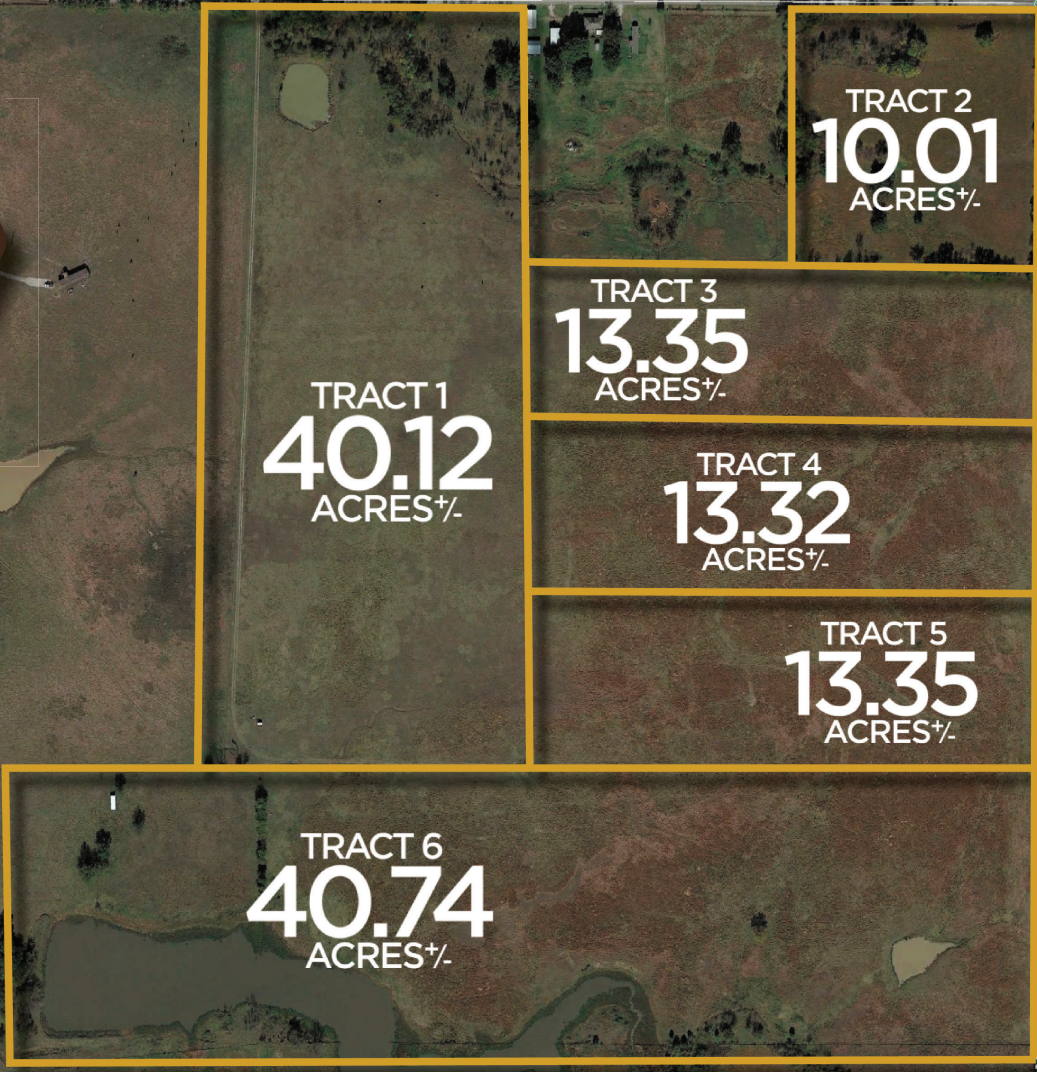


LAND AUCTION



130.89 AC± | 6 TRACTS WASHINGTON COUNTY, OK
INTERSECTION OF W3600 RD & N4040 RD

OPEN INSPECTION: SEPTEMBER 8 & 15, 1-4PM

AUCTION

SEPTEMBER 25, 4PM CDT
VETERANS COMMUNITY CENTER
903 W. MAIN STREET
COLLINSVILLE, OK

Quiet country living with easy access to surrounding cities is all available with this incredible property. Whether you are looking for a place to build the newest home development, or simply a place to build your dream home, this place has it all. A large 4+ acre lake is the centerpiece and provides some incredible views and year-round opportunities. Make sure to check this entire property out.

