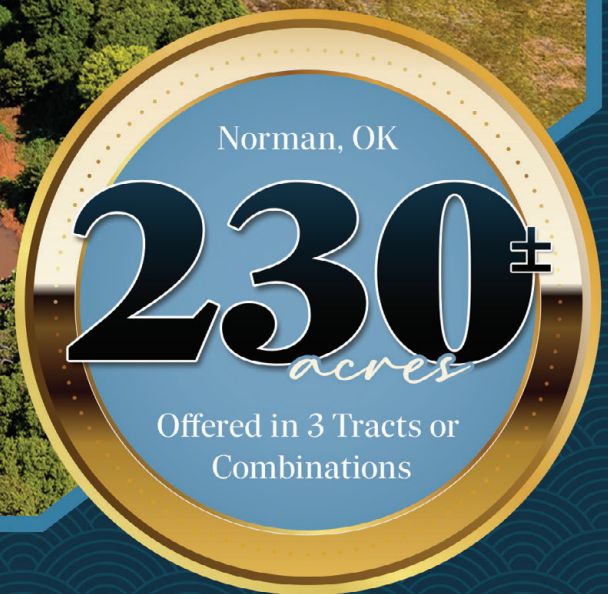


COURT ORDERED *3 Stunning Tracts* **LAND AUCTION** *Along the Little River!*



Southeast Corner View



Tuesday,
December 2
at 6pm

- Franklin Road & 60th Ave. NE
- Ridgetop Views of Surrounding Landscape
- Confluence of Little River & Elm Creek
- Excellent Potential Build Sites
- Quality Bottomland Soils
- Three Surface Ponds



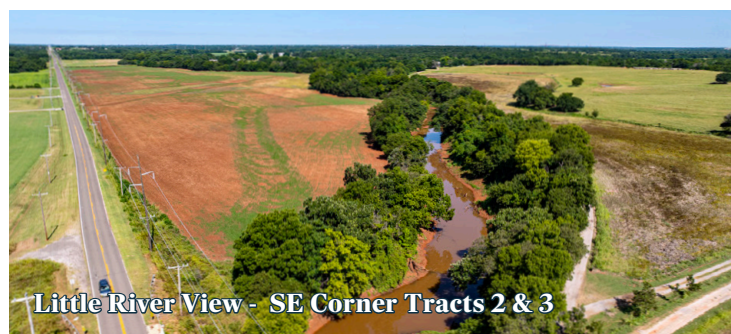
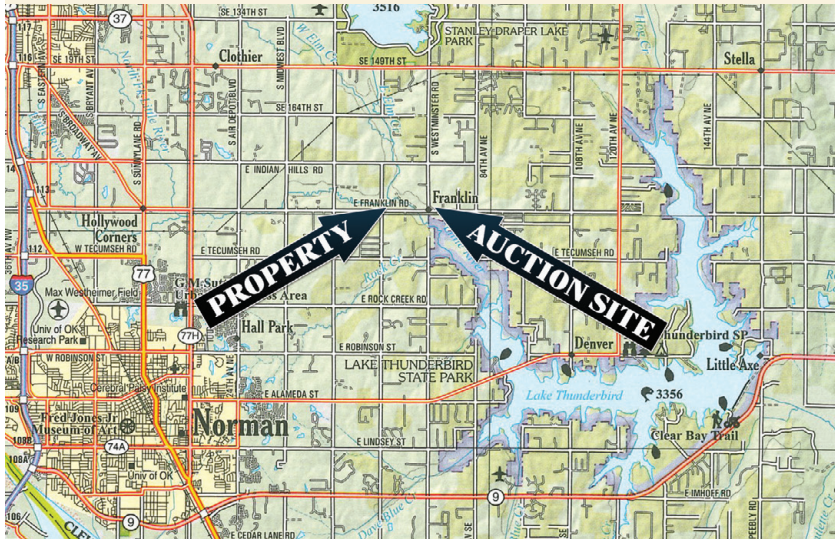
COURT ORDERED LAND AUCTION

3 Stunning Tracts Along the Little River!

The Franklin Road Farmstead is a stunning property positioned at the confluence of Elm Creek & Little River, with ridgetop views overlooking the fertile bottomland below. With $\frac{3}{4}$ mile of road frontage along Franklin Road & $\frac{1}{2}$ mile road frontage along 60th Ave NE, the property is exceptionally placed for potential build sites, recreational enjoyment, commercial agriculture production or a combination of all! This thriving area of East Norman is also appealing to the long-term investor seeking future appreciation out of a quality land asset. The auction has been ordered by the District Court of Cleveland County & will sell to the highest bidder(s) at any amount surpassing $\frac{2}{3}$ appraised value. Don't miss this exceptional buying opportunity on December 2nd!

