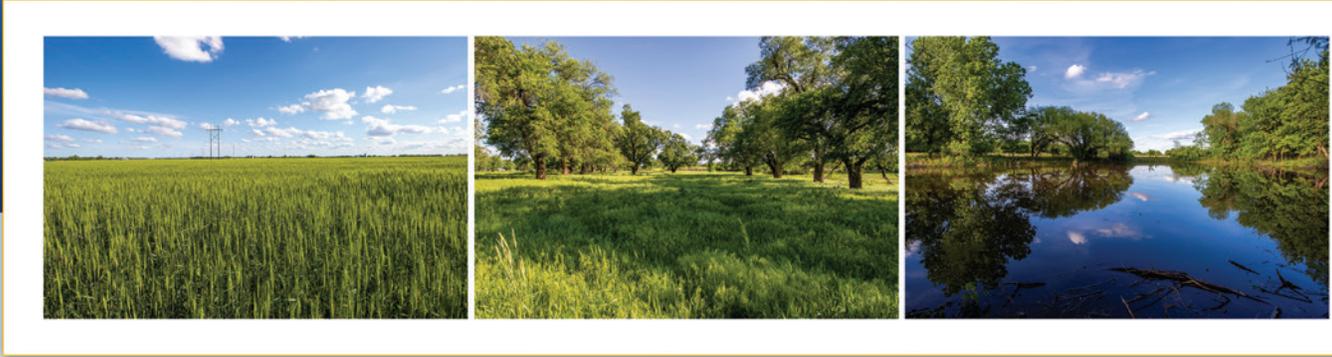


Prominent SILVERTOP FARMS KAY COUNTY OKLAHOMA

LAND AUCTION



1,468.13±
acres

Offered in 25 Tracts



- Well Positioned Farmland Portfolio
- Excellent Farm Headquarters & Livestock Facilities
- Stunning Country Estate Home
- Commercial Winery, Vineyard & Event Space
- 3 Homes, Multiple Barns & Improvements
- Multiple Creek Bottoms & Recreational Potential
- *Full Line of Farm Equipment Sells July 8th!*



