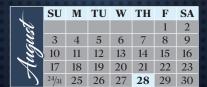
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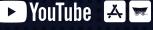
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Offered in 4 Tracts or Combinations



Auction Manager:

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COURT ORDERED Garvin County Land Auction

Thursday, August 28 · 6pm









COURT ORDERED Garvin County Land Auction

Tract 2

Thursday, August 28 · 6pm Held at Best Western Lindsay Inn & Suites 14114 OK-19, Lindsay, OK 73052

Offered in 4 Tracts

- Excellent Bermuda & Native Pasture
- Heavily Wooded Creek Bottom
- Numerous Ponds Potential Building Sites



• Perimeter Fencing



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Thursday, August 28 · 6pm Held at Best Western Lindsay Inn & Suites 14114 OK-19 Lindsay OK 73052

Offered in 4 Tracts or Combinations

- Excellent Bermuda & Native Pasture
- Heavily Wooded Creek Bottom
- Numerous Ponds
- Potential Building Sites
- Perimeter Fencing

COURT ORDERED Garvin County Land Auction

The Garvin County 153 is an exceptionally diverse real estate holding, located just minutes from the convenience of Lindsay, OK. The property blends agricultural, homesite and recreational value into a single property like parcels of this size seldom do. The western 50± acres of the property is comprised of an excellent Bermuda Grass pasture spotted with scattered Oak Trees. While the eastern side of the property is an excellent mixture of native grass pasture, heavily wooded creek bottom and numerous ponds. The creek flows from north to south throughout the property and offers a number of potential areas for large water features. An immediate value add can be found along the south boundary of the property, with a once 2± acre watershed pond in need of some dam repair to add instantaneous value to the property. In addition to these attractive features, the property has outstanding access with County Road 3022 running north to south through the center of the property! Bidders will have the opportunity to submit bids on any individual parcel or combination of tracts that best fit their needs!

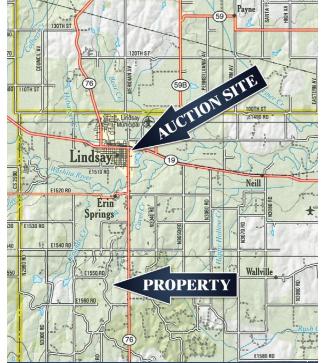






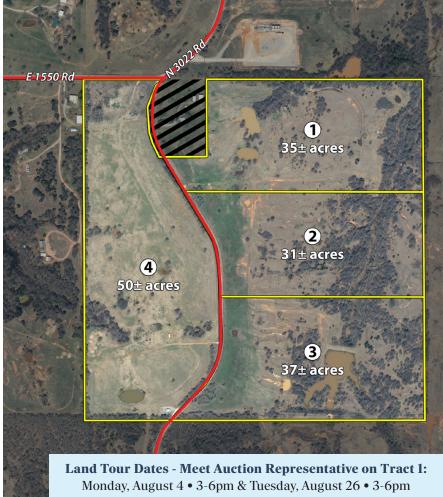






Auction Location: Best Western Lindsay Inn & Suites, 14114 OK-19, Lindsay, OK 73052 **Property Location:** 4 Miles South of Lindsay, OK off County Rd N 3022





Tract 1 - 35± acres with two ponds and an excellent balance of native pasture and wooded creek bottom along the eastern boundary.

Tract 2 - 31± acres, approximately \(^{1}\)3 heavily wooded ground along the creek bottom and ²/₃ open pastureland. Excellent potential areas for a pond along the creek bottom section.

Tract 3 - 37± acres with a nice blend of open pastureland and dense timber. The once 2± acre pond is located on this parcel, in need of dam repair but providing Buyer with an immediate value add opportunity!

Tract 4 - 50± acres of excellent Bermuda Grass pasture, outstanding access with County Rd 3022 running along the entire east boundary of the property. Also includes a nice pond on the south end of the parcel.

Thursday, August 28 · 6pm Held at Best Western Lindsay Inn & Suites 14114 OK-19, Lindsay, OK 73052



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 Schrader Auction Co. 800-451-2709.

Offered in 4 Tracts or Combinations

- Excellent Bermuda & Native Pasture
- Heavily Wooded Creek Bottom
- Numerous Ponds
- Potential Building Sites
- Perimeter Fencing

the manner resulting in the highest total sale price.

MINIMUM BID: The Property is subject to a court ordered minimum bid of 2/3rds CLOSING: The closing shall take place 30 days after court approval.

DOWN PAYMENT: 10% of the total contract purchase price will be due as a down **REAL ESTATE TAXES:** Real Estate taxes shall be prorated to the date of closing. payment on the day of auction, with the balance due in cash at closing. The down MINERALS: Seller specifically excepts & reserves all minerals, including without concerning the property. The information contained in this brochure is subject to NG, IF NEEDED, & ARE CAPABLE OF PAYING CASH AT CLOSING. "Property" shall not include any mineral rights. APPROVAL OF BID PRICES: All successful bidders will be required to enter into ACREAGE & TRACTS: All acreages & dimensions are approximate & have been & Selling Agents reserve the right to preclude any person from bidding if there is

auction. Final bids are subject to court approval.

DEED: Title will be conveyed by Sheriff's Deed.

PROCEDURE: There will be open bidding on all individual tracts & combination of the buyer(s). Seller agrees to provide merchantable title to the property subject to brochure & all related materials are subject to the terms & conditions outlined in tracts during the auction as determined by the Auctioneer. Property will be sold in matters of record, general conditions of title, & similar related matters. All tracts the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis,

POSSESSION: Possession shall be at closing

nay be made in the form of cashier's check, personal check, or corporate limitation, oil, gas, coal, coalbed methane, & all other hydrocarbons, lignite, & all verification by all parties relying on it. No liability for its accuracy, errors, or omis-DING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE metallic minerals, etc., if any, associated with the referenced real estate, & the term sions is assumed by the Seller or the Auction Company. Conduct of the auction &

nts at the auction site immediately following the close of the estimated based on current legal descriptions, property tax records and/or aerial any question as to the person's credentials, fitness, etc. All decisions of the Auction photos. Any corrections, additions, or deletions will be made known prior to the errare final. ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECE-

buyer(s) elects to purchase the title insurance policy, will be the responsibility of DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in thi the brochure are approximate. Each potential bidder is responsible for conducting increments of bidding are at the direction & discretion of the Auctioneer. The Seller time to inspect any changes or additions to the property information

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Auction Manager: Brent Wellings Email: brent@schraderauction.com

EVIDENCE OF TITLE: Seller agrees to make available to bidder a preliminary title

AGENCY: Schrader Real Estate & Auction Company, Inc. & their representatives are

NEW DATE, CORRECTIONS & CHANGES: Please arrive prior to scheduled auction insurance commitment to review prior to auction. The cost of title insurance, if the exclusive agents of the Seller.