

OKLAHOMA LAND

Auction



REALTREE®
UNITED COUNTRY
HUNTING PROPERTIES

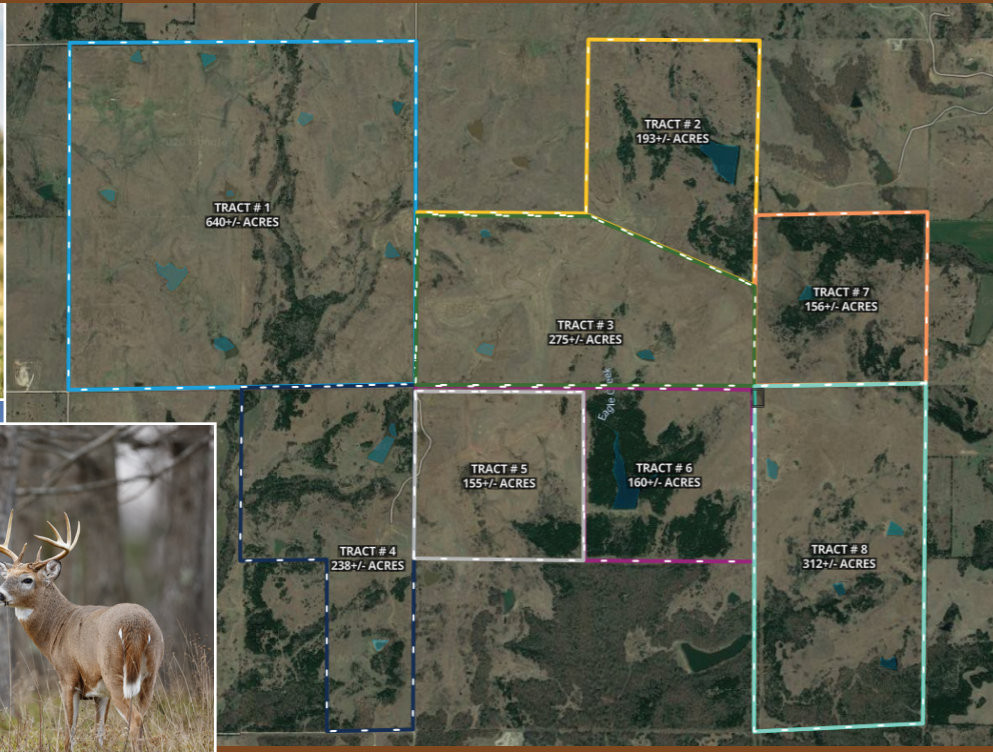
PREVIEW:
Sept. 3 | 4 pm
Sept. 13 | 1 pm

Oct.
1

- » 2158± Acres in Pawnee County
- » Hunting/Recreational Land
- » Rolling Terrain with Native Grasses
- » Centralized Processing Facility
- » Numerous Spring Fed Ponds | Stocked with Bass + Crappie



RANCH
PROPERTIES
A Division of United Country Real Estate



United Country
Real Estate

**Oklahoma Land
& Auction**

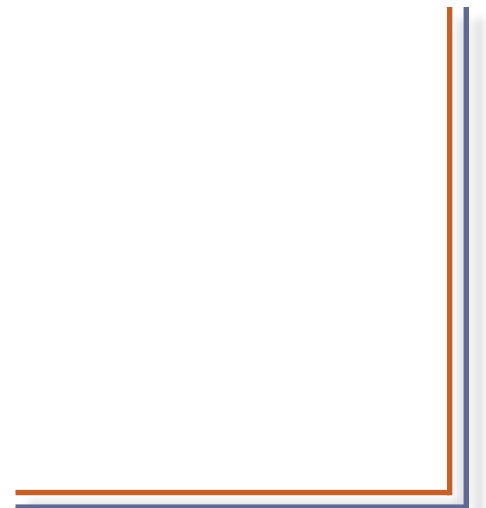
405.377.1818
8550 N. WASHINGTON | STILLWATER, OK

CHRISTA BARLOW | 812.345.4545
JIMMIE DEAN COFFEY | 812.360.6005



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Property Information

Looking for Oklahoma hunting or recreational land or ranch land?

Auction - bidding ends October 1, 2020 at 10:00 am.

