

LAND AUCTION

145 ± ACRES

SATURDAY • NOV 5 • 10 AM
LIVE & ONLINE BIDDING



Landrun Realty
& Auction, Inc.

405.377.1818

STEPHENIE NOBLE
405.880.0740

STILLWATER-OK-REALESTATE.COM

351308 E 4300 ROAD | PAWNEE, OK
AUCTION LOCATION: PAWNEE HIGH SCHOOL CAFETERIA



STEPHENIE NOBLE
AUCTION MANAGER
(405) 880-0740
STEPHENIEN@UCSTILLWATER.COM

UNITED COUNTRY
LANDRUN REALTY & AUCTION
(405) 377-1818
120 N. PERKINS RD. | SUITE D
STILLWATER, OKLAHOMA

STILLWATER-OK-REALESTATE.COM



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PROPERTY DESCRIPTION

PAWNEE, OKLAHOMA LAND FOR SALE AT AUCTION

LIVE & ONLINE BIDDING - NOVEMBER 5, 2016 AT 10:00 AM CT

LIVE AUCTION TO BE HELD AT: PAWNEE HIGH SCHOOL CAFETERIA - 615 DENVER ST. | PAWNEE, OKLAHOMA

351308 E. 4300 RD.
PAWNEE, OK 74058

THIS 145± ACRE PROPERTY IN PAWNEE COUNTY, OKLAHOMA IS AVAILABLE FOR PURCHASE. WITH A GOOD MIX OF WOODED ACREAGE AND HAY OR PASTURE LAND, THIS PROPERTY PROVIDES MANY POSSIBILITIES IN CENTRAL OKLAHOMA.

THIS PIECE OF LAND OFFERS A VARIETY OF OPPORTUNITY, BUILDING SITE FOR BEAUTIFUL COUNTRY HOME, HAY AND PASTURE LAND TO RUN CATTLE OR TIMBER GIVES GREAT RECREATIONAL OPPORTUNITY. HUNTING IN THIS AREA MAY INCLUDE WHITE-TAILED DEER, TURKEY, RABBIT, SQUIRREL, COYOTE, BOBCAT AND RACCOON.

PERFECTLY LOCATED IN CENTRAL OKLAHOMA THIS PROPERTY IS A SHORT 45 MINUTES FROM STILLWATER AND AN HOUR FROM TULSA. CHECK THIS PLACE OUT TODAY!



TERMS & CONDITIONS

Thurber - Real Estate Auction

**351308 E 4300 Rd. – Pawnee, OK 74058
Pawnee County**

Legal Description

145 acres +/-

Surface Rights Only – No Minerals

351308 E 4300 Road Pawnee, OK 74058

SEC14-22-5 NW (LESS 5ATR)

- The property will be sold at Public Auction “Internet & Live Bidding” Saturday – November 5 2016 at 10:00am
- To be approved as a bidder a signed copy of the terms and conditions along with a signed bidder’s certification must be received and approved by the auction office.
- The property will be Sold Subject to Seller’s Confirmation. The seller reserves the right to reject any and all bids.
- Property sells as-Is with no warranties expressed or implied
- Property included in the sale is the real estate only.
- The auction is Subject to prior sale (the property can be purchased prior to the end of the auction)
- The seller reserves the right to cancel the auction at any time prior to the final bid closing
- Buyers Premium
 - An **10%** buyer’s premium will be added to the final bid and charged to the buyer, the final bid plus the 10% buyer’s premium will establish the final sales price.
- **A \$10,000.00 Down payment** must be paid by the successful bidder by direct wire transfer within 24 hours of acceptance of the auction contract by the Sellers payable to United Country – Landrun Realty & Auction, Inc. The down payment deposit will be non-refundable; your bidding is not conditional upon financing, so be sure you are prepared to pay cash at closing or have arranged your financing prior to bidding. The balance of the purchase price including the buyer’s premium will be due via a wire transfer to the closing company, on delivery of insurable title on or before December 16, 2016.
 - A promissory note will be signed along with the down payment.
- Final closing is NOT contingent upon financing.
- The property will be conveyed by a Warranty Deed
- The seller agrees to furnish buyer(s) with an owner’s policy of Title Insurance Policy at closing.
- Real Estate Taxes: the taxes will be prorated to the day of closing.
- Survey will be completed after auction and new abstract built to show 145± acres separated from the seller’s total 155± acres.
- Closing:
 - Closing shall take place at the office of: **Meurer Abstract & Title – 518 Illinois St. Pawnee, OK**
 - Closing fee will be paid by the buyer.
 - Closing will be held on or before 10:00am – December 16, 2016
- Possession will be granted on day of final closing.
- The successful Bidder shall execute a “Real Estate Auction Sales Contract” for the property immediately after being declared the Successful Bidder by the Auctioneer.
- Each potential Bidder is responsible for conducting at their own risk, their own independent inspections, investigations, and due diligence concerning the property.
 - Further; Property sells as-is with no warranties expressed or implied

