

1745 Hardcastle Blvd, Purcell, OK 73080
COURT ORDERED LAND AUCTION

Thursday, May 8th at 2PM



May	SU	M	TU	W	TH	F	SA
	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

AUCTION MANAGER:
Brent Wellings Branch Broker #158091
EMAIL: brent@schraderauction.com

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405.332.5505
SchraderWellings.com | SchraderAuction.com

6[±] Acre
Development Site
Offered in 3 Tracts

CORPORATE HEADQUARTERS:
950 N Liberty Dr, Columbia City, IN 46725
800.451.2709 | 260.244.7606 #112774

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

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Development Site
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- Easy Access to I-35
- Walmart Supercenter Only 600' South
- Adjacent to Retail, Medical & Industrial
- Level Topography

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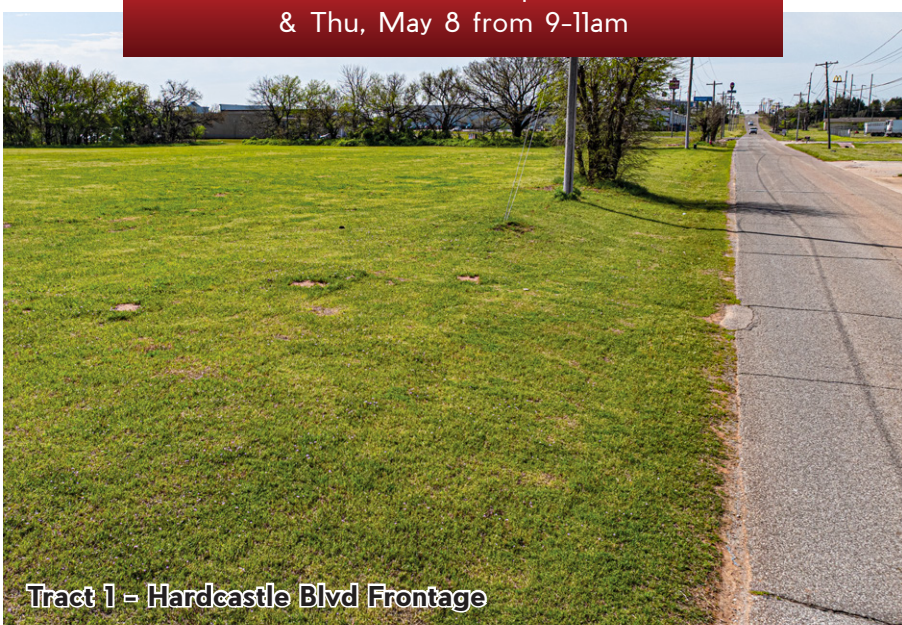
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Offered in 3 Tracts