Property Inspection:

Thursday - Sept. 3 @ 4:00pm

Sunday – Sept. 13 @ 1:00pm

Wednesday, September. 30 @ 3:00pm

Central Oklahoma Cattle Ranch & Hunting Land For Sale

Located in central Oklahoma, this 2158± acre cattle ranch is positioned just a short distance from the Cimarron turnpike running from I-35 to just west of Tulsa, Oklahoma. The property is situated just south of Osage county and boasts similar beautiful rolling hills as the Osage hills.

Parts of this ranch are excellent hunting and recreational parcels. With abundant wildlife and large, spring-fed ponds you'll be harvesting that monster buck you've been dreaming of in no time. Ponds have been stocked previously with bass and crappie and the rolling terrain and stands of trees in areas provide an excellent habitat for whitetail deer, turkey, ducks, coyotes, rabbits and other wildlife. Situated between Stillwater and Tulsa this place would make a great recreational and hunting get a way.

Currently in operation, the large, contiguous acreage is a rare find in central Oklahoma. The native grass pastures and numerous spring fed ponds on the property provide an excellent climate for cattle. Work cattle in the centralized processing facility and corrals. Fences and cross-fences are in good shape. Put hay up for winter in the hay barn located at the northwest side of the property.

Almost all of the ponds include gravity-flow water troughs on the back end of the dam providing great water sources for livestock. The seller has historically run approximately 270± cow/calf pairs on this Oklahoma Ranch.

With views for days, you can see yourself sitting on the patio of your dream home watching the sunset. A beautiful country home or ranch home would be perfect nestled atop a hill on this property. Sit and enjoy the stunning views, listen to the crickets chirp and watch the lightning bugs shine on a lovely Oklahoma evening.



Property Information

TRACT DESCRIPTIONS:

1. 640± acres including native grass pasture, several ponds, cross fences and hay barn.
2. 193± acres of premier hunting and recreational land. Including a large, spring-fed pond stocked with bass and crappie this piece is a recreational enthusiasts dream!
3. 275± acres of native grass pasture including nice ponds.
4. 238± acres including a mixture of native grass pasture and hunting and recreational land.
5. 155± acres of native grass pasture land including processing facility and corrals.
6. 160± acres of great hunting and recreational land including a large, spring-fed pond.
7. 156± acres hunting and recreational land. According to the seller, this is where you want to set up your deer stand and trail cameras.
8. 312± acres mixed with native grass pasture, ponds and hunting and recreational land.

All tract acreages and map lines are subject to topography, fence lines and final survey. Map lines, and acreage amounts are an estimate and may vary based on final survey

POSSESSION:

Property is leased thru December 31, 2020. Possession shall be upon closing and Termination of the grazing lease.



Terms & Conditions

TERMS & CONDITIONS

Pawnee County, OK - Ranch Land Auction

**2158 +/- Acres
Pawnee County**

All bidders and participants in this auction sale hereby agree that they have read and fully understand the following terms. By participating in this auction sale, bidders and participants further agree to be bound by the terms and conditions of auction contained herein.

AUCTION DATE & TIME: Thursday – Oct. 1, 2020 – 10:00am CDT

AUCTION LOCATION: Online Auction: <https://www.stillwater-ok-realestate.com>

METHOD OF SALE: The property will be offered in 8 individual tracts. Bids will begin to close at 10:00am CDT using a “Soft Close” internet (Online) bidding platform. All tracts will be linked together meaning that no tract will close as long as there is bidding activity on “Any” of the 8 tracts. Once there has been a period of 5 minutes without bidding activity all bidding will close simultaneously. In order to buy multiple tracts, combinations of tracts or the entire ranch you must be the high / winning bidder on each individual tract.

SUBJECT TO PRIOR SALE: The seller reserves the right to sell the property prior to the auction. All pre-auction offers must be submitted to United Country - Oklahoma Land & Auction.

BUYERS PREMIUM: The contract purchase price will include a Buyer’s Premium equal to 4% of the high bid amount.

DOWN PAYMENT: A (10%) non-refundable down payment based on the total purchase price (which includes the buyer’s premium), shall be due immediately following the auction by end of business 10/1/2020. The down payment may be made in the form of a direct wire transfer, cashier’s check, personal check, or corporate check payable to: Oklahoma Closing and Title.

NOT SUBJECT TO FINANCING: The real estate purchase agreement is NOT subject to the Bidders ability to obtain financing, so all Bidders must have any needed financing arranged prior to bidding at the auction. Down Payment deposits are “non-refundable” in the event a Bidder cannot complete closing.

ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into Purchase Agreements at the end of the online bidding immediately following the close of the auction.



Terms & Conditions

Auction sales contracts will be emailed to the winning bidders. All final bid prices are subject to the Sellers acceptance or rejection.

Auction staff will be available at the United Country Office during the auction if bidders would prefer to Bid or sign contracts in person.

EVIDENCE OF TITLE: A current / updated Abstract or Owners Title Policy will be provided by the seller at seller's discretion.

DEED: Title shall transfer by Warranty Deed

CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before Dec. 15, 2020 – 10:00am CT. Closing will be held at Oklahoma Closing and Title – 601 S. Husband Street - Stillwater, OK. Closing and Recording fees to be paid by the buyer.

POSSESSION: Possession stated herein is subject to successful closing and transfer of title. Possession will be granted to the buyers subject to tenants' rights but no later than Jan. 1, 2021.

REAL ESTATE TAXES: All real estate taxes will be prorated to day of closing

PROPERTY INSPECTION: Auctioneer strongly recommends that any prospective Bidder personally inspect the Property prior to the Auction.

Preview dates: Tuesday - Sept. 3 @ 4:00pm; Sunday – Sept. 13 @ 1:00pm and Wednesday, September. 30 @ 3:00pm.

Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidders safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos and mapping program.

SURVEY: A survey will be ordered at conclusion of auction based on survey needs. If a new survey is necessary to record the conveyance or is otherwise deemed necessary or appropriate in the Sellers and or the Abstract Company's discretion, the cost of such survey shall be shared equally (50/50) by Buyer and Seller. In the event said survey identifies a variance between the advertised and surveyed acres, the purchase price will be adjusted on a per acre price basis. Any survey of adjacent tracts purchased in a combination will be for the perimeter only, and no interior survey shall be provided by Seller.



Terms & Conditions

AGENCY: United Country - Oklahoma Land & Auction and its representatives are exclusive agents of the Seller.

SELLER: Billy M. Jones

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in the PIP, 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 PIP and 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 persons credentials, fitness, etc. All decisions of the Auctioneer are final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE SHALL TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

For questions call: United Country - Oklahoma Land & Auction - Jimmie Dean Coffey (812) 360-6005 or Christa Barlow (812) 345-4545.

I do hereby agree to these Auction Terms & Conditions.

