

“IF YOU ARE LOOKING FOR
FARMLAND OWNERSHIP
CLOSE TO TULSA,...
THIS IS THE PROPERTY!”

AUCTION TERMS AND CONDITIONS

PROCEDURE: The property will be offered in 11 individual, any combination of tracts, or as a whole property. The property will be sold in the manner resulting in the highest total sale price.

DOWN PAYMENT: A 10% down payment of the total contract purchase price will be due immediately after being declared the buyer. The down payment may be paid in the form of personal check, business check, or cashier's check. The balance of the contract purchase price is due in cash at closing.

ACCEPTANCE OF BID PRICES: All successful bidders will sign a Sale Contract at the auction site immediately following the close of bidding. All final bid prices are subject to the seller's acceptance or rejection. There will be no financing contingencies.

BROKER PARTICIPATION: A commission will be paid to any properly licensed Broker who registers a successful buyer according to the Broker Participation Guidelines. Broker Registration Forms are available from the Auction Company. Forms must be completed and returned no later than Friday May 20th at 5pm.

CLOSING: Anticipated closing date is on or before June 23, 2011.

TITLE: Seller shall furnish the buyer(s) at Seller's expense an updated abstract for the property and agrees to provide and execute a warranty deed conveying merchantable title to the real estate to the buyer(s).

REAL ESTATE TAXES: The 2011 calendar year taxes shall be prorated at closing based on the most recent ascertainable tax figures. Buyer will be responsible for all subsequent taxes.

SURVEY: AT THE SELLER'S OPTION, the Seller shall provide a new survey where there is no existing legal description. Any need for a new survey shall be determined solely by the Seller unless such surveys are required by State or local law. The cost of the survey shall be paid by the Seller. The type of survey performed shall be at the Seller's option and sufficient for the transfer of merchantable title.

FARM LEASE: The property will be sold subject to a Farm Lease and a Pecan Lease. Buyer will receive owners' rights and payments based on the leases in place. Leases are available for review.

MINERAL RIGHTS: The sale of the property shall not include mineral rights.

AGENCY: Hall and Hall Partners, LLP and its 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 sale contract. Announcements made by the auctioneer at the auction podium during the time of the sale will take precedence over any previously printed material or any other oral statements made. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or the auction company. 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 believed to be accurate but 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. All sketches and dimensions in this brochure are approximate. All acreages are approximate and have been estimated based on legal descriptions or aerial photographs. Conduct at the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company 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.

SELLERS: Bird Creek Ranch, LLP.

