

# LAND AUCTION

*in Oklahoma City near Tinker Air Force Base*

**160<sup>±</sup> acres**

*offered in 19 tracts from 5+ to 49+ acres*



**Wednesday**  
**November 8**  
**at 6:00pm**

*held at the  
Del City Community Center, Oklahoma City*

DEVELOPMENT POTENTIAL

 online bidding  
available

LARGE, MATURE TREES

SECLUDED SETTING



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**Directions to Property:**  
Take Exit 162 off Interstate 40 for Anderson Road. Turn north on Anderson Road and follow for 0.1 mile, turn left on SE 44th Street and follow for 1 mile. Turn right on South Westminster Road and follow for 1/2 mile, property will start on your right.

**Auction Location:** Del City Community Center, 4505 SE 15th Street, Oklahoma City, OK 73115  
**Direction to Auction:** Take Exit 155B off Interstate 40 and turn west on SE 15th Street. Follow for 0.2 mile and the Del City Community Center will be on your right.

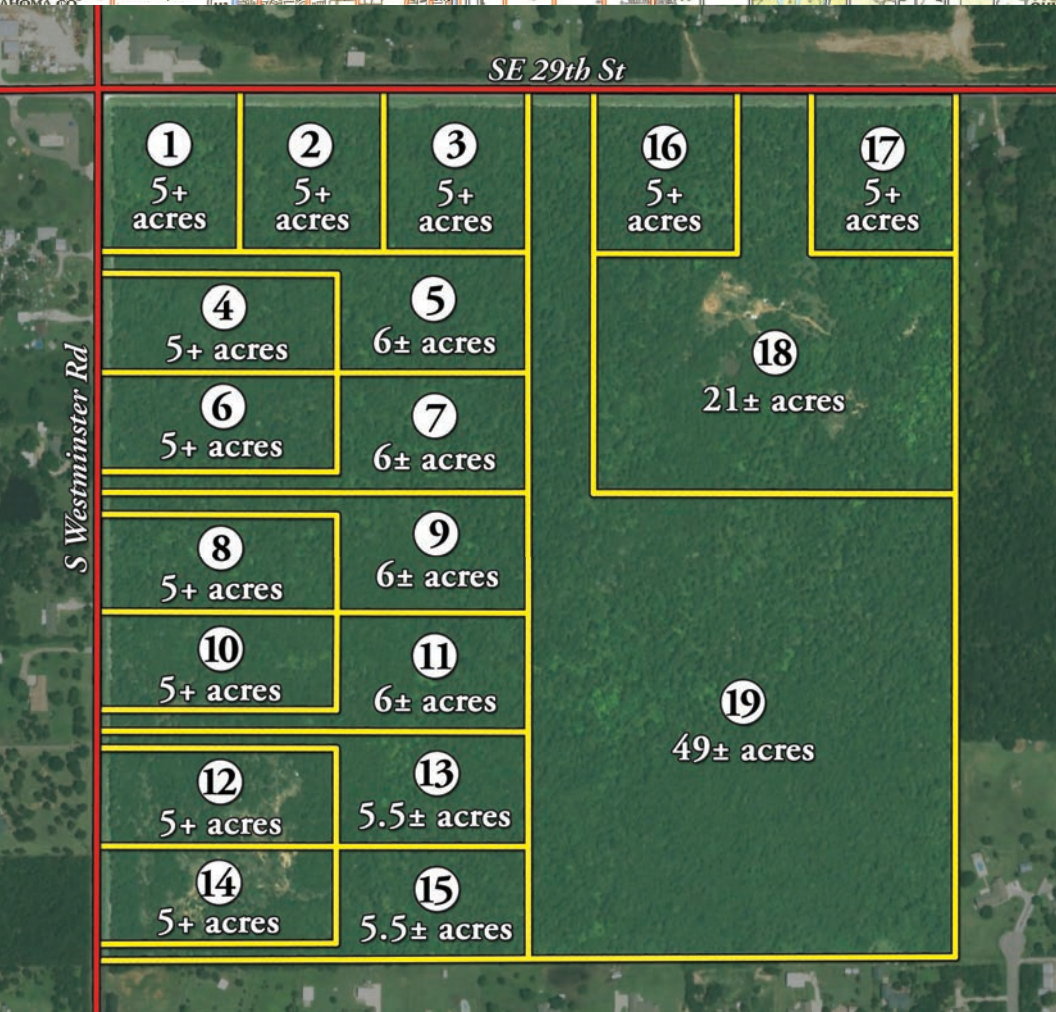
DEVELOPMENT POTENTIAL

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A part of the McQueen family since 1925, this 160<sup>±</sup> acre property is uniquely positioned to attract a diversity of Buyers on November 8. With large, mature timber, a convenient location and plenty of space to make each tract your own the small parcels we are offering provide an outstanding opportunity for home-site buyers and investors to purchase an attractive property. If you are seeking a larger parcel for residential development, tracts can easily be combined to accommodate your needs. The west half of the property is zoned R-1 and the east half is zoned AA. The property has a gentle topography, allowing for easy access and improvement of your tract. Explore the possibilities this legacy property has to offer.

**TRACT DESCRIPTIONS:**  
Tracts 1-15: A collection of tracts fronting S Westminster Road and SE 29<sup>th</sup> Street that range in size from 5+ to 6<sup>±</sup> acres. These parcels are all easily accessed from paved roads, are heavily wooded for ultimate privacy, have electric utilities along the front and make outstanding potential building sites. Come view the property and take your pick or put together a combination of tracts that best fit your needs!  
Tract 16: 5+ acres located along SE 29<sup>th</sup> Street, heavily wooded with access on SE 29<sup>th</sup>.  
Tract 17: 5+ acres on the far east side of the property which fronts SE 29<sup>th</sup>, this parcel has a nice rolling terrain and large mature hardwood trees.  
Tract 18: 21<sup>±</sup> acres with frontage along SE 29<sup>th</sup>, a great potential building site with rolling topography and Choctaw Creek running along the back.  
Tract 19: 49<sup>±</sup> with ultimate privacy! If you are searching for a large property in Oklahoma City limits but want to escape the city bustle this tract is for you. Accessed from SE 29<sup>th</sup>, this tract is a combination of mature timber, rolling terrain and a small creek, which create a unique setting for a potential home site.



**AUCTION MGR:** Brent Wellings • 972-768-5165  
**800.451.2709 • [www.schraderauction.com](http://www.schraderauction.com)**

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.

**TERMS AND CONDITIONS:**  
**PROCEDURE:** Tracts 1 through 19 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.  
**DEED:** Seller shall be obligated only to convey a merchantable title by Trustees Deed, Without Warranty.  
**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.  
**MINERALS:** Seller specifically excepts and reserves 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 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.  
**CORRECTIONS AND CHANGES:** Please arrive prior to scheduled auction time to inspect any changes or additions to the property information.  
**SELLER:** McQueen Trust