

The Eufaula Lake 40 LAND AUCTION

with Convenient Access to Lake Eufaula & I-40

McIntosh
County, OK



40[±]
acres

OFFERED IN 2 TRACTS

- Excellent Potential Building Sites
- Short Drive to Eufaula Lake & I-40
- Hunting & Recreational Potential
- Perimeter Fencing
- Well Maintained Pastureland
- Heavily Wooded Creek Bottom



TIMED
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405.332.5505
SchraderWellings.com

Thursday, July 31 • 6pm

held on-site • Online Bidding Available

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Auction Location: On-Site • Online Bidding Available

Property Location: E 1070 Rd, Checotah, OK 74426
 between Northsouth N4120 Rd & N4130 Rd

Come discover the versatility and potential of this 40± acre spread, packed with a lot of features. Containing excellent pastureland for agricultural minded buyers and combining that with a densely wooded creek bottom provides excellent wildlife habitat. As soon as you enter the property, you will notice the pasture portion has been excellently maintained and the property has new perimeter fencing on two sides. A quick walk through the dense cover along the eastern portion of the property will reveal a thriving wildlife habitat with Oak, Pecan, Elm, Cedar and Hackberry trees. Located just minutes from Lake Eufaula and Interstate 40, this property offers the perfect combination of seclusion and accessibility. Don't miss your chance—bid your price at auction on July 31st!



TRACT 1: 20± acres of primarily open pastureland and a mixture of trees, creating an excellent potential building site and setting to enjoy!

TRACT 2: 20± acres of densely wooded creek bottom and open pastureland on the north. Excellent hunting and recreational tract with plenty of potential build sites!



Tract 1



Tract 1



Tract 2



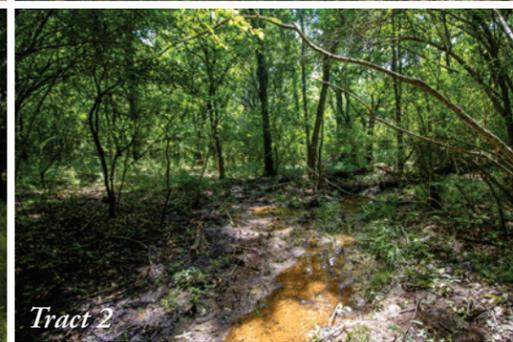
Tract 2



Tract 2



Tract 2



Tract 2

Auction Terms & Conditions:

PROCEDURE: Tracts 1 and 2 will be offered in individual tracts, or as a total unit per auction date and time. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on individual tracts and the total property may compete. The property will be sold in the manner resulting in the highest total sale price.

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 Warranty 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.

REAL ESTATE TAXES: 2025 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 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.

NEW DATE, CORRECTIONS AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes or additions to the property information.

Auction Manager:
 Brent Wellings

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 THE ORIGINAL MULTI-TRACT AUCTIONS

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Real Estate and Auction Company, Inc.

RC25-310

CORPORATE OFFICE: PO Box 508
950 N Liberty Dr • Columbia City, IN 46725
800.451.2709 • 260.244.7606

www.SchraderAuction.com

Corporate Office Lic#112774

OKLAHOMA OFFICE: 405.332.5505
101 N. Main St., Stillwater, OK 74075
Branch Office - Stillwater, OK Lic#172583

Auction Manager:

Brent Wellings • 405.332.5505

brent@schraderauction.com

Charles Brent Wellings - Real Estate Lic#158091



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 Company at 800.451.2709



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