

Mulhall, OK LAND AUCTION

6:00PM
Thursday,
October 30th

SE CORNER VIEW - WHOLE PROPERTY

127[±] Acres

*Offered in 5 Desirable Tracts
& Combinations*

- Two Stunning Ponds
- Dramatic Views of Western Sky
- Highway 77 Road Frontage
- Well-Maintained Pasture
- Excellent Potential Build Sites
- Mulhall-Orlando School District



TRACT 5 - HILLTOP VIEW

405-332-5505

SchraderAuction.com | SchraderWellings.com

4% Buyer's Premium



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GENERAL DESCRIPTION:

Exciting opportunity to acquire the most desirable land holding currently on the market in the popular Mulhall-Orlando School District. Convenient access to I-35 make the Mulhall area one of the most preferred locations for households commuting into both the Stillwater and OKC Metropolitan areas. In addition to the excellent location, the property features two stunning ponds, excellent pastureland, highway frontage and dramatic views of the western sky! With road frontage bordering the property on 3 sides, possibilities are endless for potential build sites in this highly sought-after area. Buyers may place bids on any individual tract or combination of parcels that fit YOUR needs!

TRACT DESCRIPTIONS:

TRACT 1: 30[±] ACRES along Hwy 77, including a stunning 1.3[±] acre pond and excellent views of the western sky.

TRACT 2: 24[±] ACRES along Hwy 77, excellent potential build sight with perhaps the best views on the property!

TRACT 3: 7[±] ACRES on the north side of property along County Rd 64, excellent potential build site.

TRACT 4: 41[±] ACRES along N. Midwest Blvd, featuring the 1.8[±] acre pond with stunning views of the surrounding landscape.

TRACT 5: 25[±] ACRES along N. Midwest Blvd, features the highest point on the entire property with views overlooking the whole place!

LAND TOUR DATES:

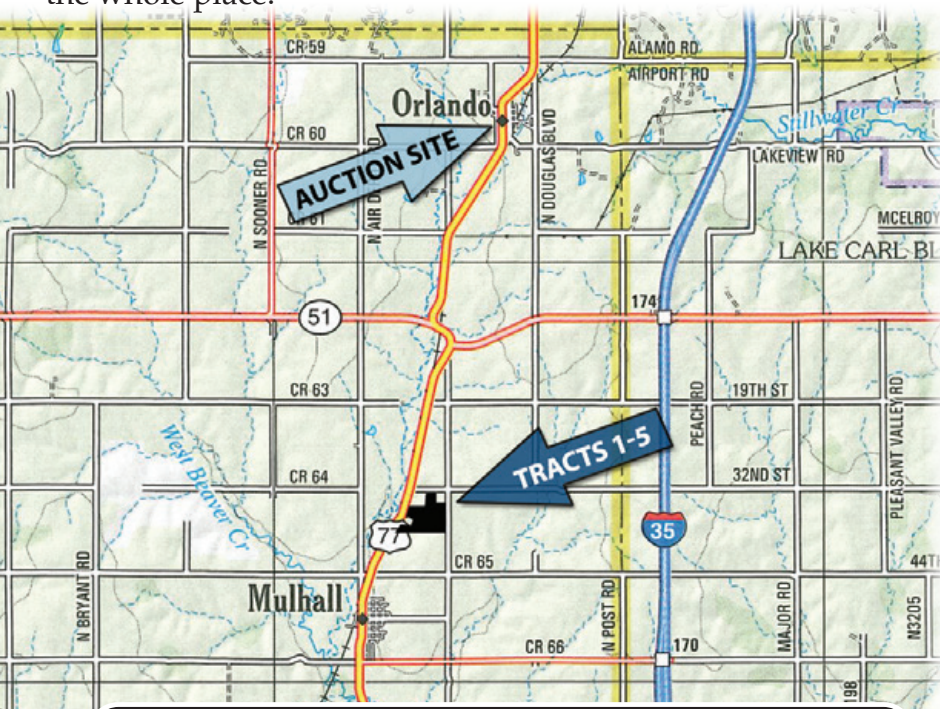
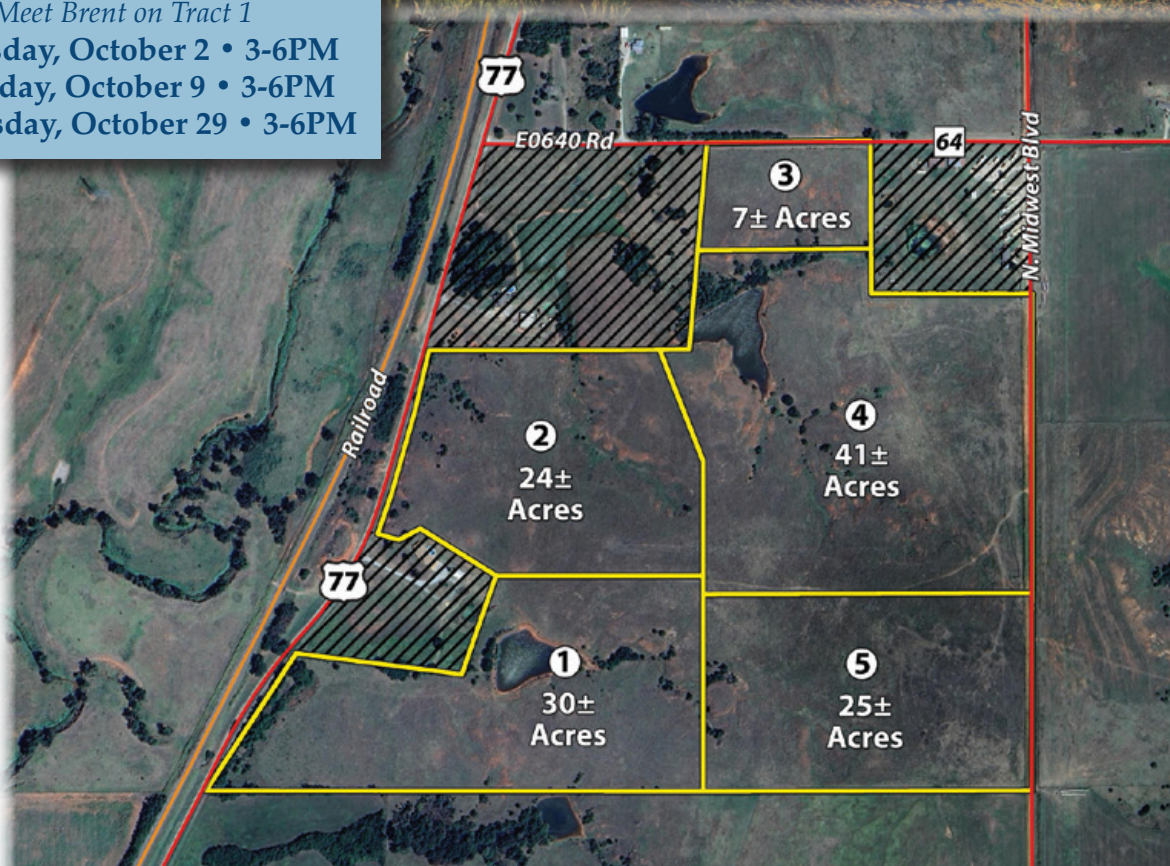
Meet Brent on Tract 1