For More Info



Scan Me

1,530 ± DEEDED ACRES
11 PREMIUM TRACTS
1 OPPORTUNITY



TULSA, COUNTY OK

MONDAY • MAY • 23RD • 1PM

AN OUTSTANDING PROPERTY FOR THE FARMER • OUTDOORSMAN • INVESTOR



HALL AND HALL AUCTIONS
100 S. CHERRY AVE, UNIT 6D
EATON, CO 80615

SINCE 1946



EXCLUSIVE OFFERING
By HALL AND HALL



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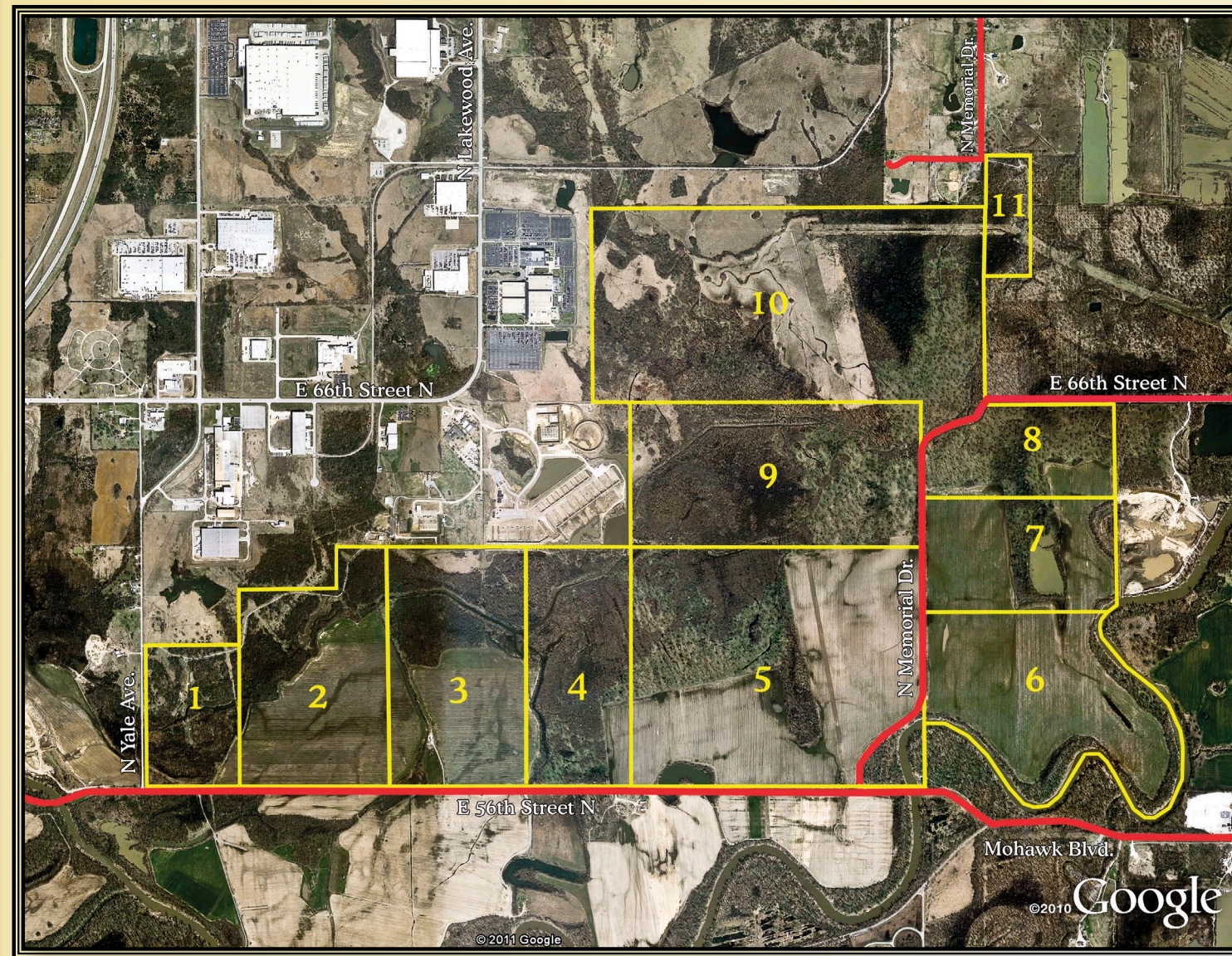
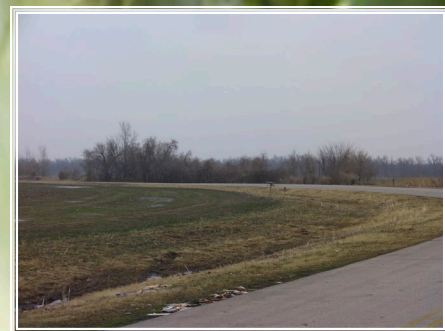
BIRD CREEK RANCH

1,530 ± DEEDED ACRES OFFERED IN 11 TRACTS



HALL AND HALL®
EXCEPTIONAL AUCTION PROPERTIES

The property has been in the same family since 1980.