4% Buyer's Premium
405.332.5505
SchraderWellings.com

TIMED ONLINE ONLY
VIRTUAL
LIVE WITH ONLINE

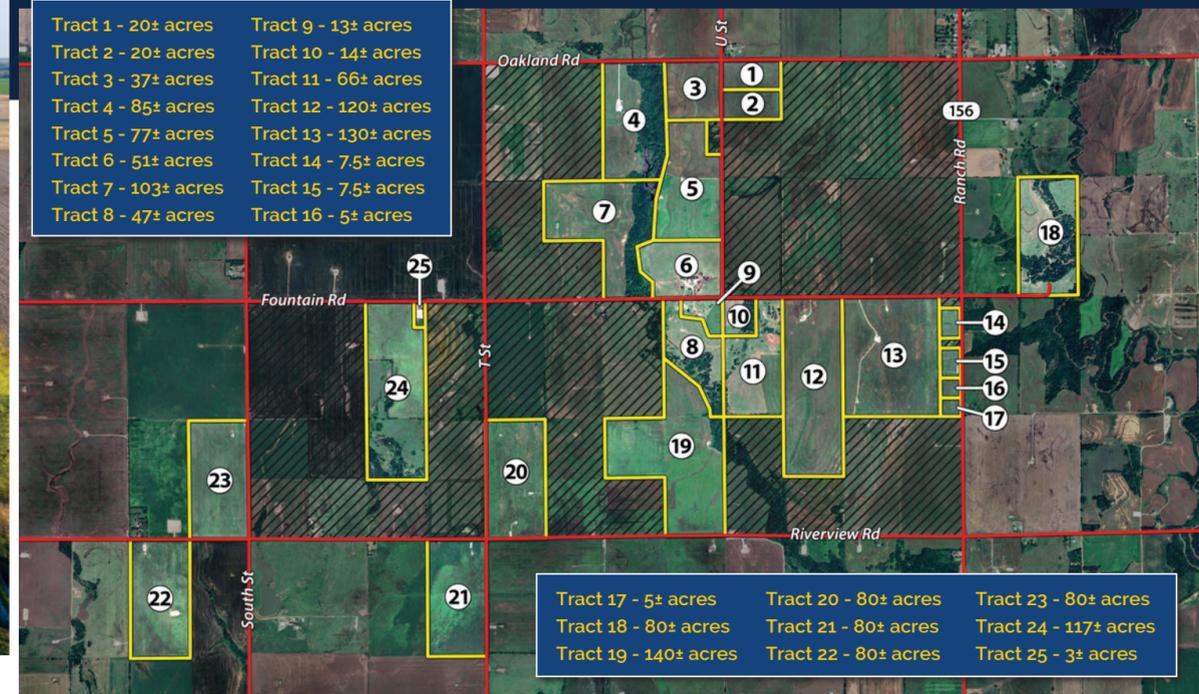
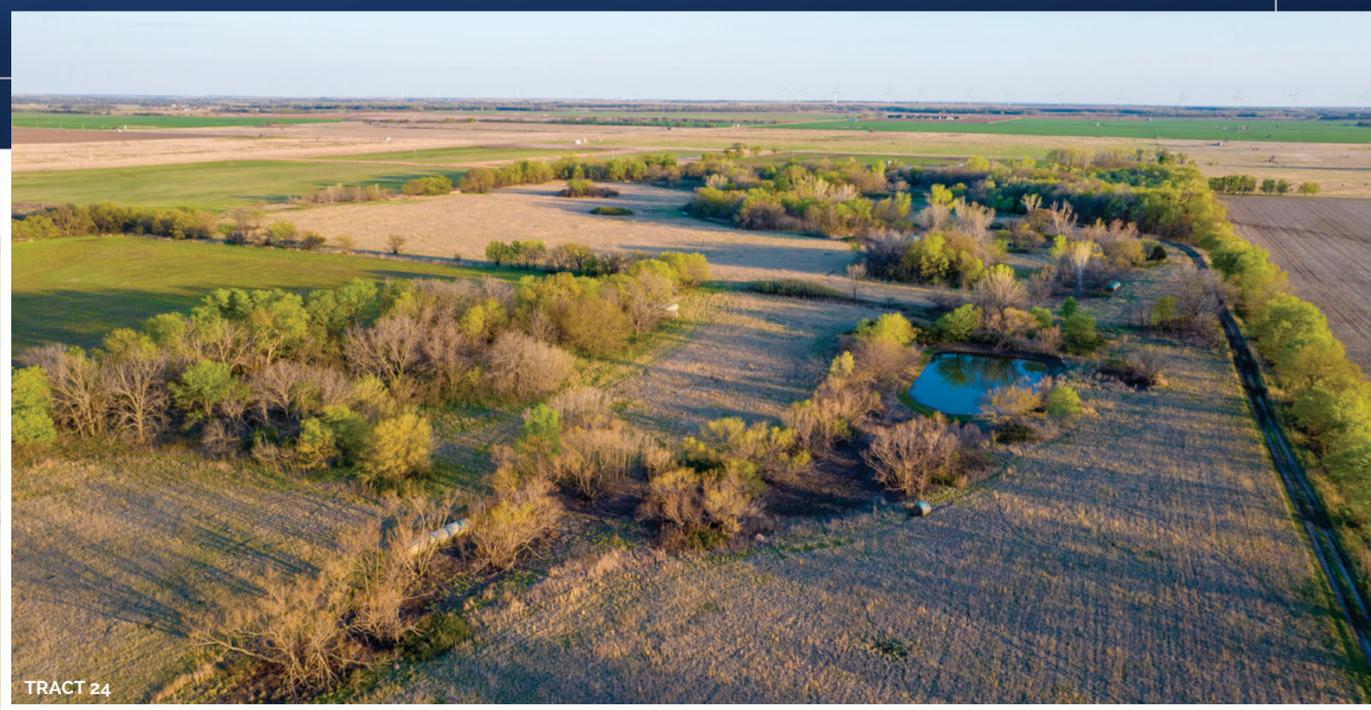
held at Carolyn Renfro Event Center
445 Fairview Ave, Ponca City, OK
Online Bidding Available

TUESDAY, JUNE 24 • 6:00PM

Prominent SILVERTOP FARMS LAND AUCTION

held at Carolyn Renfro Event Center, Ponca City, OK • Online Bidding Available **TUESDAY, JUNE 24 • 6:00PM**

1,468.13± acres
Offered in 25 Tracts



TRACT 6

TRACT 24

SILVERTOP FARMS presents a rare opportunity in north-central Oklahoma—a chance to acquire one of the largest and most diverse landholdings to come available in Kay County in recent memory. Spanning **1,468± acres** of highly productive farmland, Silvertop offers both scale and quality, appealing to a wide range of agricultural, residential, recreational and investment buyers.

