

Talala OK 4 Lot Equine Real Estate Auction

Online Only Auction November 15th 5:00PM

36733 N 4040th Rd
Talala, OK 74080



United
Country
Real Estate

Midwest Lifestyle
Properties



midwestlifestyleauctions.com

580.775.1817



Terms: Property offered: online only auction bidding with a soft close High Bid Subject to Seller confirmation per auction lot within 48 hrs of auction ending. 9% Buyers fee added to auction price for contract price. 10% of contract price to be paid upon sellers' confirmation to auction company. Balance to be paid at closing at Title Company. Buyer will need to be pre approve to bid. Buyer will take possession upon closing and funding of said property. Talala Oklahoma Equine Property Auction. Closing Date is November 15, 2024 at 5pm with a soft close.

This is a 4 parcel online only auction. There are 3 preview dates to view the property being Oct 12,2024 11-3PM; November 1, 2024 11-3PM; and November 8, 2024 11-3PM.



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Lot 1 is a perfect 23 ac tract to do whatever your heart desires on. These 23 acres located at Talala Ok has a creek the runs along the southern border that feeds a large pond that is on the 23 acres. This tract of land would be great to build on with all the utilities and electric on the road. If you so choose to add 23 great acres to the horse ranch it is already set up and works perfectly with it. These 23 acres in Talala Oklahoma just a few minutes from Tulsa Ok is the perfect place to buy. Come preview it and get ready to buy it at Auction.

Lot 2 Horse Ranch in Talala,
4,766 sq foot 1.5 story home, 4-bedroom five bath. With his and hers bathrooms in the master bedroom.

- Mudroom and full bath with entry through the garage.
- Home built in 1985
- Split level home with multiple rooms upstairs. Sauna, game room with an exterior deck attached, and office upstairs
- 3 car garage
- Cedar lined closet down stairs for fine linen storage.
- Beautiful rustic hardwood floors in the dining room and the living area.
- Ceramic tile and a Gondola timber ceiling in the kitchen that opens to the vaulted ceiling, Frigidaire stainless steel appliances and dishwasher along with 3 compartment stainless steel sink, plenty of cabinet space.
- 20 feet vaulted ceiling in the center of the home encompassing the kitchen and the living room.
- Fireplace in the living room.
- Large in ground swimming pool connected to the rear of the home for those hot summer evenings.
- New roof in 2018
- Asphalt driveway to the house and the horse barns.
- White Hurricane fencing along the road frontage and leading up to the house and to the horse barn.
- Riding Arena
 - 100' x 200' all steel construction
 - Lights and north wall enclose construction. Water just on north side of the facility.
 - Excellent excavation and drain system incorporated with the down spouts and guttering.
 - 16' x 60' single wide mobile home for ranch hand or stable manager sits just north of the riding arena.
- 48' x 80' Hay barn with dual entrances. Morton Building
- Horse barn 50' x 75' Morton building
 - 7 stalls, water in each stall. 3 stalls 12'x16, 4 stalls 12' x 12'
 - Hot and cold wash rack.
 - Large tack room,
 - Feed room
 - Steel corral with powder River chute for working cattle
 - All horse paddocks have water and loafing sheds. Paddocks to the south are steel and cable construction and north paddocks are wire fencing. All paddocks connected to a lane leading to the horse stall barn.
 - 1 large pond in tract 1

Lot 3 and 4 are both beautiful 9.5-acre tracts that would be perfect to build your dream home on. These acreages have utilities and electric on the road and a great road for easy access. These beautiful native grass pastures would also be great for your horse or livestock. Located in a wonderful location in Talala the opportunities are wide open with these 2 tracts of land that are up for auction. If you so choose you can buy them and add the beautiful horse ranch.



ONLINE AUCTION

STARTS ENDING NOVEMBER 15TH 5:00 PM

TYPE

MULTI-PARCEL

ACRES

84 +/- TOTAL

AUCTION PREVIEW DATES:

OCT. 12TH 11-3PM

NOV. 1ST 11-3PM

NOV. 8TH 11-3PM

OR BY APPOINTMENT



TRACT 1



TRACT 2



HOME ON TRACT 2



TRACT 3&4



4 Bedroom



5 Bathroom



4,766 Sq Ft

36733 N 4040th Rd Talala , OK 74080

- Lot 1 - 23 acres with creek and pond. Buildable property.
- Lot 2 - 42 acres with 4 bedroom 5 bathroom 4,766 SQ FT home. Riding arena, horse barn, hay barn and more.
- Lots 3&4 - 9.5 acre buildable tracts



