

Exciting LAND AUCTION

128[±] acres

In 7 Attractive Tracts
Off Highway 51

Stillwater Oklahoma

- Just Outside Stillwater City Limits
- Over 2,000 ft of Hwy 51 Frontage
- 13,000+ Vehicles Per Day Traffic Count
- Hwy 51 Access Availability
- Multiple Ponds & Potential Building Sites
- City Water and Electricity Nearby

Thursday

November 14 • 10am

held at Meditations Stillwater, Stillwater, OK • Online Bidding Available

75th ANNIVERSARY
Since 1944 **SCHRADER**

in
cooperation
with

Berry Auctions
TOM D. BERRY
AUCTIONEER
& BROKERS

Thursday
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Directions

To Property

6800 W 6th St,
Stillwater, OK

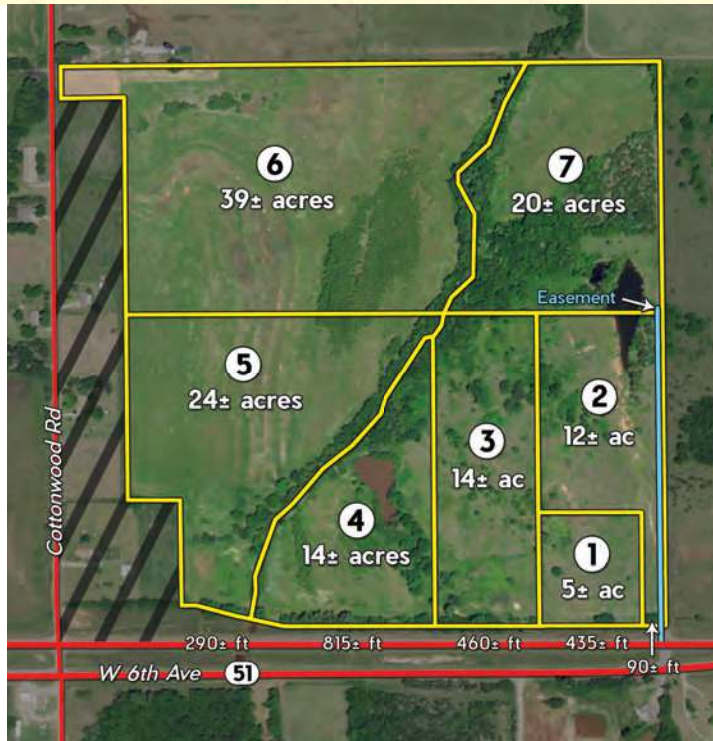
From Walmart in
Stillwater, travel west
on Hwy 51 for 1.5 miles and the
property will be on the right.

Directions To Auction Site

Meditations Stillwater, 1205 N Country Club Rd, Stillwater, OK

From intersection of Country Club and Hwy 51 travel north for
1.5 miles and Meditation will be on the right.

An exciting opportunity to acquire quality real estate in Stillwater, Oklahoma off Highway 51 near the intersection of Cottonwood Rd. With over 2,000 feet of frontage along Hwy 51 and three currently established access points, and the potential for more, this property has a variety of potential uses. For those seeking commercial or residential development property along the frontage or a secluded homesite with acreage, this property is worth investigating! With tracts ranging in size from 5± acres to 38± acres there is a tract to fit a variety of different Buyers here. Bid on any individual tracts or combination of parcels that makes the most sense for you as a Buyer!



TRACT 1: 5± acres located near the southeast corner of the property with outstanding visibility from Highway 51. This property has a lot of potential for different uses.

TRACT 2: 12± acres with frontage along Highway 51 at the southeast corner of the property. This is an excellent secluded tract that has areas with potential for an excellent building site overlooking an attractive 1 acre pond!

TRACT 3: 14± acres with frontage along the highway and excellent topography with high areas to build on and a rolling terrain going into the creek bottom below.

TRACT 4: 14± acres with excellent visibility from Highway 51, large trees lining the creek on the west side of the parcel and a beautiful 1± acre pond in the center of the property.

TRACT 5: 24± acres with access from Highway 51 that opens up into a beautiful tract that has views of the surrounding parcels and tree lined creek along the eastern property line.

TRACT 6: 39± acres with access from Cottonwood Road that is mostly open land with massive Cottonwood trees lining the creek along the eastern side of the property!

TRACT 7: 20± acres with access via an easement that runs along the eastern side of the property. This is a beautiful secluded tract with lots of trees and a big field laying on the north side of the property and access to a beautiful 1± acre pond!

INSPECTION DATES (Meet a Rep on Tract 1)

Thursday, October 17 - 12:00 - 2:00 PM

Saturday, October 26 - 12:00 - 2:00 PM

Friday, November 8 - 12:00 - 2:00 PM



Tract 6



Tract 1



Tract 7



Tract 7



Tract 2



Tract 5

75th ANNIVERSARY
Since 1944

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cooperation
with



Berry Auctions

101 N. Main • Stillwater, OK 74075

405-372-2466

Terms and Conditions:

PROCEDURE: Tracts 1 through 7 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.

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.

BUYER'S PREMIUM: A 4% Buyer's Premium will be added to the Bid Price and included in the Contract Purchase Price.

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 by 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 of the land 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" will not include any mineral rights.

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 and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres, if a new survey is determined to be necessary by the Seller.

ACREAGE AND TRACTS: All acreages are approximate and have been estimated based on current legal descriptions 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 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. **CORRECTIONS AND CHANGES:** Please arrive prior to scheduled auction time to inspect any changes or additions to the property information. **Owner:** John and Crystal Mueggenborg