

Corporate Headquarters:
950 N Liberty Dr, Columbia City, IN 46725
800.451.2709 • 260.244.7606 #112774

Oklahoma Office:
101 N Main St, Stillwater, OK 74075
Branch Office - Stillwater, OK #172583

153[±]
acres

Offered in 4 Tracts or Combinations

August	SU	M	TU	W	TH	F	SA
	3	4	5	6	7	8	9
	10	11	12	13	14	15	16
	17	18	19	20	21	22	23
	24/31	25	26	27	28	29	30

Auction Manager:

Brent Wellings Branch Broker #158091

Email: brent@schraderauction.com

Follow Us On:



Get Our iOS App:



SCHRADER
Real Estate and Auction Company, Inc. ONLINE BIDDING AVAILABLE

www.SchraderWellings.com

405.332.5505 • www.SchraderAuction.com

COURT ORDERED
Garvin County Land Auction

Thursday, August 28 • 6pm



COURT ORDERED
Garvin County Land Auction



Tract 1 Ponds

Thursday, August 28 • 6pm

Held at Best Western Lindsay Inn & Suites
14114 OK-19, Lindsay, OK 73052

153[±]
acres

Offered in 4 Tracts or Combinations

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

Thursday, August 28 • 6pm

Held at Best Western Lindsay Inn & Suites
14114 OK-19, Lindsay, OK 73052

153[±]
acres

Offered in 4 Tracts
or Combinations

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

SCHRADER
Real Estate and Auction Company, Inc.

www.SchraderWellings.com • 405.332.5505 • www.SchraderAuction.com

ONLINE BIDDING AVAILABLE

SCHRADER
Real Estate and Auction Company, Inc.

www.SchraderWellings.com
405.332.5505 • www.SchraderAuction.com

ONLINE BIDDING AVAILABLE

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!



Tracts 1-4 Northwest View



Tracts 1-4 Southeast View



Tract 3



Tract 4



Tract 4



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



Land Tour Dates - Meet Auction Representative on Tract 1:
Monday, August 4 • 3-6pm & Tuesday, August 26 • 3-6pm

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**.

153± acres

Offered in 4 Tracts or Combinations

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

TERMS & CONDITIONS:

PROCEDURE: There will be open bidding on all individual tracts & combination of tracts during the auction as determined by the Auctioneer. Property will be sold in the manner resulting in the highest total sale price.

MINIMUM BID: The Property is subject to a court ordered minimum bid of 2/3rds (66.67%) the appraised value.

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, & 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. Final bids are subject to court approval.

DEED: Title will be conveyed by Sheriff's 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, & similar related matters. All tracts sold "AS-IS".

CLOSING: The closing shall take place 30 days after court approval.

POSSESSION: Possession shall be at closing.

REAL ESTATE TAXES: Real Estate taxes shall be prorated to the date of closing.

MINERALS: Seller specifically excepts & reserves all minerals, including without limitation, oil, gas, coal, coalbed methane, & all other hydrocarbons, lignite, & all metallic minerals, etc., if any, associated with the referenced real estate, & the term "Property" shall not include any mineral rights.

ACREAGE & TRACTS: All acreages & dimensions are approximate & have been estimated based on current legal descriptions, property tax records and/or aerial photos. Any corrections, additions, or deletions will be made known prior to the auction.

AGENCY: Schrader Real Estate & Auction Company, Inc. & their representatives are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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 & CHANGES:** Please arrive prior to scheduled auction time to inspect any changes or additions to the property information.



www.SchraderWellings.com
405.332.5505 • www.SchraderAuction.com

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