580-775-1817



ROBBIE@MWLSP.COM

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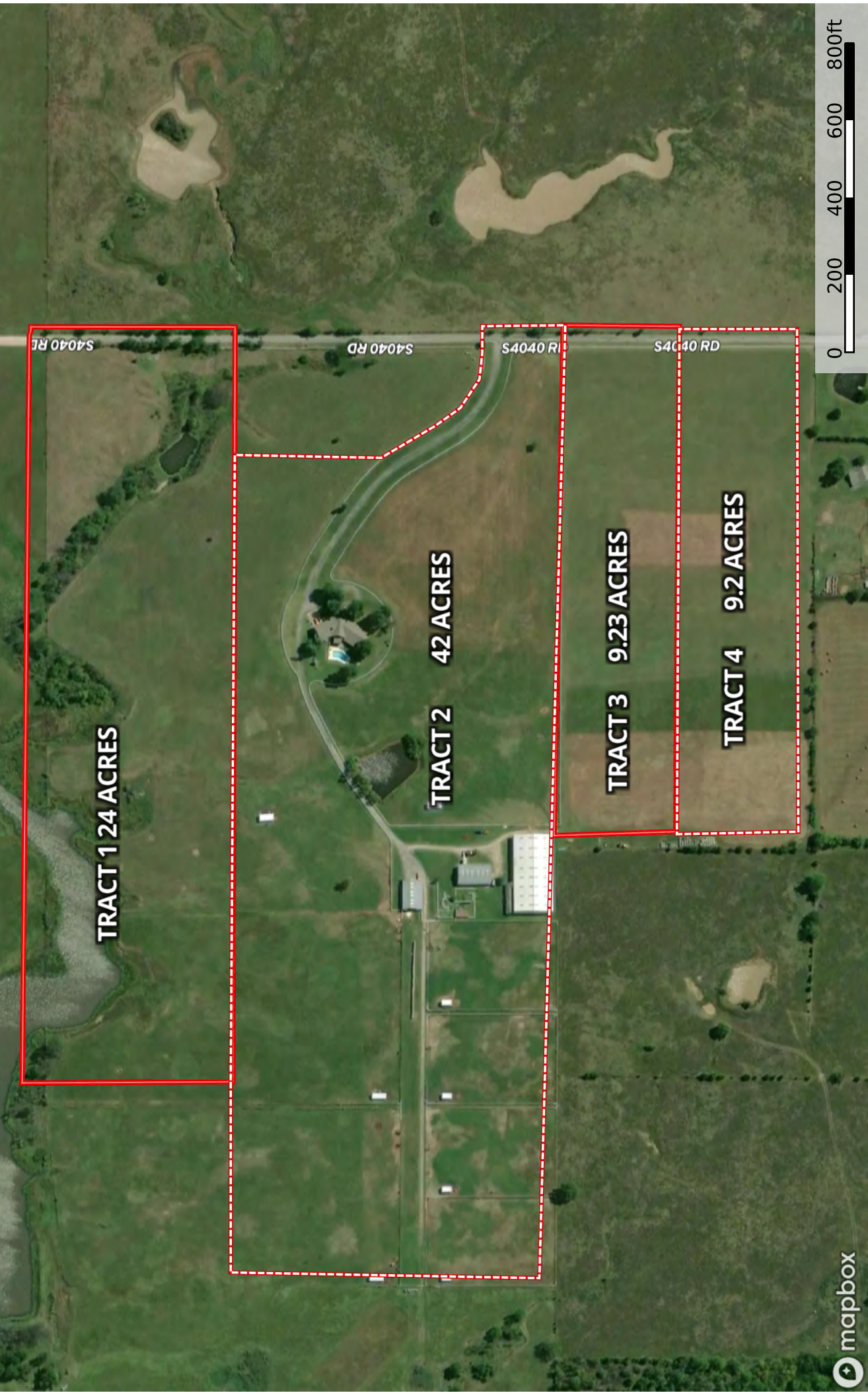


United
Country
Real Estate
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Properties

UC
HUNTING
PROPERTIES

Talala Auction

Rogers County, Oklahoma, 84 AC +/-



Boundary



Boundary

Robert Chandler

P: 5807751817

www.ucdearviewrealty.com

171 S Ohio Ave., Atoka, OK 74525



The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Tax Roll Inquiry

Washington County Treasurer

Melissa Thornbrugh, Treasurer
400 S Johnstone Ave Rm 200 Bartlesville, OK 74003
Phone: 918-337-2810
Fax: 918-337-2891
E-Mail: treasurer@countycourthouse.org



