

Spring Lake Ranch AUCTION

TRACTS 1-21

AUCTION LOCATION

Inspection Dates - Meet a Schrader Representative on Tract 3:
 Thursday, May 20th from 5-8pm,
 Friday, June 11th from 5-8pm &
 Saturday, June 19th from 8-11am

1,278± Acres

Offered in 21 Tracts or Combinations, with Minerals!

Online Bidding Available: You may bid online during the auction at SchraderAuction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Co. - 800-451-2709.

Auction Location:
Creek County Fairgrounds • 17808 W U.S. Rte 66
 Kellyville, OK 74039

Property Location:
Tracts 1-21: Located between Depew and Stroud along the famous Route 66. If coming from Tulsa, take Bristow Exit and follow Route 66 West for 12 miles to Milfay Road. If coming from OKC, take the Stroud Exit and follow Route 66 East for 7 miles to Milfay Road. Watch for signs.

Auction Held at Creek County Fairgrounds | Kellyville, OK

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- Immaculate Spring Fed Lake - 10± Acres
- Numerous Secluded Settings
- MINERALS INCLUDED!
- Well Maintained Pastures - Cross Fenced
- Extensive Paved Road Frontage - Route 66 & Milfay Road
- Less Than 1 Hour from Downtown Tulsa & OKC
- Excellent Hunting, Wildlife Habitat & Established Food Plots
- Outstanding Fishing!

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SCHRADER Real Estate and Auction Company, Inc. 800.451.2709 www.SchraderAuction.com

In Cooperation With **G7 RANCHES** ESTATES - LAND - AUCTIONS

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Tuesday, June 22nd • 6pm | Creek County, Oklahoma

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Schrader Real Estate & Auction Company, Inc.
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 Real Estate and Auction Company, Inc.
 ESTATES - LAND - AUCTIONS

Brent Wellings • 405.332.5505
 brent@schraderauction.com Lic. #158091

Su	1	2	3	4	5	6	7	8	9	10	11	12		
Mo	13	14	15	16	17	18	19	20	21	22	23	24	25	26
Tu	27	28	29	30	31									

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Tracts 15-18, Looking North

Tracts 6-8



Tract 1: 21± acres which border Spring Lake, a stunning tract!

Tract 2: 15± acres which also borders Spring Lake, another stunning potential building site.

Tract 3: 22± acres bordering Spring Lake, mixture of open pasture and hardwoods.

Tract 4: 50± acres bordering Spring Lake, includes stunning creek which feeds the lake and frontage on Milfay Road.

Tract 5: 60± acres which encompasses the back side of Spring Lake. A truly incredible setting with all the privacy one could ask for in such a location.

Tract 6: 21± acres along Milfay Road, great potential building site.

Tract 7: 20± acres along Milfay Road, excellent mixture of woods and open pasture.

Tract 8: 250± acres fronting Milfay Road, excellent combination of pasture and woods for recreation!

Tract 9: 20± acres fronting Milfay Road, another excellent potential building site.

Tract 10: 81± acres on the north end of the property. Established food plots, open pasture and a nice creek bottom make this a super neat tract!

Tract 11: 40± acres with a well established food plot and balance in woods and pasture.

Tract 12: 45± acres that is mostly wooded, has a good road for access and a nice creek.

Tract 13: 141± acres that would make an outstanding hunting retreat or recreational property. Heavily wooded and lots of seclusion here.

Tract 14: 296± acres which is another outstanding recreational tract. Woods, creek bottom, open land for food plots and lots of potential in a bigger tract!

Tract 15: 26± acres with a beautiful field in the center of the property, balance is dense forest. Excellent potential building site.

Tract 16: 17± acres fronting Route 66, easily accessible and another excellent potential building site.

Tract 17: 11± acres fronting Route 66, gorgeous little tract!

Tract 18: 18± acres with frontage on Route 66 and Milfay Road, great corner tract with lots of access!

Tract 19: 77± acres fronting Route 66, excellent combination of dense forest and easy access off the highway.

Tract 20: 38± acres of mostly woods and pasture. This tract does not currently have an access road, the southern boundary of the parcel is a Section Line which provides potential Section Line Road access.

Tract 21: 9± acres of mostly woods. This tract does not currently have an access road, the southern boundary of the parcel is a Section Line which provides potential Section Line Road access.

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TERMS & CONDITIONS:
PROCEDURE: Tracts 1 through 21 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 5% 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 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 shall be at closing.
REAL ESTATE TAXES: Real Estate taxes shall be prorated to the date of closing.
MINERALS: The sale of the Tracts 1-21 will include the minerals currently owned by Seller. However, no promise, warranty or representation will be made as to the existence or value of minerals or the nature or extent of Seller's interest therein.
ACREAGE AND TRACTS: All acreages, dimensions and square footages are approximate 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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General Property Description:

The Spring Lake Ranch will capture your interest without much effort, as this property has numerous features that we are pleased to offer to the public for the first time in decades! To begin, the property is excellently located along the Turner Turnpike (I-44) between Tulsa and Oklahoma City, near the Communities of Stroud and Depew. "Spring Lake" is located on the north end of the property and boasts excellent fishing and clear spring waters that are truly unique in this part of Oklahoma. The ranch is currently cross-fenced into 5 pastures, which have been well-maintained through controlled burns and rotational grazing. With a variety of excellent potential building sites, water features, pastures, great hunting, established food plots and extensive road frontage, The Ranch presents an exciting opportunity to purchase one of the most beautiful properties in this part of our state.