Seller

Date

Buyer

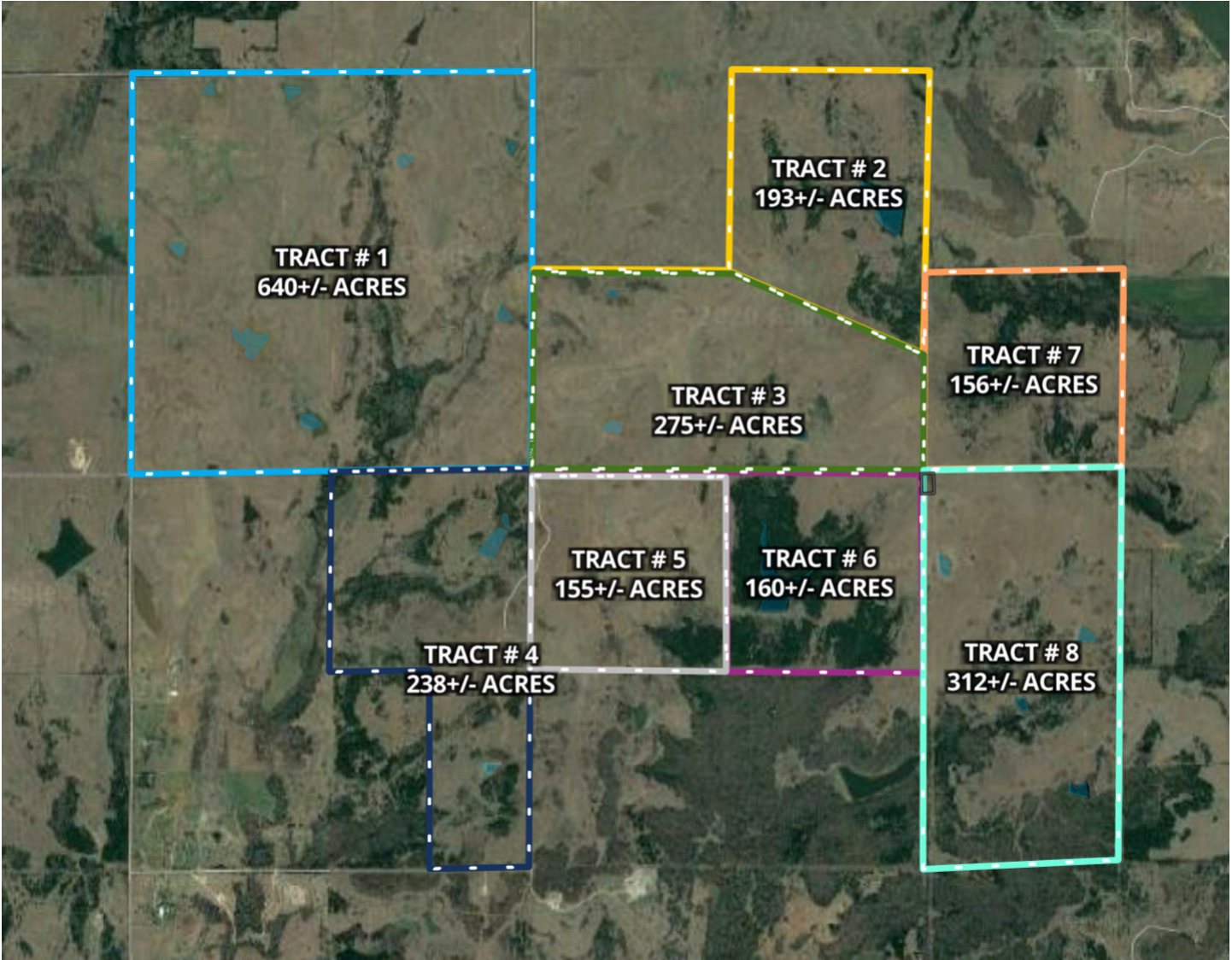
Date

Buyer

Date

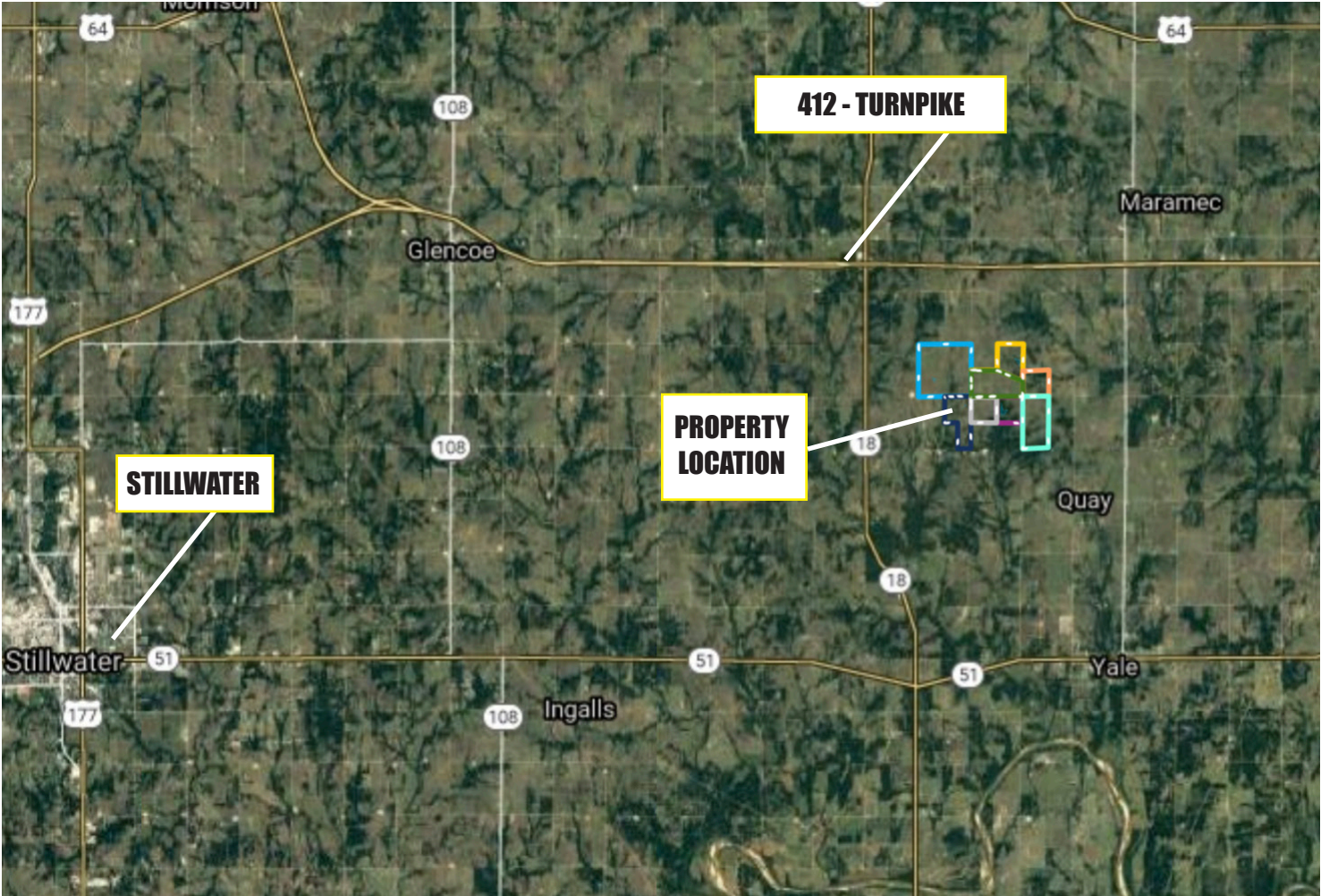


Tract Map





Location Map





Contacts

**UNITED COUNTRY
OKLAHOMA LAND & AUCTION**

CHRISTA BARLOW

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JIMMIE DEAN COFFEY

812-360-6005

JCOFFEY@UNITEDCOUNTRY.COM

WWW.STILLWATER-OK-REALESTATE.COM

Area Contacts:

COUNTY ASSESSOR
(918) 762-2402

COUNTY EXTENSION OFFICE
(918) 762-2735

SHERIFF OFFICE
(918) 762-2565

TREASURER
(918) 762-2418

CHAMBER OF COMMERCE
(918) 762-2108

CITY POLICE DEPT.
918) 762-3166



Bid Certification



**Oklahoma Land
& Auction**

BID CERTIFICATION

I acknowledge this is a confirmation auction and that my offer will be subject to the Seller's (Personal Representatives) approval.

By signing this certification and returning it to the offices of United Country – Oklahoma Land & Auction or an employee therein. **I hereby certify** that:

1. I have read the auction rules and bidding format as set out by the Auctioneers and contained in the terms and I completely understand them.
2. I understand that the terms and rules of the auction will be strictly enforced and that there will be no exceptions.
3. I currently have sufficient funds to meet the "Deposit" and "Further sum" requirements as called for by the agreement of purchase and sale.
4. I have examined the proposed agreement of purchase and sale given to me as part of the PIP and understand that it is a legally binding contract and is not contingent upon financing or anything else.