Owner Name and Address

LEDFORD, MONTIE MARIE & DAVID EARL
36733 N 4040 ROAD
TALALA OK 74080-0000

Taxroll Information

Tax Year : 2023
Property ID : 131092-000000-000000-08
Location : 36733 N 4040 RD TALALA
School District : 018 CANEY VALLEY RURAL I-18 Mills : 95.62
Type of Tax : Real Estate
Tax ID : 951117

Legal Description and Other Information:

BEG AT SECOR OF NE SE SE; S 89 DEG 02 MIN 51 SEC W FOR 1320.97' TO SW COR OF NW SE SE; N 01 DEG 10 MIN 52 SEC W FOR 659.86' TO NW COR OF SE SE; S 89 DEG 01 MIN 29 SEC W FOR 1128.61'; N 01 DEG 17 MIN 59 SEC W FOR 798.62'; N 88 DEG 58 MIN 46 SEC E FOR 2451.38' TO PT ON E LINE OF SE 1/4; S 01 DEG 10 MIN 28 SEC E FOR 1460.94' AND ALONG E LINE OF SE 1/4 TO POB - 64.63: SECTION 9 TOWNSHIP 23 N RANGE 14E 64.63 Acres

Assessed Valuations	Amount
Land	2068
Improvements	79697
Exemptions	1000
Net Assessed	80765

Tax Values	Amount
Base Tax	7,723.00
Penalty	0.00
Fees	0.00
Payments	7,723.00
Total Paid	7,838.85
Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
01/24/2024	27296	Other	Taxes	7,723.00	Montie Ledford (WEB eCheck)
01/24/2024	27296	Other	Penalty	115.85	

Tax Roll Inquiry

Washington County Treasurer

Melissa Thornbrugh, Treasurer
400 S Johnstone Ave Rm 200 Bartlesville, OK 74003
Phone: 918-337-2810
Fax: 918-337-2891
E-Mail: treasurer@countycourthouse.org



Owner Name and Address

LEDFORD, DAVID & MONTIE
36733 N 4040 RD
TALALA OK 74080-0000

Taxroll Information

Tax Year : 2023
Property ID : 131092-000000-000000-09
Location : N 4040 RD TALALA
School District : 018 CANEY VALLEY RURAL I-18 Mills : 95.62
Type of Tax : Real Estate
Tax ID : 951383

Legal Description and Other Information:

PART OF SE DES AS BEG AT NE COR GO S 1 DEG 10 MIN 28 SEC E 520.20'; S 88 DEG 58 MIN 46 SEC W 1980.02'; N 1 DEG 34 MIN 41 SEC W 516.05'; N 88 DEG 50 MIN 56 SEC E 1206.16'; N 88 DEG 52 MIN 27 SEC E 777.49' TO POB: 23.46 AC SEC:9
TWNSHP:23N RANGE 14E 23.46 Acres

Assessed Valuations	Amount
Land	287
Improvements	0
Net Assessed	287

Tax Values	Amount
Base Tax	27.00
Penalty	0.00

Tax Values	Amount
Fees	0.00
Payments	27.00
Total Paid	27.41
Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
01/08/2024	26288	Other	Taxes	27.00	Montie Ledford (WEB eCheck)
01/08/2024	26288	Other	Penalty	0.41	

REAL ESTATE AUCTION TERMS AND CONDITIONS

With Buyer's Premium

THE UNDERSIGNED (herein "Bidder" or "Buyer", interchangeably, whether successful in purchasing the property or not) agrees to abide by all Terms and Conditions stated herein for the real estate auction whether conducted live, on-line, by conference call or in any other manner.

All Buyers are required to have a Bidder's number to bid. In order to obtain a number, bidders must give verifiable full name, address and phone number. Evidence of correct form and amount of deposit must be made in order to register for the auction.

All announcements made by the Auctioneer immediately prior to and during the auction will take precedence over all previously printed material and any prior oral statements relating to the auction of the property. The property which is the subject of the auction is located at 36733 north 4040 Rd. Talala, Oklahoma. These Terms and Conditions will be attached to and become a part of the Offer to Purchase Real Estate, which will represent the final contracted terms of the sale. All registered Bidders agree by bidding at this action to abide by the terms and conditions set forth herein:

Midwest Lifestyle Properties has been appointed by

David & Monte Ledford"), through a separate written Agreement to offer the Property at auction.

