

# BILLY KLEIN RETIREMENT AUCTION DAY ANNOUNCEMENTS

FRIDAY, APRIL 22, 2022

*Welcome to all!*

I would like to personally welcome and thank each of you for attending today's auction. Auctions prove themselves time and again to be the most effective and fairest methods to sell property as well as establishing true market value in any economic climate.

The opportunity lays before you today to add to your own holdings or start your own land investment. The time is now-Good luck and we wish all of you the very best.

On behalf of Pickens Auctions – Thanks again!

Your Auctioneer,  
Gregg Pickens

**Tract 2: Klein's Catering Services - Offering, business, building, all equipment and modular home**  
**NOTE-THIS TRACT NOT A PART OF THE MULTI-OFFERING**



Klein's has been serving Oklahoma, Arkansas, and Kansas as a premier caterer for 31 PLUS years. This independent tract offers 2 +/- Acres with improvements that include a commercial building with fully enclosed all-weather catering van loading and storage area to fit two vehicles, walk thru freezer that connects the loading area to the kitchen, fully equipped commercial kitchen/ prep area, personal office and restroom. This is very well thought out and highly functional facility that has the capacity to prepare for any size catering event with ease. Billy Klein will be glad share his lifetime of knowledge with all prospective purchasers as well as help the new owner for a period after the closing. Klein's Catering has events booked thru June 22 and these events will be passed along to the purchaser.

Modular Home Included

Tract 2 is a combination of the catering business and a well kept modular home. With rapid access to HWY 77 and 412, the four bedroom two bath home is ideal for the catering manager and their family.



**14151 County Road 120, Perry, OK**

**LEGAL DESCRIPTION: ALL TRACTS ARE IN  
SECTION 11-T22N-R1W OF THE IM-NOBLE  
COUNTY-OK. SURFACE RIGHTS ONLY.**





## TRACTS 1,3,4,5,6,7

Tract 1 (the home site): This highly improved and eye appealing 13 +/- acre tract is second to none. Offering a custom built three bedroom two bath home featuring large open floor plan that has been very well maintained. This tract comes with all the "Bells and Whistles" including two large shops with concrete floors, carport, hobby shed, enclosed hay and livestock barn attached to working pens, several fenced grass cattle traps, and a large pond. (NOTE-Crowding tub, alley and squeeze chute sell separate)

Tract 3: 8 acres +/- on the corner of Ranch RD and CR 120. This is nice acreage with good potential building site. Open pasture and a tree lined creek give this tract nice appeal for the new buyers.

Tract 4: 68 acres +/- fronting Ranch RD. This is a good farm tract with 50 +/- acres of tillage suitable ground for growing a variety of crops and the balance in grass. Livestock tunnel access to Tract 7.

Tract 5: 129 acres +/- with HWY 77 and Ranch RD frontage. This tract is almost all tillable and is also suitable for growing a variety of crops .

Tract 6: 31 acres +/- with owned access to HWY 77. This tract features an almost 6 acre pond with RV hookup and picnic area. The pond has a rich local history of great fishing and gatherings. The balance of the acreage is mostly open pasture.

Tract 7: 40 acres +/- fronting CR 120 and corners (with access) to Tract 6 and has tunnel access to Tract 4. Nice versatile acreage with 15 + acres tillable and the balance open pasture with good stock pond.

# AUCTION DAY TERMS AND CONDITIONS

By participating in today's auction, you hereby agree to all auction company terms and conditions, as applicable. Please read the terms carefully as they are a legal binding contract between you and the sellers.

## REAL ESTATE

**No buyers premium.**

**Tract 2: \$10,000 down day of auction. Balance due at closing-45 day closing period.**

**Tracts 1, 3, 4, 5, 6 and 7- \$10,000 down per tract or combination of tracts or \$50,000 for the entirety day of Auction-Balance due at closing-45 day closing period. Possession of tillable portions of Tracts 4, 5 and 7 will be after the growing crop is harvested. Possession of the balance of these tracts will be at closing. Seller will provide a survey and an abstract for each tract or combination of tracts depending on the manner in which they sell.**

Bidding is not contingent on the buyer's ability to acquire financing, you must have all financing completed prior to bidding. ANY and ALL IMPROVEMENTS ARE SELLING AS IS.

Seller will provide an Abstract and survey of each Tract or combination of tracts depending on the manner in which they sell.

Acreage, square footage, aerial photos as well as other Information is gathered from sources deemed to be reliable though is subject to inaccuracies or misinterpretations. Any survey completed after the auction will take precedence over pre-auction estimates

**TAXES:** Will be prorated to closing.

**POSSESSION:** At closing

**CLOSING:** On or before June 10, 2022

**MINERALS:** NO MINERALS ARE SELLING

## CONDITIONS OF SALE:

EVERYONE MUST REGISTER FOR A BIDDER NUMBER

## TITLE:

The sellers do warrant that they have a good merchantable title to the real estate and that they will convey the same with a General Warranty Deed or appropriate Deed, free from all encumbrances, liens or judgments at the time of closing. Title Insurance is available at Buyers Expense.

## RESTRICTIONS:

Subject only to Noble County and State of Oklahoma laws, ordinances and regulations. Also selling subject to all easements of record. Seller is placing no restrictions on the property.

**SPECIAL NOTES:** All property is being sold "As Is, Where Is" with no warranty written or implied by Pickens Auctions Co. or by the sellers. BUYERS SHOULD SATISFY THEMSELVES WITH THE AVAILABILITY OF UTILITIES FOR THEIR INTENDED USE.

## CLOSING LOCATION/AGENT:

TBD - Please call our office @ 405-533-2600 M-F from 9 am -5 pm for closing information.

## AUCTION DAY ANNOUNCEMENTS:

Any announcements made the day of auction take precedence over any previously stated or material published.

## BACK UP BIDS:

If you are not the successful bidder on the real estate today and wish to make a back up bid in case of default by the higher bidder, please see Gregg to receive a Back Up Bidder Form.

## GENERAL INFORMATION:

All information published, announced or contained herein was derived from sources believed to be correct; however, it is not guaranteed by the seller or the auctioneers. Personal on-site inspection of all property is recommended. The failure of any bidder to inspect, or to be fully informed as to the condition of the property, will not constitute grounds for any claim or demand for adjustment or withdrawal of bid, return of deposit money after it's opening tender. This includes but is not limited to public information such as easements, restrictions, zoning, right-of-ways, or any other information that can be obtained as public record in the Noble County Court House concerning subject properties.

Any and all announcements made from the auction stand take precedence over all other verbal, printed, announced, and/or distributed information. Please note that you are buying the property "As Is, Where Is" with no guarantee or warranty.