WHITETAIL PROPERTIES REAL ESTATE, LLC
SEAN O'GRADY, AGENT: (405) 747-0284

RANCHANDFARMAUCTIONS.COM

LANDAUCTION | SEPTEMBER 25, 4PM



TRACT 1 - 40.12AC±
BEAUTIFUL MID-SIZE ACREAGE WITH ROLLING PASTURE GROUND, NICE SIZED POND, AND SOME MEANDERING TIMBER THAT PROVIDES A GREAT BACKDROP FOR SEVERAL GREAT POTENTIAL HOMESITES. WHETHER YOU ARE LOOKING TO RUN CATTLE, ENJOY SOME HORSES, OR SIMPLY A PLACE TO GET AWAY FROM THE CITY, YOU ARE GOING TO WANT TO TAKE A LOOK AT THIS TRACT. UTILITIES INCLUDING RURAL WATER AND ELECTRICITY AVAILABLE AT THE GATED ENTRANCE.

TRACT 2 - 10.01AC±
QUIET COUNTRY RETREAT WITH EASY ACCESS AND TONS OF MATURE TIMBER. THIS PROPERTY HAS TONS OF CHARACTER AND WOULD MAKE FOR THE PERFECT PLACE TO BUILD YOUR DREAM HOME. TUCK YOUR HOME AWAY SURROUNDED BY LARGETREES OFFERING PLENTY OF SHADE AND SCENIC VIEWS OF THE SURROUNDING AREA. UTILITIES INCLUDING WATER AND ELECTRIC ARE BOTH AVAILABLE ON THE NORTH AND EAST SIDE OF THE PROPERTY TO BE RUN IN.



TRACT 6 - 40.74AC±
ONE OF THE MOST SCENIC PROPERTIES AVAILABLE IN THE AREA. THIS PROPERTY OFFERS MANY GREAT POTENTIAL HOMESITE LOCATIONS OVERLOOKING THE INCREDIBLE 4+ ACRE LAKE FOR YEAR-ROUND ENJOYMENT. WHETHER YOU ARE LOOKING FOR THE NEXT GREAT DEVELOPMENT PIECE, OR SIMPLY A PLACE TO CALL HOME THIS PLACE HAS IT ALL. UTILITIES INCLUDING WATER AND ELECTRIC ARE AVAILABLE AT THE ROAD, AND A SMALLER SECOND POND ALSO OFFERS AN ADDITIONAL WATER SOURCE FOR ANIMALS AND WILDLIFE.



TRACT 3 - 13.35AC±

TRACT 4 - 13.32AC±

TRACT 5 - 13.35AC±

TRACTS 3, 4, & 5 ARE VERY SIMILAR TRACTS, AND ALL THREE OFFER EXCELLENT HOMESITE LOCATIONS WITH EASY ACCESS TO TOWN AND OF COURSE DOWNTOWN TULSA. IF YOU ARE LOOKING FOR A QUIET PLACE TO BUILD YOUR COUNTRY HOME, THEN ALL THREE OF THESE ARE WORTH A LOOK. UTILITIES INCLUDING ELECTRIC AND WATER ARE AVAILABLE AT THE COUNTY ROAD AND READY TO BE RUN IN TO YOUR NEW HOME.



RANCHANDFARMAUCTIONS.COM

The properties are being offered for sale by public auction subject to the Terms and Conditions of Auction and Sale (the "Terms and Conditions"). By participating in the public auction, all bidders agree to be bound by the Terms & Conditions. Please see full terms and more photos at whitetailproperties.com and williamsauction.com

- Bidders may participate in the auction on site or online at AuctionNetwork.com.
- On site bidders should bring a government issued ID.
- All properties and or any improvements thereon are sold "AS IS, WHERE IS" with no financing, inspection or other contingencies to sale. Final acreage totals are contingent on a survey.
- This sale is subject to a buyer's premium - see website for buyer's premium amount/minimum that may apply to each property
- Announcements on the day of the sale shall take precedence over any prior advertisements.
- Each high bidder will sign a contract and must make a non-refundable deposit of 10% of the total purchase price (\$5,000 minimum) immediately following auction - cash, cashier's checks, personal checks and business checks (electronically processed) are accepted - the balance of the purchase price and all closing costs are due at closing within 30 days.
- The property is sold free and clear of all taxes and installments of assessments for prior years but taxes and installments of assessments for the current year on the basis of the actual assessment shall be apportioned as of the scheduled date for the closing of title.
- All information provided is derived from sources believed correct but is not guaranteed or warranted - Bidders shall rely entirely on their own information and judgment.
- Possession at closing, subject to tenant's rights, if any.