

202± Acres

Land Auction

Hunting and Homesite

McClain County

offered in 8 Tracts

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



405-332-5505
SchraderAuction.com
SchraderWellings.com

DECEMBER 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			

202± Acres

Land Auction

Hunting and Homesite

McClain County

offered in 8 Tracts

- Excellent Hunting & Wildlife Habitat
- Convenient Access to Hwy 59 & I-35
- 1 Hour to Downtown OKC
- Attractive Potential Homesites
- Extensive Road Frontage

SW Corner View
Tracts 1-5

Land Auction

Hunting and Homesite

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4% Buyer's Premium



202± Acres

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Thursday, December 4th at 6PM

Auction held at Byars Community Center, 282 E Ripley Street, Byars, OK 74831

- Excellent Hunting & Wildlife Habitat
- Convenient Access to Hwy 59 & I-35
- 1 Hour to Downtown OKC
- Attractive Potential Homesites
- Extensive Road Frontage

NW Corner View
Tracts 1-5

Land Auction

Hunting and Homesite



Pond
Tract 4



NE Corner View
Tract 6



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Thursday, December 4th at 6PM

McClain County

Land Auction

Hunting and Homesite

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AUCTION LOCATION: Byars Community Center, 282 E Ripley Street, Byars, OK 74831.

PROPERTY LOCATION: Between Byars & Rosedale, OK – ½ Mile North of Hwy 59.

TRACT DESCRIPTIONS:

TRACT 1: 20± ACRE at the intersection of Mitchell Hill Ave and 130th Street, excellent hunting and recreational tract with numerous potential build sites. Stunning creek bottom runs through this piece!

TRACT 2: 16± ACRES along 130th Street. This tract feature densely wooded areas, stunning creek bottom and excellent potential build sites.

TRACT 3: 27± ACRES along 130th Street. Another excellent combination of recreational and homesite value. Some excellent potential pond sites on this tract as well.

TRACT 4: 56± ACRES along Mitchell Hill Avenue. Larger tract that features a stunning, secluded pond in the center of the property. Lots of excellent potential food plot areas and established trails running through this property.

TRACT 5: 42± ACRES along Mitchell Hill Avenue. Numerous potential food plot areas, plum thickets, sumac patches, oak and cedar dominate the landscape of this parcel.

GENERAL DESCRIPTION:

The Byars Hunting & Homesite Ranch is an exciting opportunity to acquire quality land in one of the most attractive areas of McClain County, OK. Situated only 14± miles west of I-35 from the Wayne exit, these properties are within the watershed of the South Canadian River. This area is known for excellent, large ranching operations and quality hunting. A quick drive out Hwy 59 will showcase the surrounding area, with well-appointed equestrian facilities and large ranches dominating the landscape. The properties included in this offering are an excellent combination of recreational value and potential home or cabin sites. Heavily wooded creek bottoms, ponds, mature timber and open pastureland are all represented here. Extensive road frontage on all properties creates a lot of flexibility for potential Buyers. Bidders are able to submit bids on any individual parcel or combination of tracts, come bid the way that BEST FITS YOUR NEEDS on this exciting land offering!



Tract 6 - SE Corner View



Tract 6



Tract 6

TRACT 6: 20± ACRES along Camp Arbuckle Avenue. Stunning potential home site with an excellent mixture of timber and open pastureland. Features a pond in the center of the property and full perimeter fencing!

TRACT 7: 1/9th Undivided Interest in 80± acres along Camp Arbuckle Avenue.

TRACT 8: 1/9th Undivided Interest in 120± acres along Camp Arbuckle Avenue and 130th Street.

LAND TOUR DATES:

- Thursday, November 13th – 9am-12pm •
- Tuesday, November 25th – 9am-12pm •
- Thursday, December 4th – 10am-1pm •



Tract 3

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.

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TERMS & CONDITIONS:

PROCEDURE: Tracts 1 through 8 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.

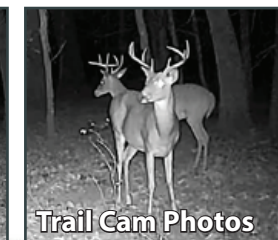
DEED: Seller shall be obligated only to convey title by Trustees Deed. **EVIDENCE OF TITLE; TITLE INSURANCE:** Sellers shall furnish at Sellers' expense an updated title insurance commitment disclosing fee simple title to the real estate in the name of Sellers (free and clear of any material encumbrance 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: Possession shall be at closing. **REAL ESTATE TAXES:** Real Estate taxes shall be prorated to the date of closing. **MINERALS:** Seller specifically excepts and reserves all minerals, including without limitation, oil, gas, coal, coalbed methane, and all other hydrocarbons, lignite, and all metallic minerals, etc., if any, associated with the referenced real estate, and the term "Property" shall not include any mineral rights. **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 con-

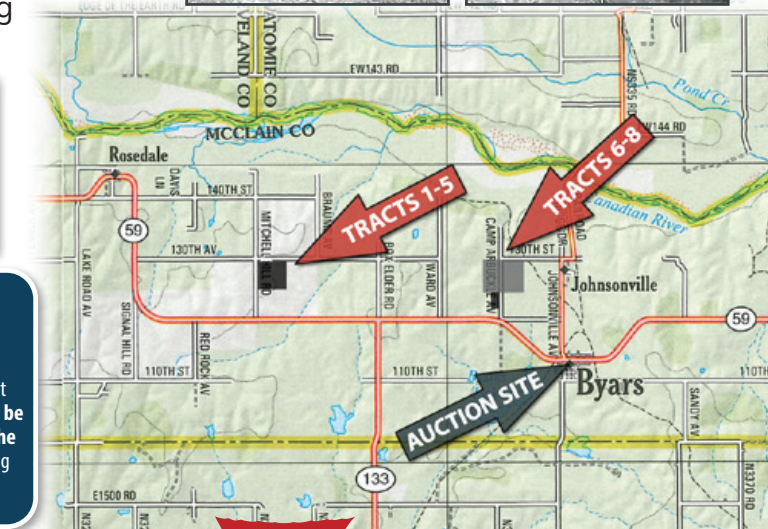
tain in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction 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 and routinely check the auction website at www.schraderauction.com to inspect any changes or additions to the property information or terms of sale.



Trail Cam Photos



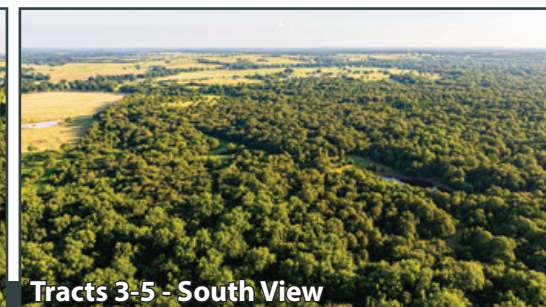
Trail Cam Photos



SCHRADER
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Tracts 1 & 2 - NW Corner



Tracts 3-5 - South View



Tract 1



Tract 2



Tract 4 - Pond



Tract 5 - Road Frontage