TERMS AND CONDITIONS

- United Country Landrun Realty & Auction and their representatives are exclusive agents of the Seller.
- Seller: John & Velvet Thurber
- All announcements made up to the final close of the Auction bidding take precedence over all advertising, oral or printed material.
- All marketing information and PIP materials were gathered from reliable sources and are believed to be correct as of the date they were published; however, the seller or auctioneers have not independently verified this information. Auction plats and drawings are not to be relied on and are for representation purposes only. Its accuracy is not warranted in any way. There is no obligation on the part of the sellers or auctioneer to update this information.

SALE SITE: 615 Denver St. - Pawnee High school Cafeteria, Pawnee, OK, 74058

VIEWING INSTRUCTIONS: Preview: By Appointment – contact Stephenie Noble 405-880-0740

The viewing of the property will be at the viewer’s own risk the Seller, neither Auctioneer nor the Listing Agency be held responsible for accidents.

For questions call United Country - Landrun Realty & Auction (405) 377-1818 office.

I do hereby agree to these Auction Terms & Conditions.

Seller

Date

Seller

Date

Bidder

Date

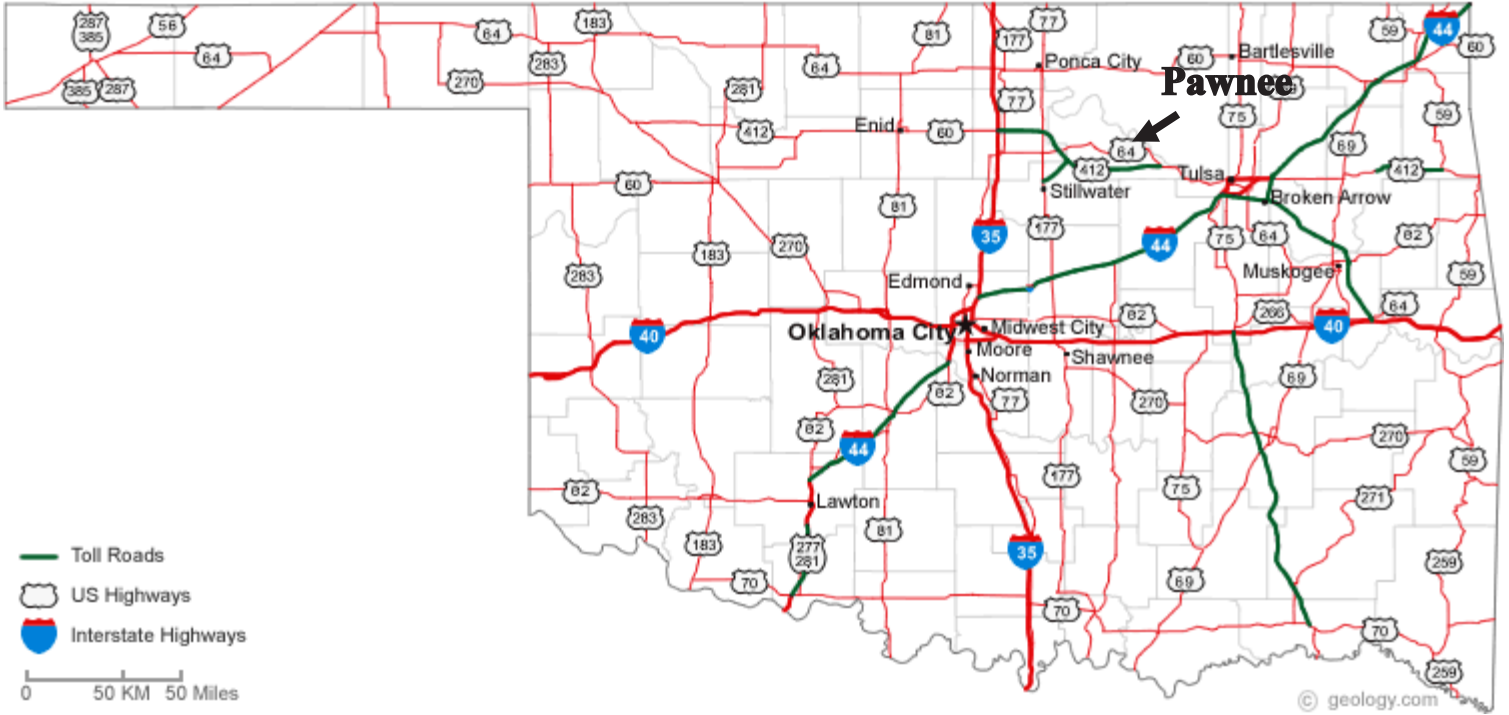
Buyer

Date

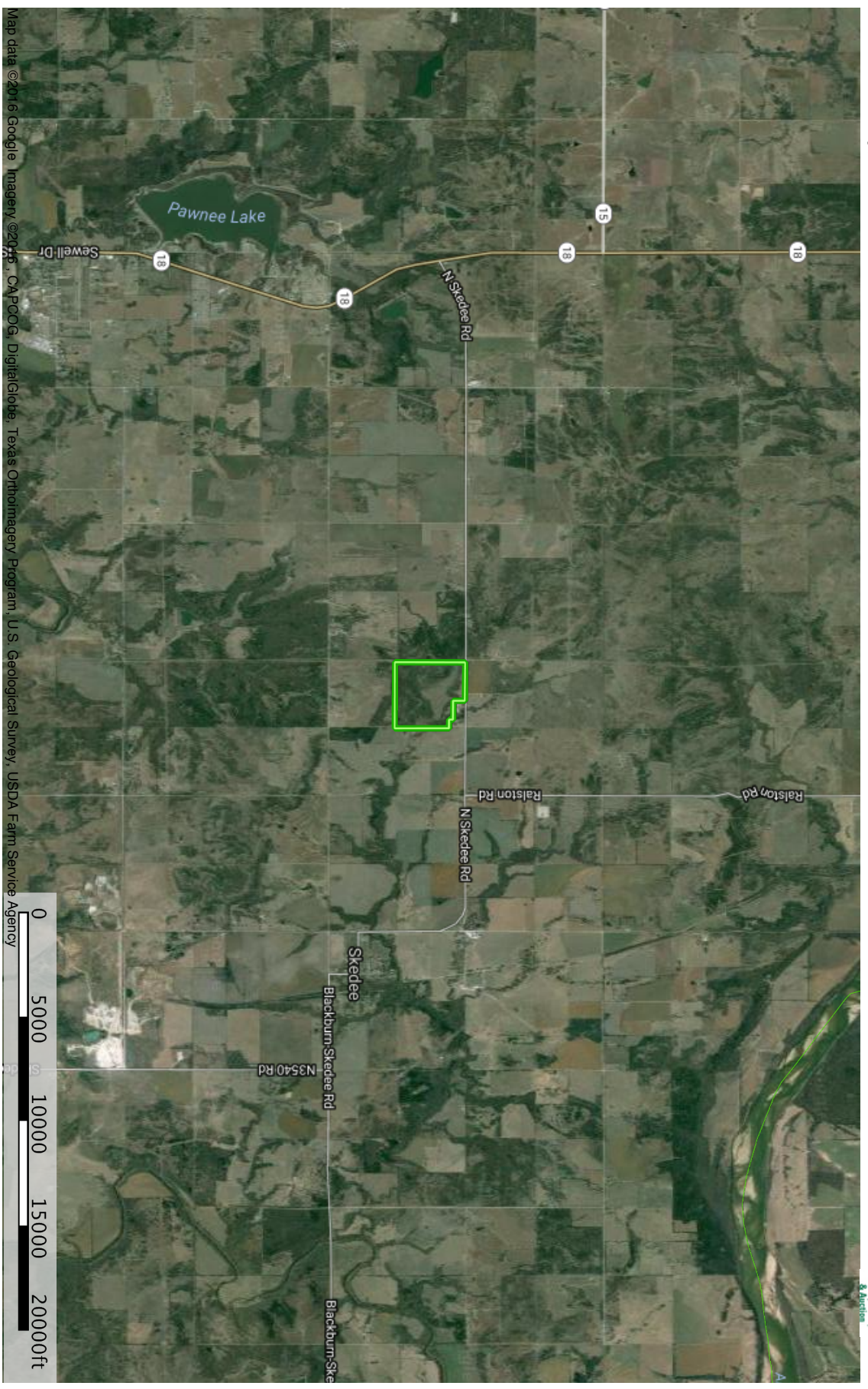
Buyer



STATE MAP



E. 4300 Rd.
Pawnee County, Oklahoma, 145.0 AC +/-



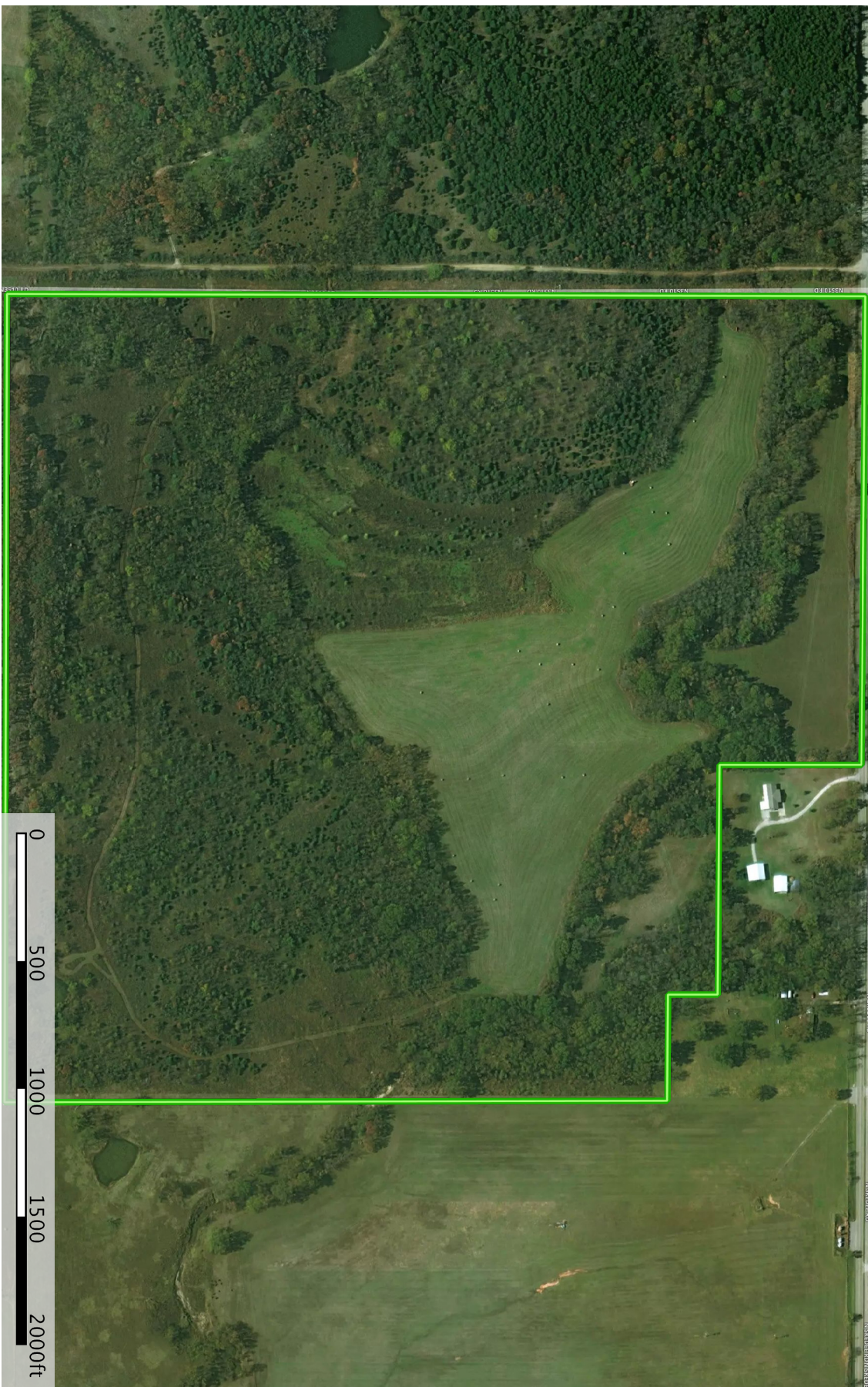
Boundary

JIMMIE DEAN COFFEY
P: 812.822.3200 www.UnitedCountryJIN.com 434 S. Walnut Street

