

# Stillwater LAND AUCTION

PAYNE COUNTY, OKLAHOMA

## THURSDAY, JULY 29 AT 5:00PM



Real Estate and Auction Company, Inc.  
PO Box 508 – 950 N Liberty Dr  
Columbia City, IN 46725  
800.451.2709 – 260.244.7606  
#12774, #12583, RC21-193



# 17.6± acres

IN 4 DESIRABLE TRACTS

AUCTION MANAGER: BRENT WELLINGS  
05.332.5505 – [brent@schraderauction.com](mailto:brent@schraderauction.com)  
L.C. #158091



101 N. Main • Stillwater, OK 74075  
405-372-2466



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You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com).  
You must be registered **One Week in Advance of the Auction** to bid online.  
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# Stillwater LAND AUCTION

PAYNE COUNTY, OKLAHOMA

- DEVELOPMENT POTENTIAL – PAVED ROAD FRONTAGE
- EXCELLENT POTENTIAL BUILDING SITES
- LARGE MATURE TREES
- 51 EAST WATER AVAILABLE

# 17.6± acres

IN 4 DESIRABLE TRACTS

## THURSDAY, JULY 29 AT 5:00PM

HELD AT THE PAYNE COUNTY EXPO CENTER, STILLWATER



in cooperation with  
**Berry Auctions**

AT THE CORNER OF  
FAIRGROUNDS ROAD  
AND 19TH AVENUE

# LAND AUCTION

## Stillwater

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Schrader Auction



in cooperation with  
**Berry Auctions**  
TOM D. BERRY  
AUCTIONEER  
& BROKER

# Stillwater LAND AUCTION

PAYNE COUNTY, OKLAHOMA

AT THE CORNER OF FAIRGROUNDS ROAD AND 19TH AVENUE

**THURSDAY, JULY 29 AT 5:00PM**

- DEVELOPMENT POTENTIAL - PAVED ROAD FRONTAGE
- EXCELLENT POTENTIAL BUILDING SITES
- LARGE MATURE TREES
- 51 EAST WATER AVAILABLE

**17.6± acres**  
IN 4 DESIRABLE TRACTS

**PROPERTY LOCATION:**

Property is located at the intersection of Fairgrounds Road and 19th Avenue, watch for signs.

**AUCTION LOCATION:** Payne County Expo Center, 4518 Expo Circle, Stillwater, OK 74075

**OPEN INSPECTION DATES:**

Friday, July 16 - 8:00 to 10:00AM  
Wednesday, July 28 - 8:00 to 10:00AM  
Meet a Schrader Representative on Tract 4.



*Outstanding opportunity* to acquire a unique building site or invest in land with development potential in the Stillwater area. This property is easily accessible from Fairgrounds Road and 19th Avenue. Take your pick from 4 tracts! Each having great views, recently mowed and lined with mature trees on the eastern edge of the property. Buyers may bid on any individual tract, combination of tracts or the entire property!

- TRACT 1:** 4.4± acres located at the intersection of Fairgrounds Road and 19th Avenue, excellent corner tract!
- TRACT 2:** 4.4± acres located along Fairgrounds Road, great view looking west!
- TRACT 3:** 4.4± acres located along Fairgrounds Road, excellent views and trees on this tract!
- TRACT 4:** 4.4± acres located along Fairgrounds Road, with an active water meter installed and single-phase electric present. An outstanding tract with huge oak trees, seclusion and a wonderful view. The older home on the property, which has been unoccupied for many years, needs demolished or substantial repair.



**AUCTION TERMS & CONDITIONS:**

**PROCEDURE:** Tracts 1 through 4 will be offered in individual tracts, in any combination of these tracts, or as a total unit per auction date and time. There will be open bidding on all tracts and combinations during the auctions as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete. The property will be sold in the manner resulting in the highest total sale price.  
**BUYER'S PREMIUM:** The contract purchase price will include a buyer's Premium equal to 4% of the bid amount.  
**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.  
**DEED:** Seller shall be obligated only to convey a merchantable title Warranty Deed.  
**EVIDENCE OF TITLE:** Seller agrees to make available to bidder a preliminary title insurance commitment to review prior to auction. The cost of title insurance, if the buyer(s) elects to purchase the title insurance policy, will be the responsibility of the buyer(s). Seller

agrees to provide merchantable title to the property subject to matters of record, general conditions of title, and similar related matters. All tracts sold "AS-IS".  
**CLOSING:** The closing shall take place 45 days after the auction or as soon thereafter as applicable closing documents are completed by Seller.  
**POSSESSION:** Possession shall be at closing.  
**REAL ESTATE TAXES:** Real Estate 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, and all metallic minerals, etc., if any, associated with the referenced real estate, and the term "Property" shall not include any mineral rights.  
**ACREAGE AND TRACTS:** All acreages, dimensions and square footages 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.  
**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 other terms and conditions are in the brochure and on the auction website.

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 omission 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  
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