AUCTION LOCATION: Franklin Baptist Church Fellowship Hall,
7327 E Franklin Rd, Norman, OK 73026

PROPERTY LOCATION: 6401 E Franklin Rd, Norman, OK 73026



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December 2
at 6pm

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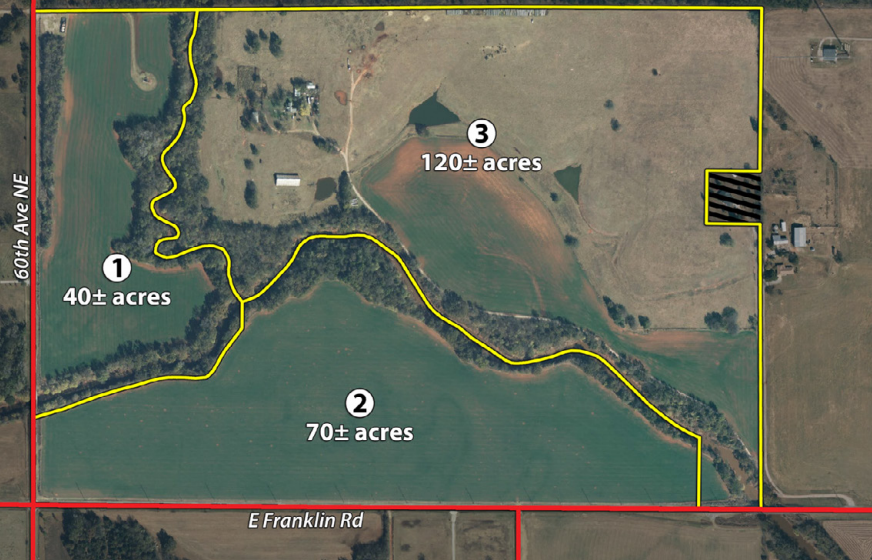
Tract 3 - Bermuda Pasture

Tract 1

LAND TOUR DATES: Thursday, November 6 • 1-4pm,
Tuesday, November 25 • 1-4pm & Tuesday, December 2 • 10am-1pm

Tract 3

Tract 2



TRACT 1: 40± ACRES located along 60th Ave NE with the east & southern boundaries flanked by Elm Creek & Little River. Excellent recreational & agricultural parcel that has quality soils & a nice potential build site in the NW corner of the tract.

TRACT 2: 70± ACRES located along Franklin Road, exciting for both the agricultural & recreational potential along Little River. The property is comprised of primarily Ashport Silt Loam soils & has a nice potential build site in the SW corner.

TRACT 3: 120± ACRES that include the original farmhouse, storage building, hay barn & working pens. This parcel also features 3 ponds, some excellent tillable farmland & the stunning views of Little River from the ridgetop that runs east to west across the property!



**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 & CONDITIONS:

PROCEDURE: Tracts 1 through 3 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 & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the whole property may compete. The 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 & routinely check the auction website at www.schraderauction.com to inspect any changes or additions to the property information or terms of sale.

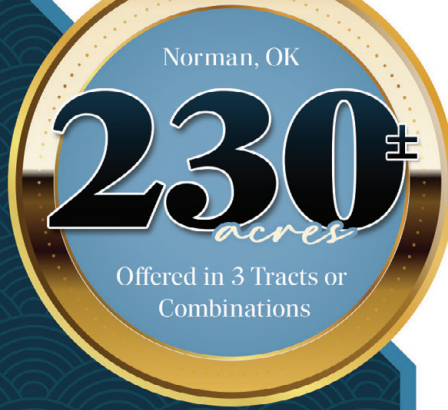


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800.451.2709 | 260.244.7606 #112774

OKLAHOMA OFFICE:

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



**COURT ORDERED
LAND AUCTION**

*3 Stunning Tracts Along
the Little River!*

*Tuesday,
December 2
at 6pm*



AUCTION MANAGER: Brent Wellings Branch Broker #158091

EMAIL: brent@schraderauction.com

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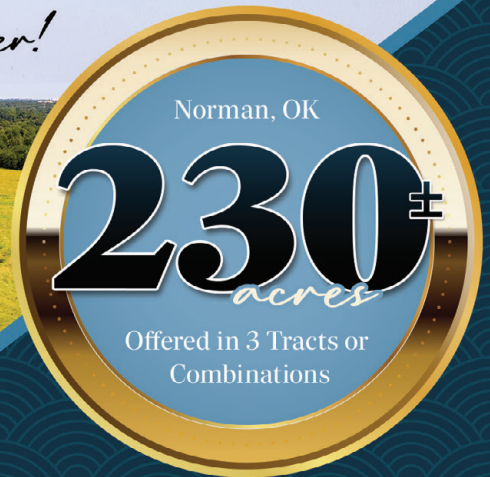
www.SchraderAuction.com

COURT ORDERED LAND AUCTION

3 Stunning Tracts Along the Little River!



Tract 3 Pasture



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