

EQUIPMENT AUCTION: Over 50 lots of equipment, vehicles, trailers, mowers, implements, tanks, feeders, panels, chutes, tools and more sell immediately following the real estate auction.



Parcel 1 - Sale Pavillion



Lot 1 - Skid Steer



Lot 22 - Grain Bin (30 Ton)

Lot 16 - Stock Trailer



Parcel 9 - Looking South



Express Ranches
Shawnee Division

823.65 ACRES in 12 PARCELS

Working cattle ranch with I-40 frontage located in Pottawatomie County 4-miles east of Shawnee, OK. Improvements include a sale/show barn, display pens, livestock runs, hay barn, working pens, shop building, outbuildings and two 3BR brick homes. Parcels range from 14 to 195 acres providing ideal home-building sites.

Also selling 50+ lots of select equipment.

Formerly the B&L Angus Ranch, this division of Express Ranches has been one of the premier purebred Angus operations in America. Now, with the retirement of longtime Managers Jeff & Gayle Eckoff, Express Ranches has decided to liquidate the ranch along with the equipment while continuing operations at their main headquarters in Yukon, OK.



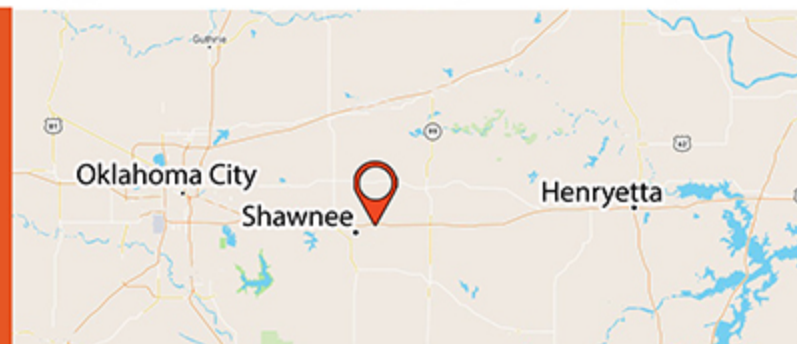
AUCTION DATE:
Monday, Oct 28th at 3pm



AUCTION ON-SITE:
Parcel 1, 45155 Ranch Road, Shawnee, OK



INSPECTIONS:
2-4pm, Sundays Oct 13th, 20th & 27th



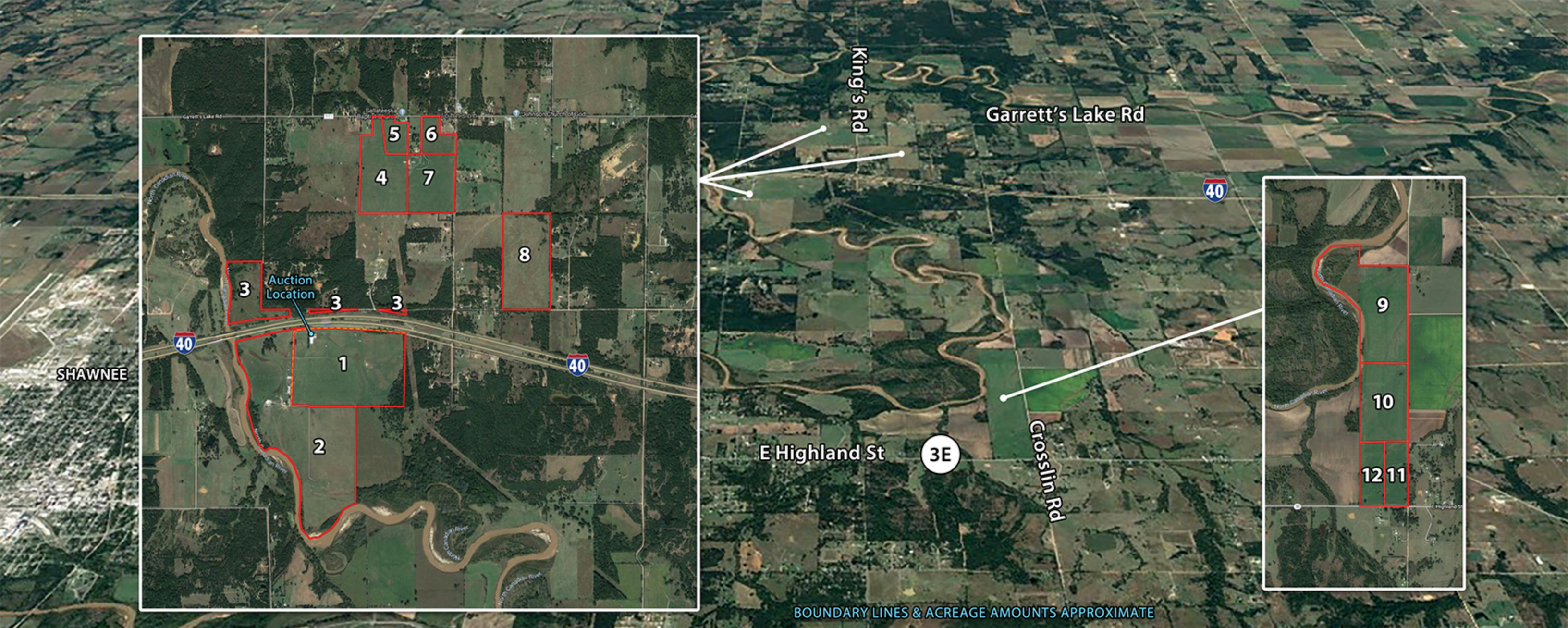
DISCLOSURES:

