

SNAKE SPRING

LOCUST GROVE, OKLAHOMA

SEALED BID SALE | 132 +/- ACRES



BIDS DUE

FRIDAY

NOV 15th, 2024

5:00PM

**TWO
LIVE WATER
CREEKS**



"A True Gem of Northeast Oklahoma"

132 +/- Acres of Natural Beauty, Live Water Creeks, and Endless Adventure!

This remarkable 132+/- acre property offers the perfect blend of outdoor recreation and easy access to modern amenities. Located less than an hour from Tulsa, it's a rare opportunity to enjoy fishing, hunting, and exploring, all while being close enough for weekend escapes or full-time living. Whether you're casting a line in the clear waters or setting up camp along the creek banks, every corner of this property promises adventure and relaxation.



The Creeks “Run Though It”.

Spring Creek & Snake Creek’s crystal-clear waters meander through the property, offering both serene views and incredible fishing spots. Enjoy walking the creek beds with over 1.6 Miles of creeks within the boundaries.

The stoned lined creek beds make it enjoyable for afternoon strolls and exploring with several areas for camping or soaking up the sun while staying cool.



Forks in the Creeks.

There are currently two anabranches that have been formed where the creek has forked off from the main creeks creating an island offering additional character and fishing holes.

A mixed variety of hardwoods fill the land between the creeks offering beauty in the Fall and shade in the Summers.



Swimming Holes for the Family.

There are plenty of swimming holes for the family even in droughty conditions that we are currently seeing. This picture was taken in late September after a dry Summer.



Fishing.

Fly fishing on the beautiful Spring Creek offers a truly serene and rewarding experience. Known for its crystal-clear waters and abundance of fish, this creek is an angler's paradise. Cast your line into the calm, flowing waters as you target bass, sunfish, and other native species that thrive here. The creek's peaceful setting, surrounded by towering trees and untouched nature, creates the perfect backdrop for a day spent in solitude or with friends, enjoying the art of fly fishing in one of Oklahoma's hidden gems.









Relaxing.

Imagine relaxing by the creek, the gentle sound of flowing water providing a peaceful soundtrack as you settle into a quiet spot with a good book. The sunlight filters through the trees, creating a perfect blend of warmth and shade. In the evening, gather with family around a campfire by the creek's edge, sharing stories, roasting marshmallows, and enjoying the tranquility of nature. The cool breeze, crackling fire, and starry sky make for unforgettable moments in this secluded outdoor paradise.



Time With Friends & Family.

The possibilities for this property are endless, offering the perfect setting for entertaining guests with outdoor cookouts, telling stories and "tall tales" around a campfire, or setting up skeet throwers for some friendly competition. You can enhance the land's natural hunting appeal by attracting even more wildlife, creating a hunter's haven right in your backyard.



A Home Overlooking the Creek.

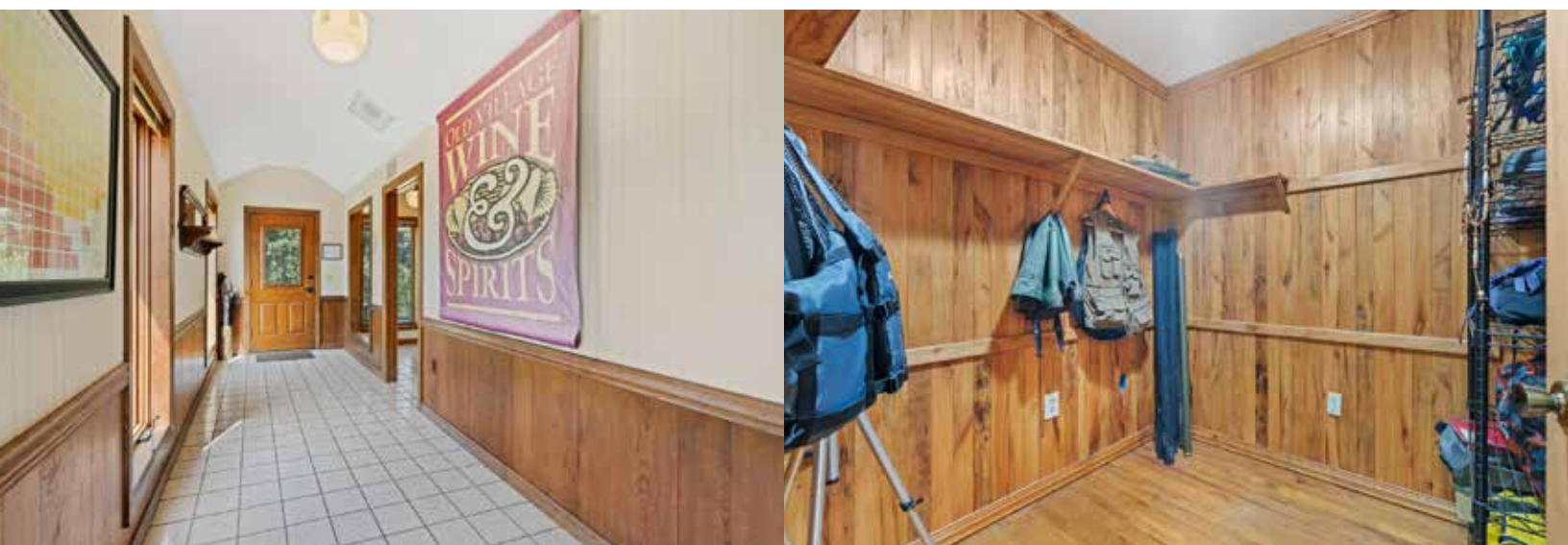
The home is situated at the southern half of the property offering privacy and room to expand should you choose to expand to a family compound or subdivide the property into a creek side community.