The Seller reserves the right to deny any person admittance to or expel anyone from the property or the auction for interference, nuisance, canvassing or solicitation.

The Seller reserves the right to add additional property or withdraw any portion or all of the

property being offered at the auction.

CONTRACTS:

The successful Bidder must sign all documents and contracts, including without limitation a contingency free Offer to Purchase, as presented by Auctioneer immediately upon conclusion of the auction. Bidder acknowledges that all documents and contracts may be subject to Court or Seller approval or ratification to become binding upon the Seller. They are, however, binding upon Bidder immediately.

DEPOSITS:

Immediately upon conclusion of bidding resulting in a successful sale, the high bidder shall pay to the Auctioneer a deposit of 10% of acceptable offer per auction lot . This deposit will be required in the form of a cashier's check or certified check. A personal or company check will only be accepted if approved by auction company.

BUYER'S PREMIUM:

A buyer's premium of ten percent (9%) shall be added to the successful Bidder's high bid and included in the total purchase price to be paid by the successful Bidder. Wire transfer is subject to a \$25.00 fee.

REAL ESTATE CLOSING:

Buyers must close all sale of real property on or before December 31, 2024 (If lots #1,#2,#3, and #4 high bids that are accepted and are not being purchased by the same buyer the property will close on December 31,2024 unless the final recorded survey is not recorded by that time, in that case the closing date will automatically be changed to within 15 days of the date on the recorded survey). Time is of the essence. The entire purchase price must be paid by cashier's check or certified check, attorney's escrow check or wired funds at closing. Other terms and conditions of the closing of this sale of real property shall be controlled by the terms of the Offer to Purchase to be executed by the high bidder.

CONDITION OF SALE:

This property is sold in gross in all cases. If a subsequent survey shows a greater or lesser number of acres or square footage, this will not affect the purchase or purchase price.

AGENCY AND CONDUCT OF AUCTION:

The Auctioneer is acting as agent on behalf of the Seller only. Auctioneer may enter bids on behalf of internet or absentee buyers. The Auctioneer is not responsible for the acts of his/her agents or principals. During the bidding, the Auctioneer has the right to reject any raise that, in his opinion, is not commensurate with the value of the offering. In the event of any dispute between Bidders, the Auctioneer may determine the successful Bidder or re-offer and resell the property in dispute. Should there be any dispute after the sale, Auctioneer's determination of final sale shall be conclusive.

RIGHTS:

All announcements made the day of sale take precedence over any prior written or verbal terms of sale. Buyers will acquire properties subject to the rights of all parties in possession. If any conditions contained herein are not complied with by the Buyer, United County Midwest Lifestyle Properties may, in addition to asserting all remedies available by law, including the right to hold defaulting Buyer liable for the purchase price, either (a) cancel the sale, retaining as liquidated damages any payment made by such Buyer, (b) resell the property at public auction; or (c) take such other action as it deems necessary or appropriate. The retention of the Bidder's deposit shall not limit any rights or remedies of United County Midwest Lifestyle Properties or the Sellers with respect to the Buyer's default. If the property is resold, the original defaulting Buyer shall be liable for payment of any deficiency in the subsequent purchase price and all costs and expenses,

the expenses of both sales, reasonable attorney fees, commissions, incidental damages and all other charges due hereunder.

JURISDICTION:

The respective rights and obligations of the parties with respect to the Terms and Conditions of Sale and the conduct of the auction shall be governed and interpreted by the laws of the State of Oklahoma. By bidding at an auction, whether present in person or by agent, by written bid, or other means, the Buyer shall be deemed to have consented to the exclusive jurisdiction of the state and federal courts sitting in the State of Oklahoma. Buyer agrees that (irrespective of the location of the auction, the property or the place of execution of this document) venue for any state court litigation interpreting or enforcing this document or any matter relative to this auction shall be in Oklahoma City, Oklahoma.

ADDITION TO OR WITHDRAWAL FROM SALE:

The Seller reserves the right to withdraw from sale the property listed and also reserves the right to group one or more properties into one or more selling lots or to subdivide into two or more selling lots. The Seller additionally reserves the right to cancel the auction sale at any time.