Thursday, October 2 • 3-6PM

Thursday, October 9 • 3-6PM

Wednesday, October 29 • 3-6PM

TRACT 4 - POND OVERLOOK



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.

TERMS AND CONDITIONS:

PROCEDURE: Tracts 1 through 5 will be offered in individual tracts, in any combination of these tracts, or as the whole property. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the whole property may compete. The property will be sold in the manner resulting in the highest total sale price.

BUYER'S PREMIUM: The purchase price will be the bid amount plus a 4% buyer's premium.

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 title by Trustees Deed.

EVIDENCE OF TITLE; TITLE INSURANCE: Sellers shall furnish at Sellers' expense an updated title insurance commitment disclosing fee simple title to the real estate in the name of Sellers (free and clear of any material encumbrance that does not constitute a Permitted Exception) as of a date after the Auction and prior to closing, subject to all standard requirements,

conditions and exceptions and subject to the Permitted Exceptions. If Buyer and/or Buyer's lender elect(s) to purchase title insurance, the cost of issuing the owner's and/or lender's title insurance policy, and any desired endorsements, shall be at Buyer's sole expense.

CLOSING: The closing shall take place 45 days after the auction or as soon thereafter as applicable closing documents are completed by Seller.

POSSESSION: Shall be delivered at Closing, subject to rights of current tenant pasture lease which expires December 31st, 2025.

REAL ESTATE TAXES: 2025 taxes shall be prorated to the date of closing.

MINERALS: The sale shall include the minerals currently owned by the Seller (if any). However, no promise, warranty or representation will be made as to the existence or value of any minerals or the nature or extent of Seller's interest therein. To the Seller's knowledge, they do not own any minerals.

ACREAGE AND TRACTS: All acreages and dimensions are approximate and 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 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,

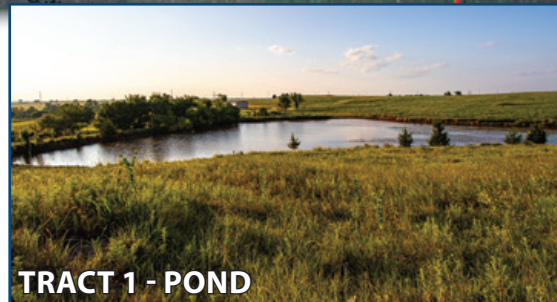
concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information 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 and routinely check the auction website at www.schraderauction.com to inspect any changes or additions to the property information or terms of sale.



NE CORNER VIEW



TRACT 1 - POND



TRACT 2 - SUNSET VIEW



TRACT 3



TRACT 4 - POND



TRACT 5 - PASTURE



SCHRADER
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127[±] Acres

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& Combinations



4% Buyer's Premium



CORPORATE OFFICE:

950 N Liberty Dr
Columbia City, IN 46725
800.451.2709 • 260.244.7606

OKLAHOMA OFFICE:

101 N Main Street,
Stillwater, OK 74075

AUCTION MANAGER:

Brent Wellings • 405-332-5505
Charles Brent Wellings, 158091
Schrader Real Estate and Auction Co Inc.
(Branch Office - Stillwater, OK), 172583
Schrader Real Estate and Auction Co Inc.,
112774

OCTOBER 2025						
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	



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