The Home for Memories.

Built with solid sandstone in 1986, this home is a blank canvas waiting for your vision. The 3-bedroom downstairs layout offers plenty of space, while the large upstairs bedroom with a private bath and walkout porch presents an opportunity for a luxurious master suite. With two porches overlooking the creek, imagine sipping your morning coffee or watching stunning Oklahoma sunsets. The fireplaces bring a rustic charm, perfect for cozying up after a day of exploring your 132-acre retreat.











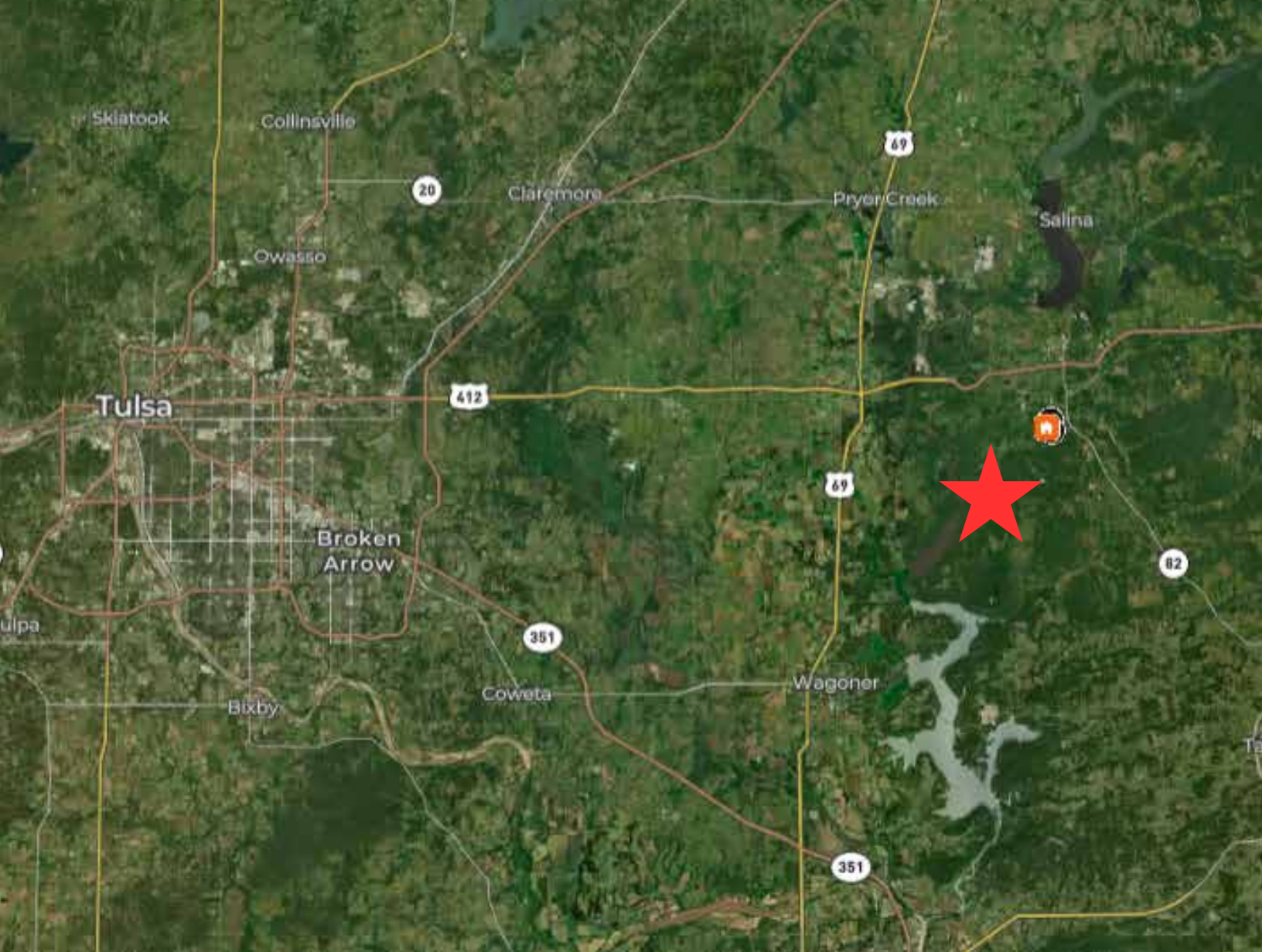


Potential Grass Landing Strip.

For those aviation enthusiasts, it is not out of the question to have a grass runway for smaller aircraft or fan-powered paragliders. It has been done before out here.

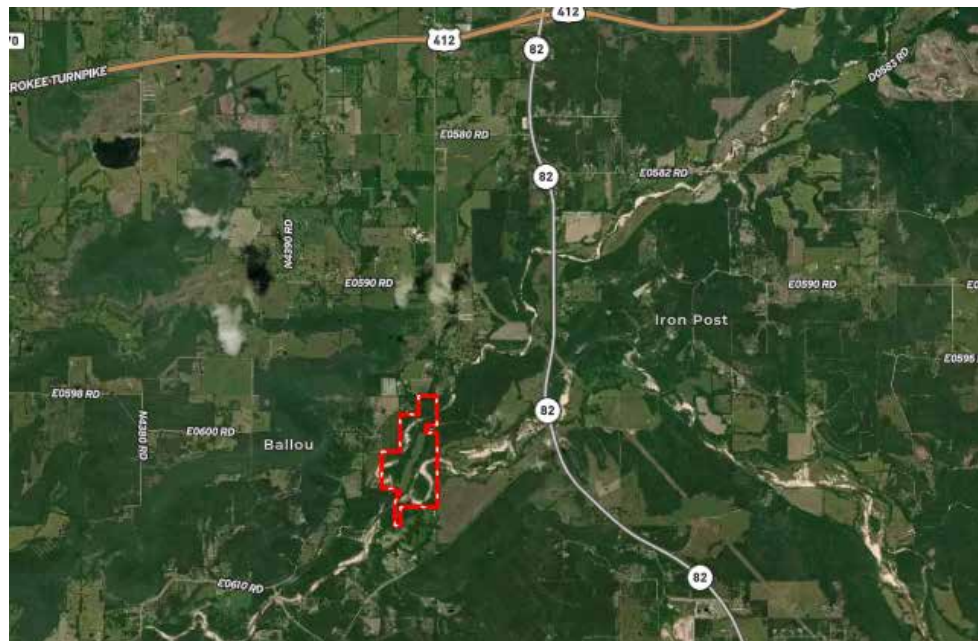
There could be additional trees cleared if you needed a little bit more room. The current length of the grass field is roughly 2,170' in length x 230' at the narrower part of the field.