 The information contained herein was obtained from sources deemed to be reliable. MapInfo Services makes no warranties as to the accuracy, completeness or currency thereof. 844.932.8277 - mapinfo.com

AERIAL MAP

E. 4300 Rd.
Pawnee County, Oklahoma, 145.0 AC +/-



 Boundary

JIMMIE DEAN COFFEY
P: 812.822.3200

www.UnitedCountryIN.com

434 S. Walnut Street


Century 21
Real Estate
Callie Realty
& Auction



The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.
844.832.8277 - mapright.com

PROPERTY RELATED CONTACTS

UNITED COUNTRY LANDRUN REALTY & AUCTION

STEPHENIE NOBLE

405.377.1818

405.880.0740

STEPHENIEN@UCSTILLWATER.COM

WWW.STILLWATER-OK-REALESTATE.COM

COUNTY ASSESSOR
(918) 762-2402

COUNTY EXTENSION OFFICE
918-762-2735

COUNTY CLERK
(918) 762-2732

COUNTRY TREASURER
(918) 762-3512

COUNTY COMMISSIONER
(918) 762-3741

SHERIFF OFFICE
(918) 762-2565

CHAMBER OF COMMERCE
(918) 762 2108

OKLAHOMA DEPARTMENT OF WILDLIFE CONSERVATION

[HTTP://WWW.WILDLIFEDEPARTMENT.COM/LAWS_REGS/LAWSTATEMAP.HTM](http://www.wildlifedepartment.com/laws_regs/lawstatemap.htm)

WEBSITES OF INTEREST

[HTTP://WWW.CITYOFPAWNEE.COM/COUNTY-OF-PAWNEE/](http://www.cityofpawnee.com/county-of-pawnee/)

[HTTP://WWW.CITYOFPAWNEE.COM/CHAMBER-OF-COMMERCE/](http://www.cityofpawnee.com/chamber-of-commerce/)

[HTTP://WWW.CITYOFPAWNEE.COM/EDUCATION/](http://www.cityofpawnee.com/education/)

[HTTP://WWW.PAWNEENATION.ORG/](http://www.pawneenation.org/)

[HTTP://WWW.OCES.OKSTATE.EDU/PAWNEE](http://www.oces.okstate.edu/pawnee)