- 3% Buyer's premium applies. Buyers' premium is an additional fee (3% of the high bid amount) paid by the high-bidder.
- All parcels subject to any existing recorded easements.
- Locations of parcel signs, maps, and picture illustrations are for reference only.
- Minerals do not convey
- Parcel 1 & 2 each have a water well. Currently, water well on parcel 1 services both parcels. If parcels sell separately, each parcel will use water well located on the parcel.
- Water well on parcel 7 services parcels 4,5,6 & 7. If parcels sell separately water well stays with parcel 7. Parcels 4,5, & 6 will have to find own water source. Tri-County RW #2 has an 8" line on north side of Garrett's Rd.
- If parcels 1 & 2 sell separately, access for both will be via 30' easement along existing road.
- Electric meters stay with parcel they are located on. Adjoining parcels will be required to, if needed, obtaining own electric source at their expense.
- Existing irrigation water rights lease from Oklahoma Water Resource board will convey with parcel 9. Call office for copy of lease.
- Personal Property: all items purchased must be paid for in full day of auction and all items must be removed same day.
- Cemetery located at the corner of Garrett's Lake Rd & King's Rd encroaches on parcel 6. See survey for details.
- Irrigation Pivot on parcel 7 is not in working order.

TERMS & CONDITIONS:

- All properties are being sold 'as is, where is' and are not subject to financing, inspections or any other contingencies.
- CJ Auctions represents the seller only.
- The high bidder must make a 10% (Min \$5,000) non-refundable deposit on sale day (cash, personal or cashier checks).
- Buyer will receive deed and title insurance.
- Buyer will pay for (but not limited to) \$900 survey fee per parcel, closing fee and title policy. Taxes will be pro-rated through date of closing.
- Balance and closing costs are due 30 days from acceptance.
- Sale is subject to confirmation.
- All bidders must register with CJ Auctions prior to bidding (registration held 1-hr prior to auction) and provide a driver's license or government-issued ID.
- Absentee bidders must pre-register and qualify 48 hours prior to sale day.
- All persons inspecting the property, attending an open house or auction do so at their own risk and shall not hold CJ Auctions or their agents liable for damages to their person or property.

VISIT CJ-AUCTIONS.COM FOR COMPLETE TERMS, CONDITIONS AND DISCLOSURES.



PARCEL 1: 144.84 Acres

Headquarters parcel featuring:

- Fenced & cross-fenced improved Bermuda pastures with multiple loafing sheds.
- 80' X 200' brick sale pavilion with ring, offices, kitchen, living quarters, embryo transfer facility, stalling area, etc.
- 50'x60' insulated display and storage building adjacent to the sale pavilion.
- 240' deep well providing water to the entire headquarters.
- North Rock Creek school district.

PARCEL 2: 195.49 Acres

Prime bottom-land bordered by the North Canadian River with multiple outbuildings and two homes:

- Fenced & cross-fenced improved Bermuda pastures.
- 16' x 50' x 120' shop building with 1,000-gallon propane tank and 10,000-gallon fuel tank.
- 40' x 50' enclosed calving barn with adjacent pens.
- 70' x 100' steel-framed loafing shed/calving barn.
- 20' x 70' cattle working shed with electric, water, concrete floor, tub, alley and adjacent sorting pens.
- 50' x 110' storage barn.
- 3BR/2BA brick home with over-sized 2-car garage plus a detached storage building/workshop.
- 3BR/2BA brick home with 5-car attached garage. (Home uninhabited for years and needs extensive repairs).
- North Rock Creek school district.

PARCEL 3: 38.08 Acres

Fenced Bermuda hay meadow with scattered trees bordered by the North Canadian River. Quick I-40 access. Ideal location for home-building sites or continued agricultural production. North Rock Creek school district.

PARCELS 4, 5, 6, 7 & 8:

Highly productive improved Bermuda pastures ideal for livestock, home-building sites or residential development. 3" water line on the North side of Garrett's Lake Rd. Water well located on parcel 7. North Rock Creek school district.

PARCEL 4: 59.60 Acres pasture with loafing shed.

PARCEL 5: 14.71 Acres pasture.

PARCEL 6: 17.20 Acres pasture.

PARCEL 7: 49.34 Acres pasture with working pens and loafing sheds.

PARCEL 8: 79.63 Acre hay meadow with working pens, mostly open with hardwood trees and a year-round

PARCELS 9, 10, 11 & 12:

Tillable and improved pasture. Mostly level ground rising to hillside views. Ideally located for homesites, livestock or row crop. Located only 3.5 miles east of Shawnee Country Club. 8" waterline along Highland St/Hwy 3E.

PARCEL 9: 107.65 Acres. Earlsboro school district.

PARCEL 10: 64.78 Acres. Earlsboro school district.

PARCEL 11: 26.66 Acres. South Rock Creek school district.

PARCEL 12: 26.67 Acres. South Rock Creek school district.