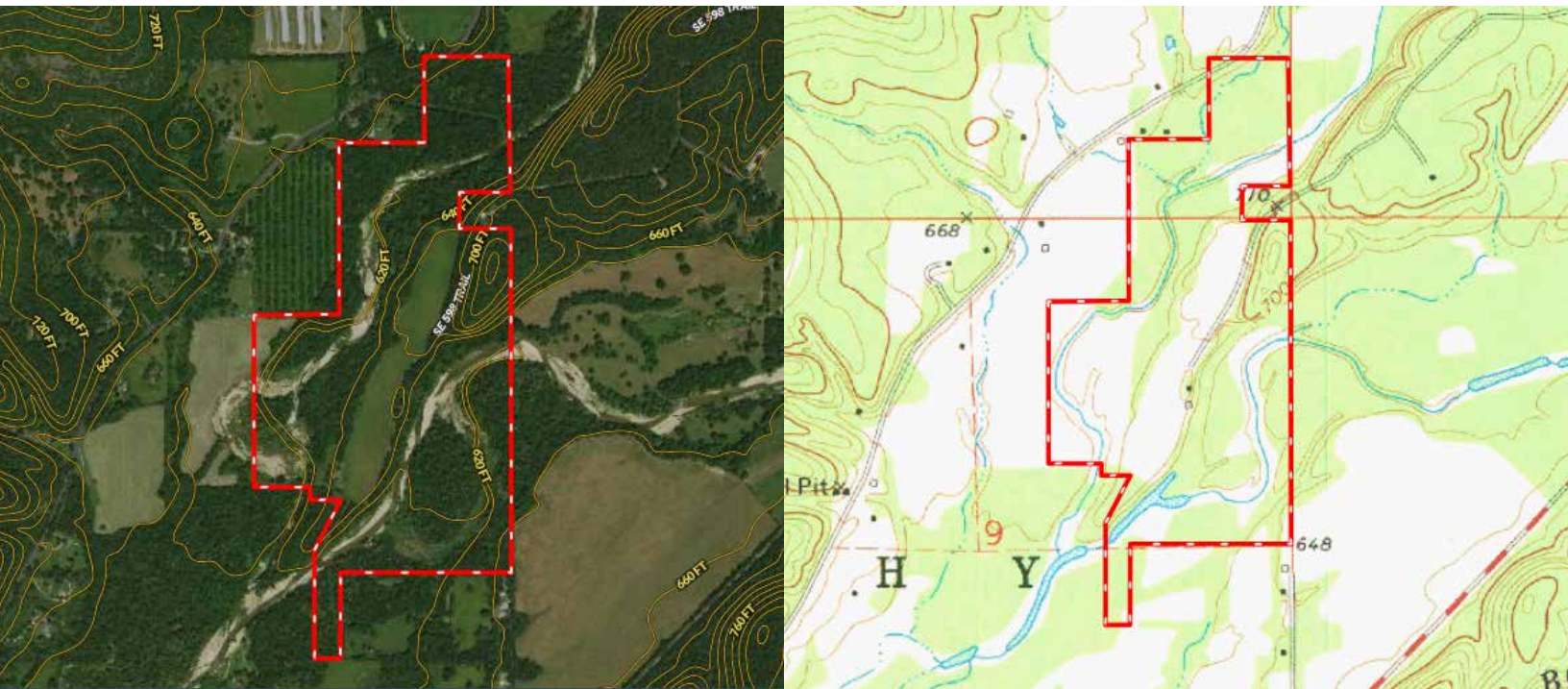
If flying is not your thing, the hay meadow can be used for livestock, horses or baling hay.

