

**AUCTION**

**28,157± ACRES** of

EASTERN OKLAHOMA TIMBER LAND



Thursday,  
November 8

1:30 pm - Wilburton, OK

- ❧ 28,157± acres offered in 14 tracts ranging from 160± acres to 6,880± acres
- ❧ Majority Mixed Pine and Hardwood
- ❧ Pre-merchantable or Merchantable Timber
- ❧ Excellent Opportunity to Own Premier Hunting Property



HALL AND HALL®





This is an excellent opportunity to buy timber property in Eastern Oklahoma. The land consists mainly of Mixed Pine and Hardwood and a detailed breakdown of the timber on each tract is available upon request. The hunting in Eastern Oklahoma is as good as it gets, offering trophy whitetail, wild turkey, and hogs. Don't miss this great opportunity to buy a combination recreational/investment property. **\*TIMBER CRUISES** available upon request.

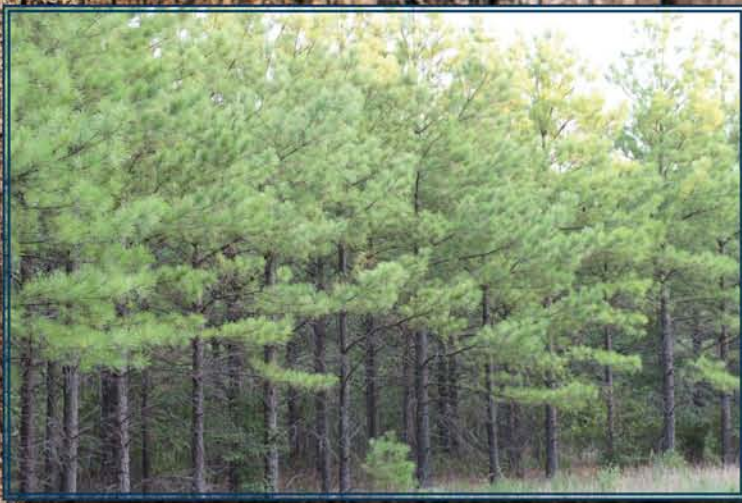
INFORMATION DATES:

We invite you to meet a Hall and Hall representative at Eastern OK State College in Wilburton, OK on any of the following days to pick up additional information and view the property. We look forward to meeting with you to discuss any questions regarding the property or the auction process. *Also, showings of the property are available at any time by appointment.*

Wednesday, October 10	3-5 pm
Thursday, October 11	9-11 am
Wednesday, October 24	3-5 pm
Thursday, October 25	9-11 am

**THURSDAY, NOVEMBER 8**  
**1:30 PM IN WILBURTON, OK**





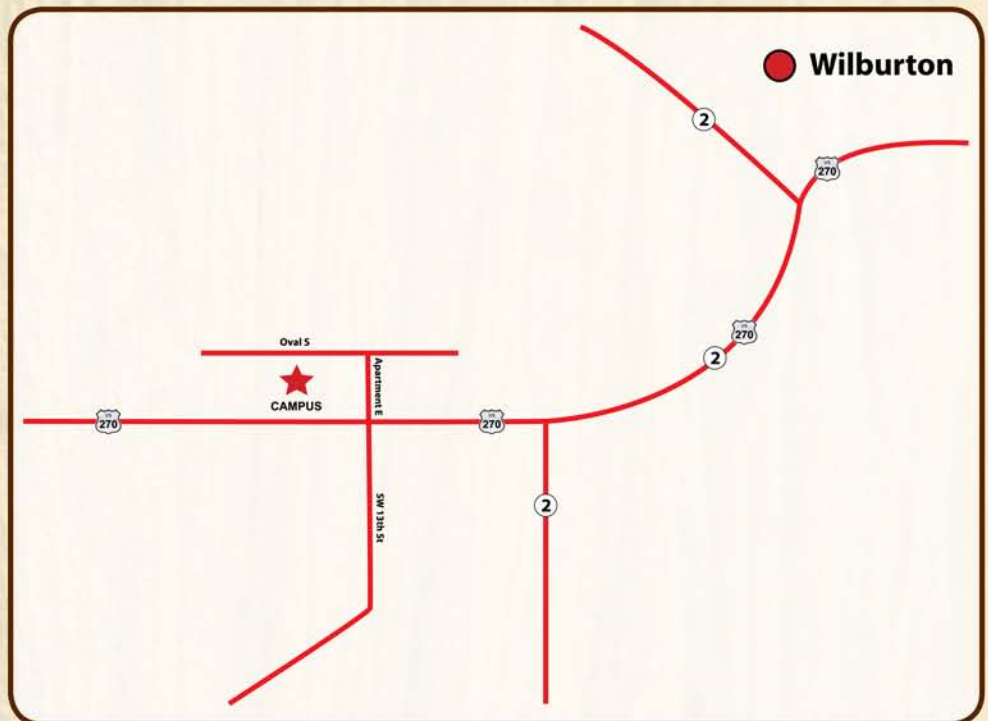
AUCTION DATE:

**NOVEMBER 8TH AT 1:30PM**

Ballroom at Eastern  
OK State College in  
Wilburton, OK.