In addition to its excellent farm and recreational land, the property boasts an impressive array of improvements, including:

- **3,815± sq. ft. custom-built home** featuring an indoor pool
- **Commercial winery and event space**
- **Income-producing commercial building**
- **Two additional residences**
- **Livestock and small ruminant handling facilities**
- **Multiple equipment and storage buildings**
- **Picturesque vineyard**, enhancing both the property's aesthetics and agritourism potential



TRACT 7



TRACTS 8-10

TRACTS 1-2: Two excellent 20± acres parcels, well positioned on hard surface roads.

TRACTS 3-7: Attractive farmland and recreational parcels along Cowskin Creek, including the farm headquarters on Tract 6.

TRACTS 8-11: Outstanding collection of parcels which include the 3,815sf, 3 bed, 3 bath custom home, vineyard and winery facilities!

TRACTS 12-17: Very nice farmland parcels that feature primarily Milan loam and Kirkland silt loam soils, along with numerous potential building site on paved roads!

TRACTS 18-23: Exciting collection of 80 to 140-acre parcels, excellent farmland, pasture and recreational tracts to consider.

TRACTS 24-25: Very attractive parcels that include farmland, native grass hay meadows, two ponds and income producing headquarters with residential home and commercial building under lease.



TRACT 4



TRACT 9



TRACT 9



TRACTS 13-17



TRACT 9



TRACT 9



TRACTS 1-2

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Auction Manager
Brent Wellings

4% Buyer's Premium



This exceptional combination of land, infrastructure, and income-generating assets makes Silvertop Farms uniquely positioned for a variety of future uses. Whether you're looking to expand an existing operation, establish a new agricultural venture, or build your dream country estate, **Silvertop Farms offers unmatched potential.**

Don't miss this extraordinary auction event, Tuesday, June 24.