INSPECTIONS:

Bidders acknowledge by their participation in the auction that they have had sufficient opportunity to make independent inspection(s) of the property prior to bidding and executing the Offer to Purchase Real Estate. Bidders acknowledge that they have, prior to the commencement of bidding, had the opportunity to perform inspections and testing on the property at their own expense. Bidders must rely solely upon Bidder's

own investigation of the property and not any information provided by the Seller, Broker or Auctioneer, or their respective agents, employees, officers or representatives. Failure of a Bidder to be fully informed on the condition of the property will not constitute grounds for any adjustments to purchase price, right to cancel sale or other cause of action. Buyer agrees hereby to waive the opportunity to conduct future testing or additional inspections of the property and acknowledges that testing or inspection will not be allowed as a contingency under the Offer to Purchase.

REPRESENTATIONS:

All information provided to Buyers was obtained from sources believed to be reliable and is believed to be correct. However, the Auctioneer, Broker and Seller do not make any representations or warranties as to accuracy or completeness of any information provided. Bidder hereby represents, warrants and agrees that Bidder has not relied upon any information regarding the Property (including, without limitation, advertising materials, warranties, statements or announcements) provided by Seller, Broker or Auctioneer, or their respective agents, employees, officers or representatives.

REAL ESTATE BUYER'S AGENTS:

Real estate agents who register as buyer's agents will qualify for a 2 % commission, calculated on the successful Bidder's high bid. The agent's properly registered Buyer must be the successful Bidder at the auction, and the Buyer must pay for and settle on the property. No agent shall be entitled to any commission on account of any sale to that agent; rather, agent, if purchasing the property as an investment

for agent will receive an incentive fee of 0 % of the successful Bidder's high bid. Agent must register his or her prospective Buyer on a form provided by Auctioneer with the signature of the agent and the prospective Buyer, the agent's real estate license number, identification of the property, and Agency Disclosure Statement. Buyer Broker Registration Form must be submitted to Auctioneer 24 hours prior to bidding. Agents must accompany their Buyer to the auction.

TITLE INSURANCE:

The property shall be sold with a Title Insurance Policy issued at Seller's cost.

FINANCING:

The property is not being offered subject to financing. The Offer to Purchase executed by the high bidder shall not contain a financing contingency.

ENVIRONMENTAL DISCLAIMER:

The Auctioneer, Broker and/or Seller make no warranties with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, state or local law. Buyer hereby represents that it has made its own environmental audit or examination of the premises and accepts the property in its current condition, as is.

ADDENDA:

The following addenda are attached, hereto and incorporated by reference as if fully set forth herein: Addenda To Terms and Conditions and map of lots

AUCTIONEER IS NOT RESPONSIBLE FOR ANY MISTAKES MADE IN AUCTION ADVERTISEMENTS

DAY OF SALE ANNOUNCEMENTS TAKE PRECEDENCE OVER ALL OTHER ADVERTISING

PROPERTY SOLD "AS IS WHERE IS" WITH ALL FAULTS & NO WARRANTY OTHER THAN CLEAR TITLE DEED

ACCEPTANCE OF TERMS AND CONDITIONS:

The undersigned Bidder affirms he has read, understands and accepts the terms of the auction; and that if there are any risks, he accepts them wholly as his own and holds the Seller, Broker and Auctioneer harmless and without blame.

Name:_____

Email:_____

Address:_____

Phone Number(s): Home:_____

Cell:_____

Buyers Signature_____

Buyers Signature_____

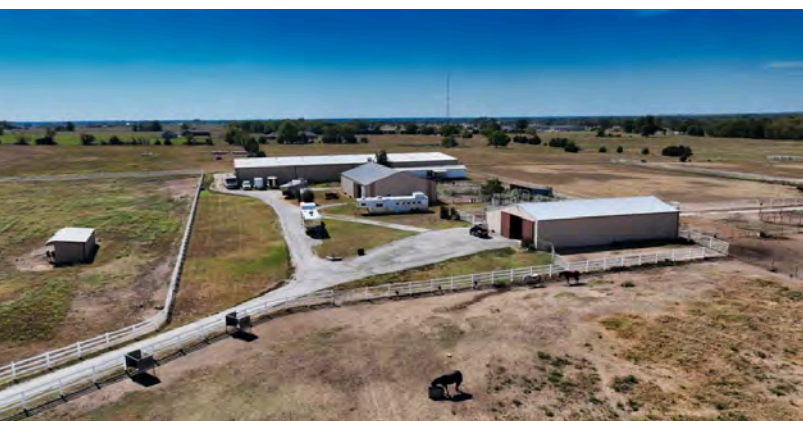
notes

DATE

/ /



Robbie Chandler
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