** Brent Wellings • 972-768-5165 • [brent@schraderauction.com](mailto:brent@schraderauction.com)  
**800-451-2709 • [www.schraderauction.com](http://www.schraderauction.com)**

### AUCTION TERMS & CONDITIONS

**PROCEDURE:** Tracts 1 through 15 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.  
**BUYER'S PREMIUM:** The contract purchase price will include a Buyer's Premium equal to 4% of the bid amount.  
**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.  
**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.  
**PLANNING APPROVAL:** All tract divisions are subject to approval by the Oklahoma City Planning Commission.  
**DEED:** Seller shall be obligated only to convey a merchantable title by individual DEED and/or 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 or as soon thereafter as current lease agreements expire and 2014 crops are harvested.  
**REAL ESTATE TAXES:** Real Estate taxes shall be prorated to the date of closing.  
**MINERALS:** Seller specifically excepts and reserves all minerals, includ-

ing 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 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.