INSPECTION DATES
3:00-6:00PM
Thursday, May 22
Thursday, June 12
Monday, June 23



TRACT 4



TRACT 16



TRACT 18



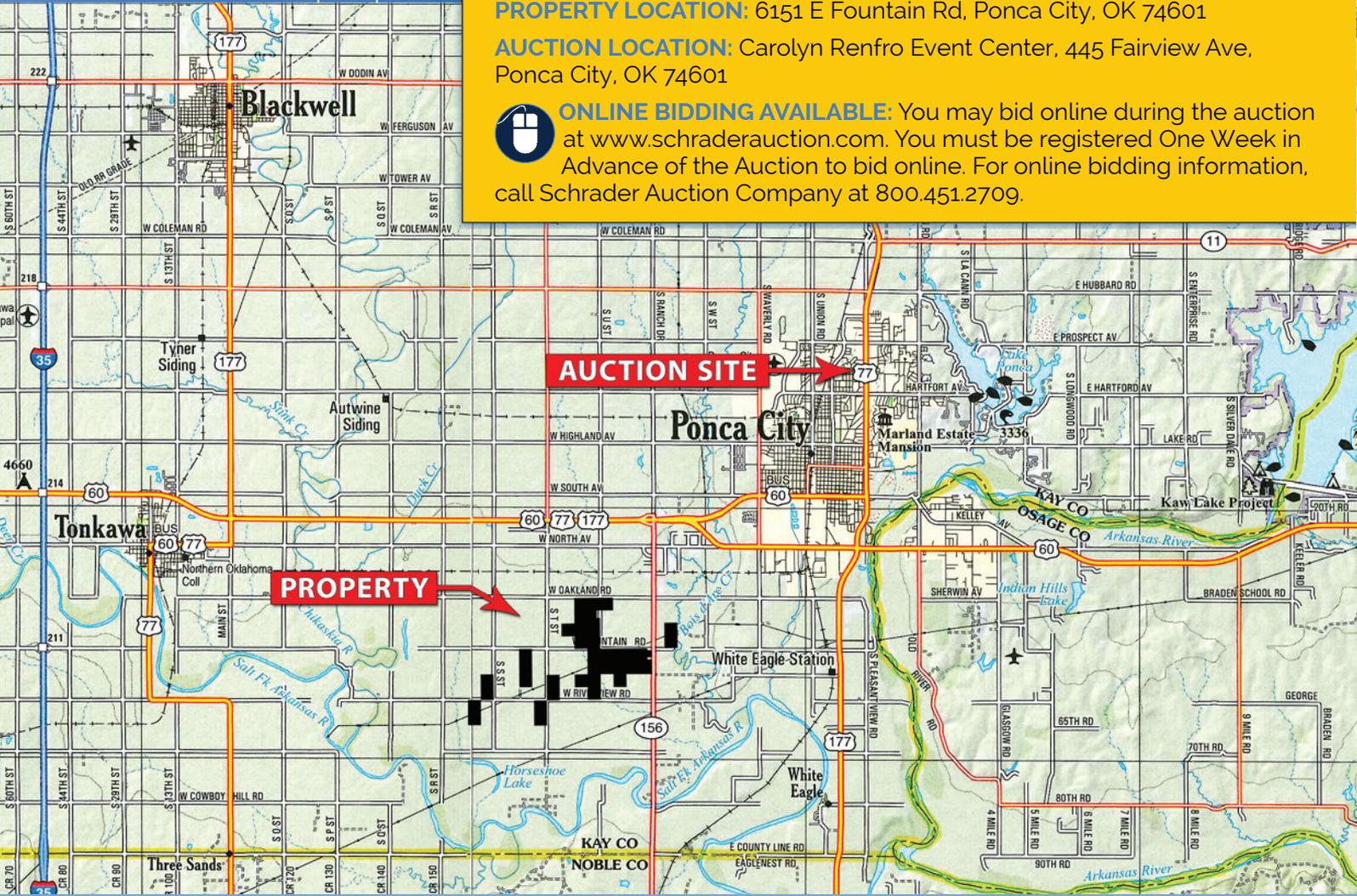
TRACT 19



TRACT 24



TRACT 25



PROPERTY LOCATION: 6151 E Fountain Rd, Ponca City, OK 74601

AUCTION LOCATION: Carolyn Renfro Event Center, 445 Fairview Ave, Ponca City, OK 74601



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 Company at 800.451.2709.

AUCTION TERMS & CONDITIONS:

PROCEDURE: Tracts 1 through 25 will be offered in individual tracts, in any combination of these tracts, or as the whole property. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the whole property may compete. The property will be sold in the manner resulting in the highest total sale price.

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, AND 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 and subject to final court approval by the District Court of Kay County.

DEED: Seller shall be obligated only to convey title by Personal Representative's 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 and clear of any material encumbrance that does not constitute a Permitted Exception) as of a date after the Auction and prior to closing, subject to all standard requirements, conditions and exceptions and 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, and 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 applicable closing documents are completed by Seller.

POSSESSION: Shall be delivered at Closing.

REAL ESTATE TAXES: 2025 taxes shall be prorated to the date of closing.

MINERALS: Seller specifically excepts and reserves all minerals, including without limitation, oil, gas, coal, coalbed methane, and all other hydrocarbons, lignite, all metallic minerals, if any, and all other minerals of every kind and nature on, in and under associated with the referenced Property and all rights appurtenant thereto, and the term "Property" shall not include any mineral rights.

ACREAGE AND TRACTS: All acreages and dimensions are approximate and 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.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller & successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Sellers option & sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

AGENCY: Schrader Real Estate and Auction Company, Inc. and their 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 Purchase Agreement. 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. All sketches and dimensions in the brochure are approximate. 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 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 and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and 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 AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes or additions to the property information.

**Auction Manager:
Brent Wellings**

405.332.5505

SchraderWellings.com



Prominent KAY COUNTY, OK
SILVERTOP FARMS

LAND AUCTION

1,468.13±
acres

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TUESDAY, JUNE 24 • 6:00PM held at Carolyn Renfro Event Center, Ponca City, OK • Online Bidding Availalbe

SCHRADER

Real Estate and Auction Company, Inc.

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Auction Manager:

Brent Wellings • 405.332.5505
brent@schraderauction.com

Charles Brent Wellings - Real Estate Lic#158091

RC25-274

Prominent KAY COUNTY, OK
SILVERTOP FARMS **LAND AUCTION**

1,468.13±
acres

Offered in 25 Tracts



TUESDAY, JUNE 24 • 6:00PM

Online Bidding Availalbe
4% Buyer's Premium

JUNE	Sun	Mon	TUE	Wed	Thu	Fri	Sat
	1	2	3	4	5	6	7
	8	9	10	11	12	13	14
	15	16	17	18	19	20	21
	22	23	24	25	26	27	28
	29	30					



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