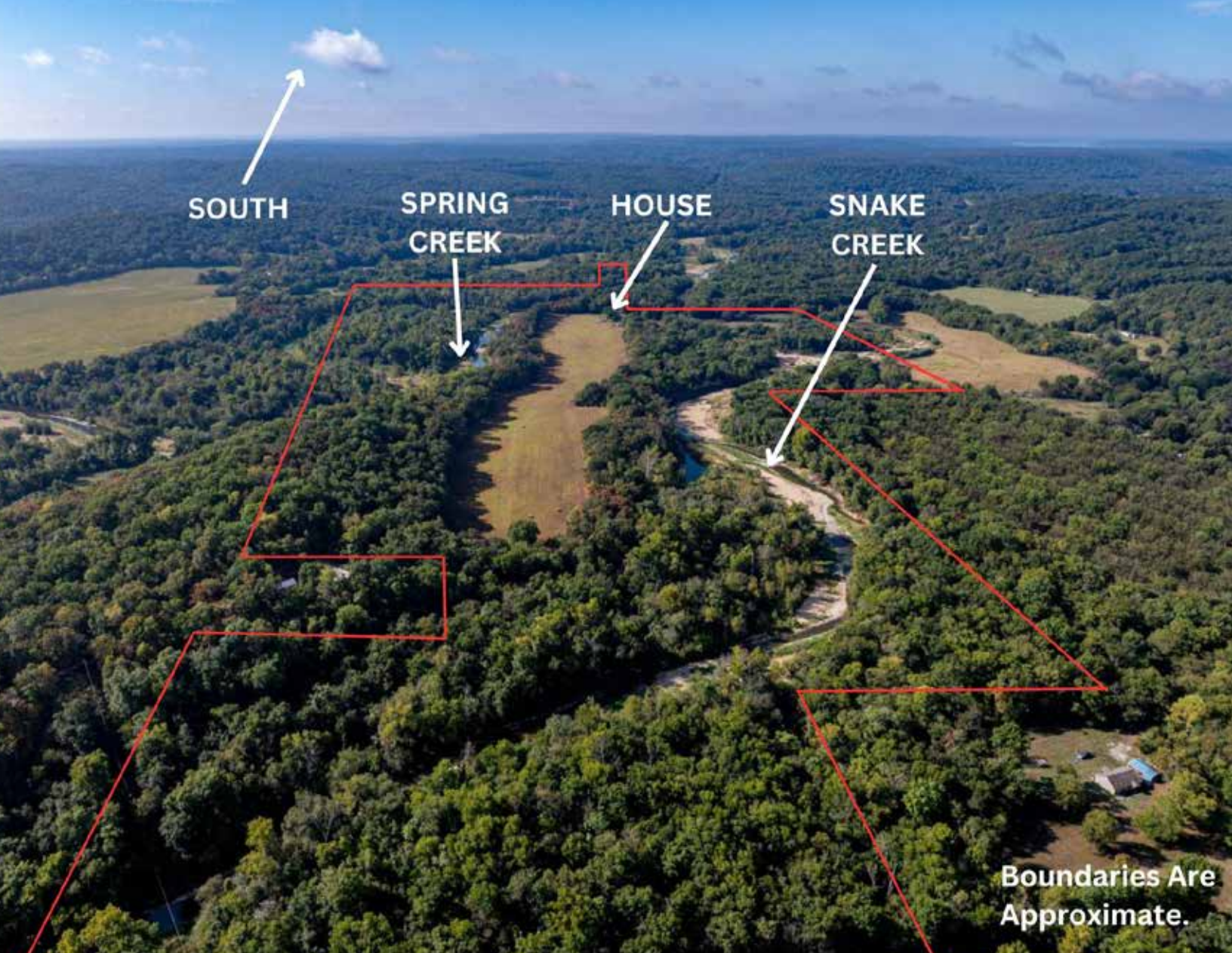


Traveling Time.

Tulsa, OK - 50 Minutes
 Broken Arrow, OK - 40 Minutes
 Bentonville, AR - 1Hr 15Min
 Tahlequah, OK - 25 Minutes
 Dallas, TX - 4Hr 25Min









SNAKE SPRING

PROPERTY TOUR & INSPECTION DATES

-PROPERTY TOUR & INSPECTION DATES-

The dates below are the days that are scheduled in advance for prospective buyers to tour the property and conduct ANY inspections or onsite due diligence that they feel necessary.

Thursday October 10th, 2024

11am - 3pm

Thursday October 24th, 2024

11am - 3pm

Thursday November 7th, 2024

11am - 3pm

Please feel free to call ahead with any questions or to ask for a PIN to the location. There will be signs directing you from HWY 82.

Point of Contact: Greg Ganzkow 918-381-5656 or G7@theG7group.com

SNAKE SPRING

-TERMS & CONDITIONS-

Sealed Bid Procedure: This is a Sealed Bid Sale and subject to the Terms and Conditions below. The Sales Contract will supersede all the terms and conditions below. Sellers have the right to accept or reject any and all offers.

Bidder Registration: Prospective Buyers must register with Coldwell Banker Select to receive a Bidder's Packet. The Bidder's Packet will include the Contract that **MUST** be used to formally submit your bid. NO other real estate contracts will be accepted.

Property Tour & Inspection Times: Property tour dates are October 10th 11am-3pm, October 24th 11am-3pm and November 7th, 2024 from 11am-3pm. Whatever inspections the Buyer elects to do will need to be done during these times. This property is being sold is on an **"AS IS", "WHERE IS"** basis with no warranties, express or implied, made by the Sellers and/or Coldwell Banker Select and their representatives.