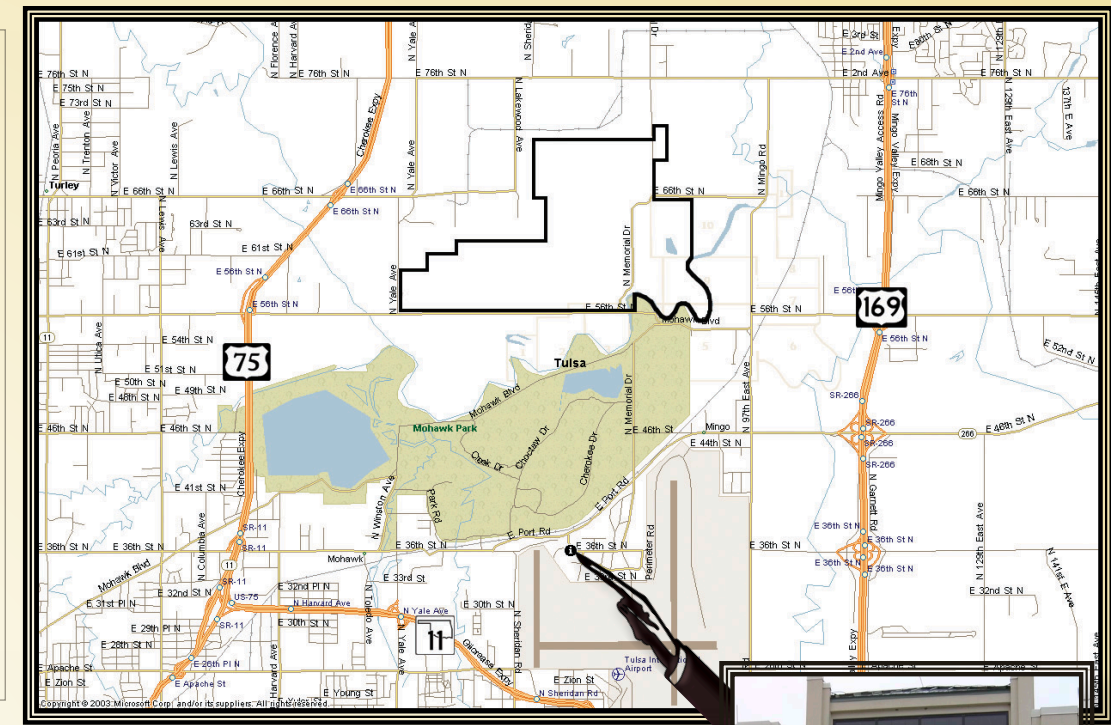
1,530 ± ACRES OFFERED IN 11 TRACTS

TRACT	ACRES	NOTES
I	55 ACRES	• There is a nice mixture of tillable farmland and pecan trees on nearly every tract.
2	130 ACRES	• Every tract has extensive frontage on well-maintained Tulsa County paved roads. The Southeast side of the property borders Bird Creek.
3	135 ACRES	• Leases are currently in place for pecans and on the farmland. Contact Hall and Hall for more information or a detailed property information packet. This information can also be downloaded at www.hallandhall.com
4	105 ACRES	• Every tract offers recreational opportunities just a short drive from downtown Tulsa.
5	290 ACRES	• The majority of the property is in a Regulatory floodway allowing the buyer to breathe easy as any future development is limited.
6	150 ACRES	• Taxes: The 2010 taxes were approximately \$2,765 or \$1.81/ac.
7	85 ACRES	
8	65 ACRES	
9	175 ACRES	
10	320 ACRES	
11	20 ACRES	

FOR A DETAILED PROPERTY INFORMATION PACKET CALL HALL AND HALL AT 1-800-829-8747 OR VISIT WWW.HALLANDHALL.COM

DIRECTIONS TO THE AUCTION:
The auction site is easily reached from the Sheridan Road exit off Highways 11 and/or I-244. Exit Highway 169 from 46th Street North (Port Road) which merges into 36th Street North. Should you require transportation from the airport please contact Hall and Hall.

DIRECTIONS TO THE PROPERTY:
From Highway 75 exit on 56th street east travel approximately 1.5miles to the property. Watch for signs.



AUCTION DATE:

Monday, May 23rd: 1:00PM
Tulsa Air and Space Museum
3624 North 74th East Ave.
Tulsa, OK 74115



INFORMATION DATES:

Tuesday, April 26:
9:00am to 12:00pm

Thursday, May 12:
9:00am to 12:00pm

We invite you to meet a Hall and Hall representative on Tract 3 to view the property and pick up additional information. We look forward to meeting with you to discuss any questions regarding the property or the auction process.

Please contact Hall and Hall Auctions to schedule additional showings.

UNLIMITED RECREATIONAL OPPORTUNITIES