CITY/COUNTY INFORMATION

PAWNEE, OKLAHOMA | PAWNEE COUNTY

PAWNEE IS A FRIENDLY LITTLE TOWN WITH A PROUD PAST AND A BRIGHT FUTURE OF RENEWED SPIRIT AND ENTHUSIASM. THE SPLENDOR OF THE OLD WEST - COWBOYS AND INDIANS ARE STILL VERY MUCH ALIVE TODAY. THE MAGNIFICENT OLD BUILDINGS STAND TODAY AS MONUMENTS OF A TIME GONE BY. THE HISTORICAL PIONEER DAYS ARE WAITING TO BE REDISCOVERED. THE COMMUNITY IS BLESSED WITH THE BEST OF CHURCHES, MUSEUMS, MANY FINE DINING ESTABLISHMENTS, UNIQUE SHOPS ... THE YEAR STARTS WITH CELEBRATIONS AND CONTINUES THROUGHOUT THE SPRING, SUMMER, AND FALL, AND ENDS WITH THE "FESTIVAL OF LIGHTS" AT CHRISTMAS ... AND COUNTDOWN TO THE NEW YEAR WITH THE COURTHOUSE SQUARE BALL DROP. A NICE PLACE TO RELAX .. A FRIENDLY PLACE TO LIVE...A FUN PLACE TO VISIT... COME SEE...

PAWNEE NATION

THE PAWNEE NATION OF OKLAHOMA (PAWNEE NATION) HAS A LONG AND PROUD HISTORY SPANNING MORE THAN 700 YEARS. EARLY IN THE 18TH CENTURY, MORE THAN 60,000 MEMBERS OF THE PAWNEE TRIBE INHABITED THE AREA ALONG THE NORTH PLATT RIVER IN NEBRASKA. THE TRIBE THEN, AS IT IS NOW, WAS COMPOSED OF FOUR DISTINCT BANDS: THE CHAU^I "GRAND," THE KITKEHAHKI "REPUBLICAN," THE PITAHAWIRATA "TAPPAGE" AND THE SKIDI "WOLF."

THE PAWNEES, CLASSIFIED AS A "FRIENDLY TRIBE" BY THE U.S. GOVERNMENT, WERE MEN AND WOMEN OF GREAT COURAGE AND ENDURANCE. SOME OF THE PAWNEE WARRIOR BATTLES FOUGHT TO PRESERVE LIVES, LANDS AND POSSESSIONS WERE CONSIDERED LEGENDARY.

ONE SUCH GREAT FEAT WAS THAT OF CROOKED HAND OF THE SKIDI BAND, WHO AROSE FROM BED TO MUSTER THE OLD MEN, WOMEN AND BOYS AND LED THE CHARGE TO DEFEND THEIR HOME. THOUGH OUTNUMBERED TWO TO ONE, THEY OUTFOUGHT A SUPERIOR ARMED ENEMY AND DROVE THEM AWAY.

PAWNEES DRESSED SIMILAR TO OTHER PLAINS TRIBES; HOWEVER, THE PAWNEES HAD A SPECIAL WAY OF PREPARING THE SCALP LOCK BY DRESSING IT WITH BUFFALO FAT UNTIL IT STOOD ERECT AND CURVED BACKWARD LIKE A HORN.

AFTER ENCROACHMENT BY WHITE SETTLERS, THE PAWNEES CEDED THEIR TERRITORY TO THE U.S. GOVERNMENT IN THE 1800s AND WERE REMOVED FROM NEBRASKA TO WHAT IS NOW PAWNEE COUNTY IN 1875. THE PAWNEE INDIAN AGENCY AND AN INDIAN BOARDING SCHOOL NAMED THE PAWNEE INDUSTRIAL SCHOOL WERE ESTABLISHED JUST EAST OF THE PRESENT SITE OF THE CITY OF PAWNEE. THE SCHOOL, AFFECTIONATELY KNOWN AS "GRAVY U", WAS CLOSED IN 1958 AND THE LAND WAS RETURNED TO THE PAWNEE NATION IN 1968. MANY OF THE FORMER INDUSTRIAL SCHOOL BUILDINGS NOW SERVE AS TRIBAL OFFICES AND AS A HOME FOR THE PAWNEE NATION COLLEGE. THE AREA IS ON THE NATIONAL REGISTER AS A HISTORIC DISTRICT.