Bid Deadline: Bid deadline will be at **5:00pm Friday November 15th, 2024.**

Buyer's Premium: The total sales price will include the bid amount plus a 4% buyer's premium.

Down Payment: A 10% non-refundable down payment of the total contract purchase price **MUST** be submitted with your bid. This can be in the form of a Personal Check, Cashier's Check, Money Order or Cash. If your bid is not accepted, then the down payment will be returned to you.

Financing: The sale of this property is **NOT** subject to the Buyer obtaining financing. All financial arrangements must be made prior to bidding on the property.

Property Disclosure: Sellers will provide a Residential Property Disclosure in the Bidder's Packet.

Title Work & Title Insurance: A copy of the title work will be available to bidders prior to the bid deadline. The purchase of a title policy will be at the sole discretion & cost of the Buyer.

Mineral Rights: The sale includes all of the Seller's right, title, interest and estate, **IF ANY**, in and to the oil, gas, and other minerals in, under and that may be produced from the Land which have not been previously reserved or conveyed of record, the Seller **MAY NOT** own any mineral rights as described above and makes **NO** representations regarding and specifically disclaims any and all warranties of any nature involving the minerals described above, whether express, implied, or arising by operation of law, including, but not limited to, representations or warranties as to Seller's ownership of any such mineral rights.

Closing: Closing will occur on or before **Monday, December 16th, 2024**

SNAKE SPRING

-TERMS & CONDITIONS cond.-

Real Estate Taxes: Property taxes shall be prorated to include the date of closing.

Acceptance of Property: Buyer's payment of the Purchase Price and acceptance of the Deed from Seller at Closing shall be evidence that Buyer has completed all of its inspections of the Property and all improvements thereon and has accepted the Property including all structures and improvements on the Property in their then "**As-Is**", "**Where-Is**" condition.

Possession: Possession of the property will be given at closing.

Agency: Coldwell Banker Select and their agents and representatives exclusively represent the Sellers.

Disclaimer: All map boundaries are approximate. Buyers should perform any and all of their investigations & due diligence prior to submitting their bid. All marketing material is deemed to be reliable from sources of the Sellers, tax records and courthouse filings and the title company. The Sellers, Coldwell Banker Select and their agents and representatives assume no liability or errors or omissions in the marketing material. Sellers have the right to accept or reject any and all offers. Dates and times and information are subject to change. Sellers are licensed real estate brokers in the state of Oklahoma.

Please Contact Greg Ganzkow with any questions.

Cell- 918-381-5656

Email- G7@theG7group.com



COLDWELL BANKER
SELECT LAND GROUP



Coldwell Banker Select - G7 Ranches

8909 S. Yale / Tulsa, OK / 74137

Cell 918-381-5656 / Office 918-675-LAND

SEALED BID “BUYER” REGISTRATION FORM

-Snake Spring, LLC Sale-

Hello and Welcome,

Thank you for your interest in this property. If you would like to receive a Bidder's Packet, you must fill out this “Buyer Registration Form” and submit to any of the emails below or mail to the 8909 S Yale, Tulsa, OK 784137

IMPORTANT DATES FOR THIS SALE:

Property Tour Dates:

Thurs 10/10/2024 11am-3pm, Thurs 10/24/24 11am-3pm, Thurs 11/7/24 11am-3pm

Sealed Bid Deadline: 5:00pm (CST) Friday November 15th, 2024

Buyer's Name:_____

Buyer's Cell:_____

Buyer's Email:_____

What is the best way for us to get a hold of you if needed? __ Cell __ Text __ Email

Please reach out to us with any questions.

Thank you,

Greg Ganzkow
Director of Land Sales
Coldwell Banker Select / G7 Ranches
8909 S. Yale /Tulsa, OK / 74137
Cell: 918-381-5656
Email: G7@theG7group.com

Assistants:

Ethan Bush (Licensed Assistant)
Cell: 229-251-8404
Email: ethan@g7ranches.com

Hunter Gorton (Licensed Assistant)
Cell: 918-402-1136
Email: huntergort@yahoo.com

Ashley Fisher Transaction Coordinator
Cell: 937-931-3474
Email: ashley@g7ranches.com



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LandReport

2024
AMERICA'S
BEST
BROKERAGES