5. I understand that if I am the successful bidder, I will be required to sign the agreement of purchase and sale immediately upon notice of being the successful bidder. I agree to complete and sign the agreement of purchase and sale immediately upon such transmitted notice.
6. I understand that an 4% Buyers Premium will be added to my final bid and is due in addition to my final bid to complete the final purchase price.
7. I understand that the Auctioneers are working for the Seller and there is no relationship of dual agency.
8. I understand that my registration for the auction will not be accepted without providing ALL of the information below and signing and returning a copy of the Terms & Conditions of this auction and by doing so you are agreeing to the terms of the auction.
9. I understand that I am responsible for the down payment and that the wire transfer must be received by the time stated on the terms and conditions of the auction.

Property Address: **Jones Ranch – E. 5600 Rd. – Pawnee County, Oklahoma**

Printed Name: _____

Bidder Address: _____

Phone: _____

Email Address: _____

Signature: _____



Auction Advantages

Buyer Benefits

- **Purchase property at a fair market value**
- **Eliminate sometimes long negotiation periods**
- **Reduce time to purchase property**
- **Gain confidence as they compete**
- **Do not have to worry about contingencies because purchasing and closing dates are known**
- **Feel better about a purchase - just knowing there is a contending bid just one increment under purchase price**
- **Buyers know property owners are motivated to sell**
- **Buyers know property owners sell at the lowest price possible**
- **Buyers can receive favorable financing**
- **Buyers set their own purchase price**



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