IN SUPPORT OF AMERICAN'S FREEDOMS, THE PAWNEES HAVE SERVED IN ALL MILITARY CONFLICTS TO DATE BEGINNING WITH THE PAWNEE SCOUTS THAT SERVED DURING THE INDIAN WARS. A CEREMONY WAS HELD ON OCT. 15, 2011 TO HONOR THE DECISION OF THE BRAVO/PAWNEE COMPANY 486TH CIVIL AFFAIRS BN OF THE U.S. ARMY TO ALTER THEIR NAME TO REFLECT THIS DISTINGUISHED PAWNEE TRADITION.

TODAY, THE NUMBER OF TRIBAL ENROLLED MEMBERS IS OVER 3,200 AND PAWNEES CAN BE FOUND IN ALL AREAS OF THE UNITED STATES AS WELL AS FOREIGN COUNTRIES WITHIN MANY WALKS OF LIFE. PAWNEES TAKE MUCH PRIDE IN THEIR ANCESTRAL HERITAGE. THEY ARE NOTED IN HISTORY FOR THEIR TRIBAL RELIGION RICH IN MYTH, SYMBOLISM AND ELABORATE RITES.

THE PAWNEE NATION SUPPORTS MANY OTHER ACTIVITIES INCLUDING HONOR DANCES, NATIVE AMERICAN CHURCH MEETINGS, HAND GAMES AND SPORTING EVENTS. THE PAWNEE INDIAN VETERANS ALSO HOST A MEMORIAL DAY DANCE, A VETERANS DAY DANCE AND A CHRISTMAS DAY DANCE. THE PAWNEE INDIAN VETERANS HOMECOMING AND POWWOW OCCURS THE WEEKEND THAT FALLS CLOSEST TO THE 4TH OF JULY.

MLS SHEET

MLS # 114018

LISTING DETAIL



MLS # 114018
Status Active
Type Unplatted
Address 351308 E 4300 Road
Address 2
City Pawnee
State OK
Zip 74058
Area Pawnee
Class LOTS/LAND
Listing Price \$0

GENERAL

Improvements	No	Mineral Rights	No - surface rights only
Restrictions	No	Mobile Home Allowed Y/N	Yes
Easements	Yes	Restrictive Covenant Y/N	No
Acres # of	145.00	Wooded (% or Acres)	70
Lot Dimensions (M/L)	145 acres +/-	Pasture (% or Acres)	30
County	Pawnee	Tillable (% or Acres)	
Zoning	None	Flood Insurance	No
School	Pawnee School District	Realtor - Agent Name and Phone	Stephenie Noble
Subdivision	None	Listing Office 1 - Office Name	UNITED COUNTRY LANDRUN REALTY & AUCTION

FEATURES

STREET SURFACE	Paved, Gravel	FENCE	Partial
		TOPOGRAPHY	Flat, Creek, Pond

FINANCIAL

Taxes\$	\$1,488.00	Terms	CASH TO SELLER
Tax Year	2016		
Assessments			
Assoc. Dues	NONE		

REMARKS

AUCTION - live & online Saturday November 5, 2016 @ 10am - Auction Location Pawnee High School Cafeteria This property is 145± acres in Pawnee, OK with a mix of wooded acreage and hay/pasture land. Great place to build your dream country home, run cattle, ride horses, cut & bale hay, hunt or ride atv's. Check this property out today!!

MLS # 114018

CONTRACT



Landrun Realty
& Auction, Inc.

REAL ESTATE AUCTION PURCHASE CONTRACT

This Contract of sale made and entered this 5 day of November 2016, by and between John & Velvet Thurber hereinafter called the Seller(s) and _____ hereinafter called the Buyer(s):

The Buyer hereby agrees to purchase, the Seller hereby agrees to sell this property in "As is" condition (except conditions stated in statement of sale and Terms & Conditions)

Located at and commonly known as: 351308 E 4300 Rd.
in the City of Pawnee, County of Pawnee and State of Oklahoma.

Legally described as: 145 acres +/-
Surface Rights Only – No Minerals
351308 E 4300 Road Pawnee, OK 74058
SEC14-22-5 NW (LESS 5ATR)

Buyer herewith agrees to deposit with Meurer Abstract & Title, \$ 10,000.00 dollars, as non-refundable earnest money deposit, and the balance of the purchase price will be due on delivery of clear title.

