

TERMS & CONDITIONS:

PROCEDURE: Property will be offered as a single parcel, bid increments are at the auctioneer's discretion.

BUYER'S PREMIUM: The purchase price will be the bid amount plus a 4% buyer's premium.

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, & 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 Trustees Deed and/or 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 & clear of any material encumbrance

that does not constitute a Permitted Exception) as of a date after the Auction & prior to closing, subject to all standard requirements, conditions & exceptions & 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, & 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 survey & applicable closing documents are completed by Seller.

POSSESSION: Possession shall be at closing.

REAL ESTATE TAXES: Real Estate taxes shall be prorated to the date of closing.

MINERALS: The sale shall include the minerals currently owned by the Seller (if any). However, no promise, warranty or representation will be made as to the existence or value of any minerals or the nature or extent of Seller's interest therein. To the Seller's knowledge, they do not own any minerals.

ACREAGE & DIMENSIONS: 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 & 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 & routinely check the auction website at www.schraderauction.com & www.schraderwellings.com to inspect any changes or additions to the property information or terms of sale.

AUCTION

 • Excellent Investment or Starter Home on Stunning Lot!
• 2,446 Sq. Ft. Home on 1.44± Acres in Maramec, OK

Tuesday, June 23 • 6pm

 • 1.44± Acre Lot

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



JUNE	SU	M	TU	W	TH	F	SA
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	7	8	9	10	11	12	13
	14	15	16	17	18	19	20
	21	22	23	24	25	26	27
	28	29	30				

Auction Manager:

Charles Brent Wellings

Branch Broker #158091

E: brent@schraderauction.com

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ONLINE BIDDING AVAILABLE

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- Mature Trees & Privacy
- Detached Garage & Carport
- Full Basement with Workshop
- Rural Water & Water Well!



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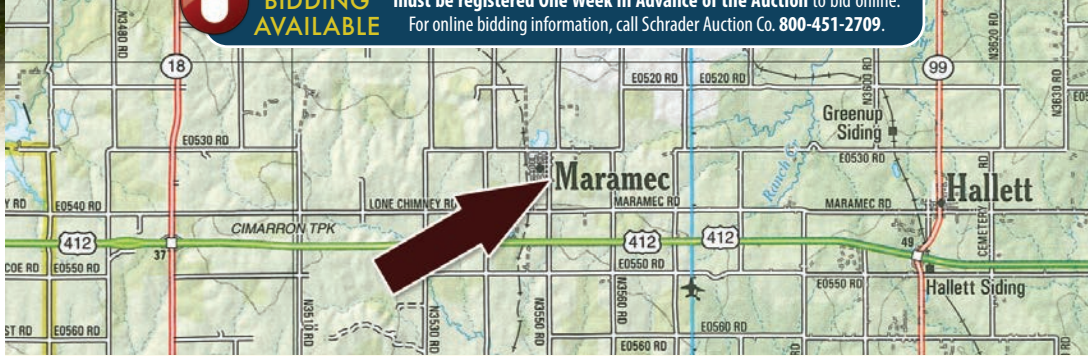
Tuesday, June 23 • 6pm

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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**.



Location (Auction Held On Site): 525 Young Avenue, Maramec, Oklahoma 74045

Affordable homes with space, privacy, and real functionality are becoming increasingly difficult to find. This 2,446± sq. ft. home in Maramec, Oklahoma offers an outstanding opportunity for homeowners or investors to purchase a well-sized property with a surprising number of features at auction.

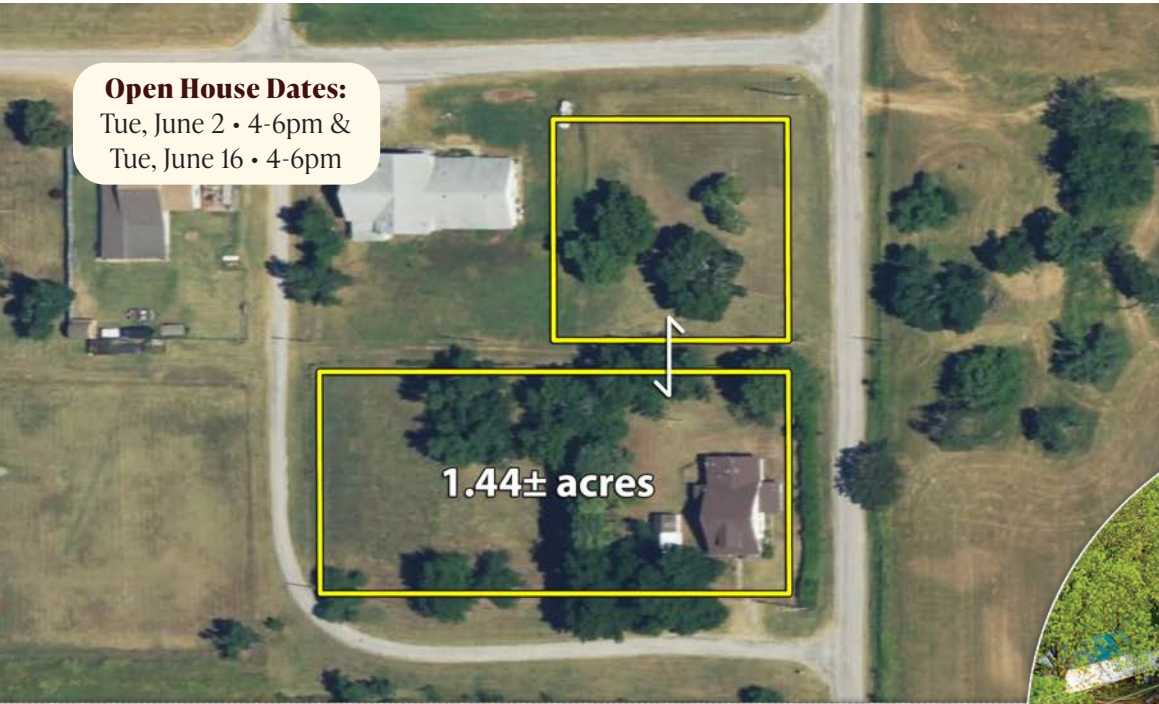
Built in 1923, the home includes 3 bedrooms, 2 bathrooms, and offers plenty of living space along with a full basement complete with a workshop area – ideal for storage, projects, or hobby use. The property has been set up with rural water for the home and a separate water well for irrigation and lawn care, providing added utility and cost savings.

Situated on a 1.44± acre lot, the property provides room to spread out while still being conveniently located on hard-surface roads. Mature shade trees surround the home, creating a private setting with plenty of yard space for gardening, outdoor activities, or additional improvements. The home is also handicap accessible and includes a detached garage for parking or storage.



Open House Dates:

Tue, June 2 • 4-6pm &
Tue, June 16 • 4-6pm



1.44± acres