DIRECTIONS TO  
AUCTION AND  
INFORMATION DAYS:

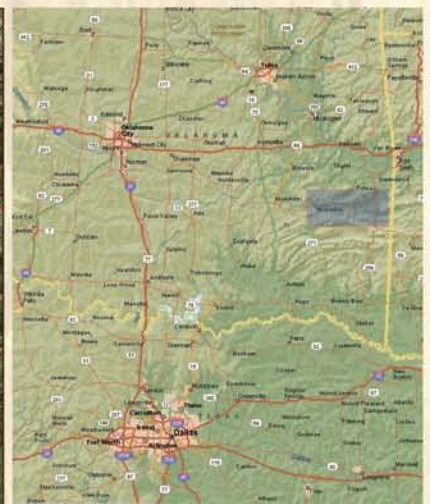
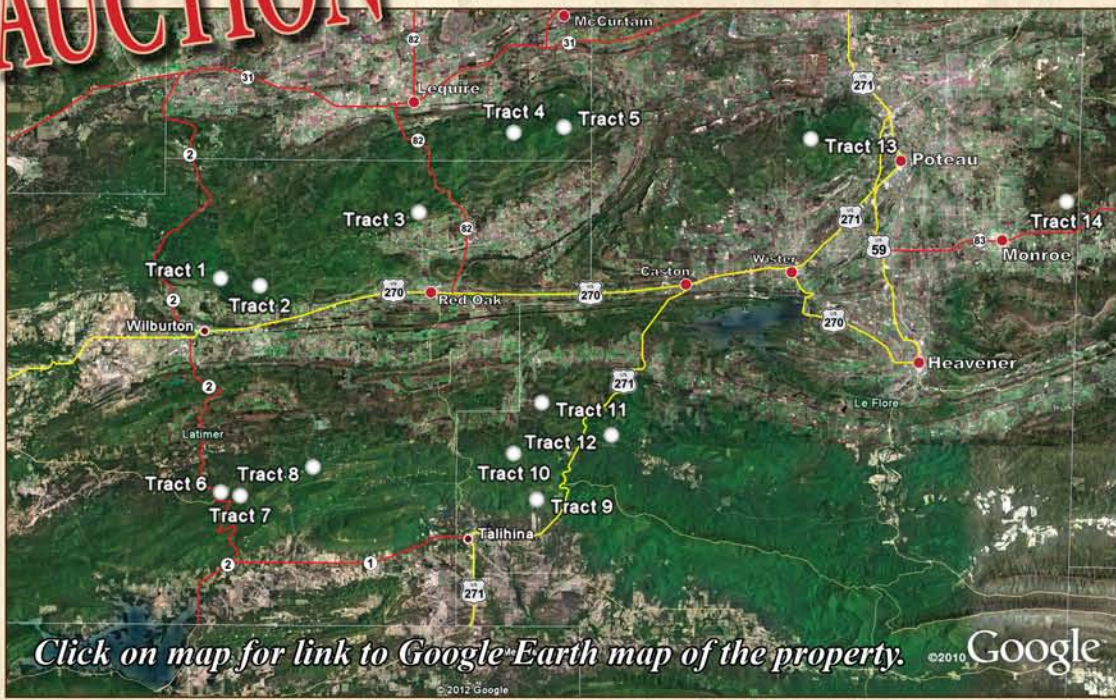
Take HWY 2 until it  
intersects with US 270/  
Main Street. Once you are  
on US 270/Main Street,  
go west until you see the  
college campus. Turn north  
into the east entrance, the  
student center will be on  
your left.