Seller(s) agrees to furnish a Warranty Deed with insurable title. Free from all encumbrances, and an Owners Title Insurance Policy at closing. If the seller is unable to convey clear and marketable title the buyer's down payment can be refunded.

Seller will furnish the buyer with an Owners Policy of Title Insurance at closing.

Real Estate Taxes: Will be pro-rated to date of closing.

Closing shall take place on or before December 16, 2016 and shall take place at the office of Meurer Abstract & Title, Pawnee, Oklahoma.

The buyer will pay the closing fee.

Possession is to be given day of final closing.

Buyer agrees to pay all cost of obtaining a loan to include preparing and recording Deed & note, Title Opinion if desired.

Title is to be conveyed subject to all restrictions, easement and covenants of record, subject to zoning ordinance or laws of any governmental authority. These premises are to be in the same condition as they are as of the date of this contract, ordinary wear and tear excepted. Seller is expected to bear risk of loss through the date of deed. In the event the premises are wholly or partially destroyed before the consummation of the transaction or delivery of the final papers, the Buyer shall elect or choose whether or not he will go through with the transactions, and in the event he chooses to go through with it, all insurance damages collectible as a result of the damage or destruction shall be assigned to him, the Buyer. If he chooses not to go through with the transaction, any earnest money held in escrow will be refunded in full.

CONTRACT

Time being of the essence of this agreement, if the Buyer shall fail or refuse to perform this agreement of Buyer's part, and the Seller shall be ready and willing to perform, the Seller shall be entitled to retain the entire down payment / earnest money as liquidated damages for the breach of this agreement.

"All successful bidders will be required to sign a note for the deposit amount. Note shall become null and void when undersigned shall complete all requirements for closing as set out in this contract."

Per the terms & conditions as contained herein and announced in "statement of sale", the property sells as shown below. This contract is subject to clearance of any check presented to **United Country – Landrun Realty & Auction, Inc.**

High Bid Selling Price	\$ _____	.00
Plus 10% Buyer's Premium	\$ _____	.00
	Total Purchase Price	\$ _____ .00
Less Down Payment	\$ _____	
	Total Due at Closing	\$ _____ .00

This offer will expire if not accepted on or before: Monday November 7, 2016 at 5:00pm

Purchased By:

Buyer Date _____

Printed Phone _____
Buyer Address: _____ City _____ State _____ Zip _____

Buyer Date _____

Printed Phone _____
Buyer Address: _____ City _____ State _____ Zip _____

Buyer's Agent Date _____

Printed Phone _____
Agent Address: _____ City _____ State _____ Zip _____

Names for Deed: _____

Accepted By:

Seller Date _____

John Thurber
Printed Time: _____

Seller Date _____

Velvet Thurber
Printed Time: _____



Landrun Realty & Auction, Inc.

PROMISSORY NOTE

**351308 E. 4300 Rd.
Pawnee, OK 74058**

\$ _____
Amount

November 5, 2016
Date

FOR VALUE RECEIVED, the undersigned promises to pay by wire transfer to the Order of:
Meurer Abstract & Title
518 Illinois St. | Pawnee, OK 74058

The Sum of _____ -----dollars

(\$ _____), as a deposit for the purchase of real estate described in Contract of even date herewith and attached hereto executed the undersigned, payable at the closing of said Contract.

This promissory note shall bear no interest until the date of closing of the Contract; thereafter it shall bear interest at the highest rate allowable by law.

This Note shall become null and void if and when the undersigned shall complete all requirements for closing as set out in the attached Contract. If said requirements are not fulfilled this Note shall be fully enforceable at law.

If this Note is placed in the hands of an attorney for collection, by suite or otherwise, the undersigned agree to pay all costs of collection and litigation together with a reasonable attorney's fee.

Signature

_____, 2016
Date

Signature

_____, 2016
Date



AUCTION ADVANTAGES

BUYER BENEFITS

- PURCHASE PROPERTY AT 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 LOWEST PRICE POSSIBLE
- BUYERS CAN RECEIVE FAVORABLE FINANCING
- BUYERS SET THEIR OWN PURCHASE PRICE



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