Northeast Corner View



INSPECTION DATES: Thu, April 24 from 9-11am
& Thu, May 8 from 9-11am



Tract 1 - Hardcastle Blvd Frontage



Tract 2 View

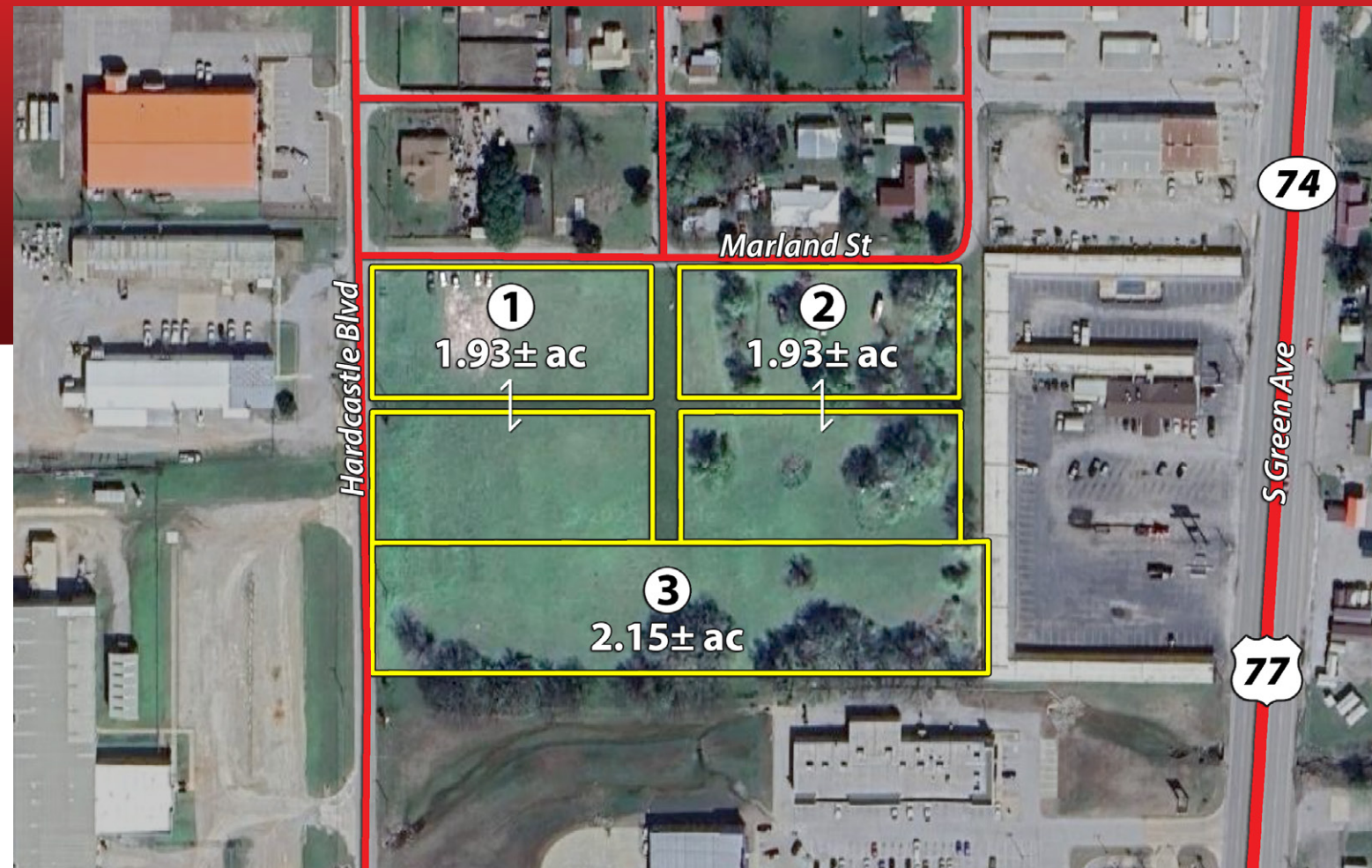
Court-Ordered Auction – Prime Development Land Along I-35 in Purcell, OK

Outstanding opportunity to acquire a high-potential development site along the I-35 Corridor between Oklahoma City & Dallas/Fort Worth. Located in the thriving community of Purcell, OK, this 6[±] acre tract offers exceptional accessibility—just off Exit 91 & approximately 2,200' north on Hardcastle Blvd.

Surrounded by established development including Walmart Supercenter, restaurants, fuel stations, hotels, medical space, & industrial businesses, this property has potential for commercial or mixed-use growth.

This sale is being conducted by order of the McClain County District Court & is subject to court confirmation. The property must sell for at least two-thirds of its appraised value.

Don't miss this high-quality, wholesale investment opportunity in one of Oklahoma's fastest-growing corridors!

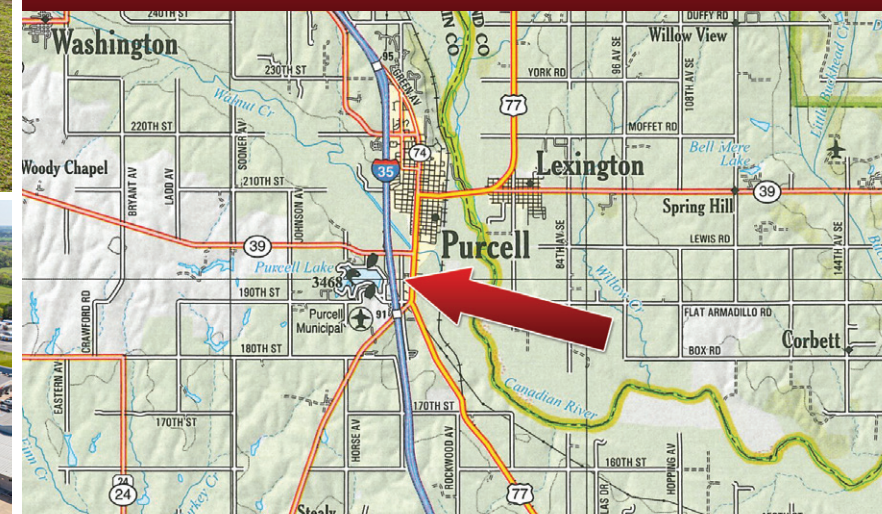


Tract 3



Southwest Corner View

PROPERTY LOCATION: 1745 Hardcastle Blvd, Purcell, OK 73080
AUCTION LOCATION: McClain County OSU Extension Office,
1721 Hardcastle Blvd, Purcell, OK 73080



TERMS & CONDITIONS:

PROCEDURE: There will be open bidding on all individual tracts & combination of tracts during the auction as determined by the Auctioneer. 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, w/ 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).

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 w/ 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 and 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 to inspect any changes or additions to the property information.

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SCHRADER
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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.