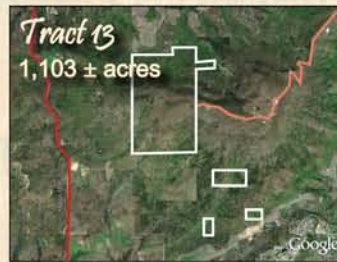
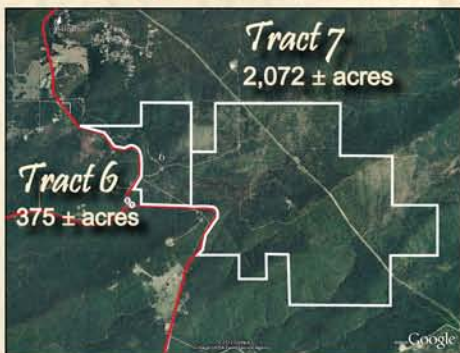
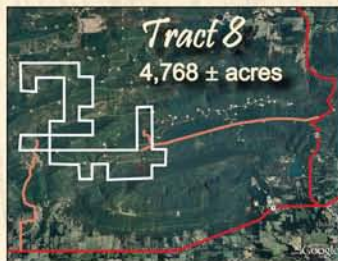
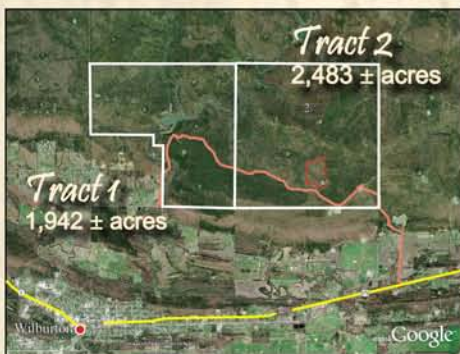
**28,157 ± ACRES OFFERED IN 14 TRACTS  
RANGING FROM 160 TO 6,880 ACRES**



# AUCTION 28,157± ACRES of PRIME OKLAHOMA HUNTING LAND



Click on map for link to Google Earth map of the property. ©2010 Google



### Auction Terms and Conditions Eastern OK Timber

**Procedure:** The property will be offered in 14 individual tracts, any combination of tracts or as a total unit.

**Earnest Money:** 5% of the total contract purchase price will be due immediately as earnest money after being declared the buyer. The earnest money may be paid in the form of personal check, business check, or cashier's check, made to First American Title and Trust Company. The balance of the contract purchase price is due in cash at closing.

**Acceptance of Bid Prices:** All tracts are to be auctioned with reserve. Acceptance or rejection of any auction bid is subject to approval by the Seller. All successful bidders will sign a sale contract/agreement to purchase at the auction site immediately following the close of bidding. Buyer(s) assume all responsibility for obtaining any necessary financing for the purchase of the property and neither Seller nor Auction Company assumes any responsibility for buyer's inability to obtain financing. **BIDDING IS NOT CONTINGENT UPON FINANCING.**

**Buyers Premium:** A 5% Buyers premium will be added to the bid price to determine the total contract price.

**Broker Participation:** A commission will be paid to any property licensed broker who registers a successful buyer according to the broker participation guidelines. Broker registration forms are available from Hall and Hall. Forms must be completed and returned no later than Wednesday, November 7th at 12pm.

**Closing:** Closing shall take place approximately December 10th.

**Possession:** Possession shall be given upon closing.

**Title:** Seller shall furnish the buyer(s), at seller's expense, an updated title commitment 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 2012 calendar year taxes payable in 2012 shall be prorated to the date of closing. Owner shall credit buyer(s) at closing for said taxes based on the most recent ascertainable tax figures; buyer is responsible for all subsequent taxes.

**Agency:** Hall and Hall Partners, LLP, and its representatives are exclusive agents of the seller.

**Disclaimer and Absence of Warranties:** All information contained in the sale brochure and any related materials are subject to the terms and conditions outlined in the contract/agreement to purchase. Announcements made at the auction podium during the time of the sale will take precedence over any previously printed material, or any other oral statements made. Statements, promises, or inducements made at the auction that are not contained in the written purchase agreement shall not be valid and binding. 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 unless agreed to in writing by Seller. Each bidder is responsible for conducting his or her own independent inspections, investigations, inquires, and due diligence concerning the property. The information contained in the brochure is subject to verification by all parties relying on it. No liability for the accuracy of the brochure or any errors or omissions is assumed by the Seller or the Auction Company. All sketches, acreages and dimension in the brochure are approximate. Conduct of the Auction and the increments of bidding are at the direction and discretion of the Auction Company. The Seller and Auction Company reserve the right to preclude any person from bidding if there is any question as to the person's credential, fitness, etc. All decisions of the Auctioneer at the auction are final.



(970) 716-2120 1-800-829-8747  
www.hallandhall.com

- Excellent Hunting - Merchantable Timber  
- Pre-Merchantable Timber



# AUCTION

LAND AUCTION brought to you by  
Hall and Hall Auctions



# 28,157 ±

## Acres

*Eastern Oklahoma*

November 8

EASTERN OKLAHOMA  
TIMBER LAND  
THURSDAY, NOVEMBER 8  
WILBURTON, OK



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