

Auction Manager:

BRENT WELLINGS • Lx.#16950, #618910
972.768.5165 • brent@schraderauction.com

For questions specific to the property and bidding process please call the Auction Manager, Brent Wellings.

Visit our website for additional photos, property information or to download the bid packet for full bidding instructions.

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800.451.2709
SchraderAuction.com

Exciting Development Land
BUYER OPPORTUNITY



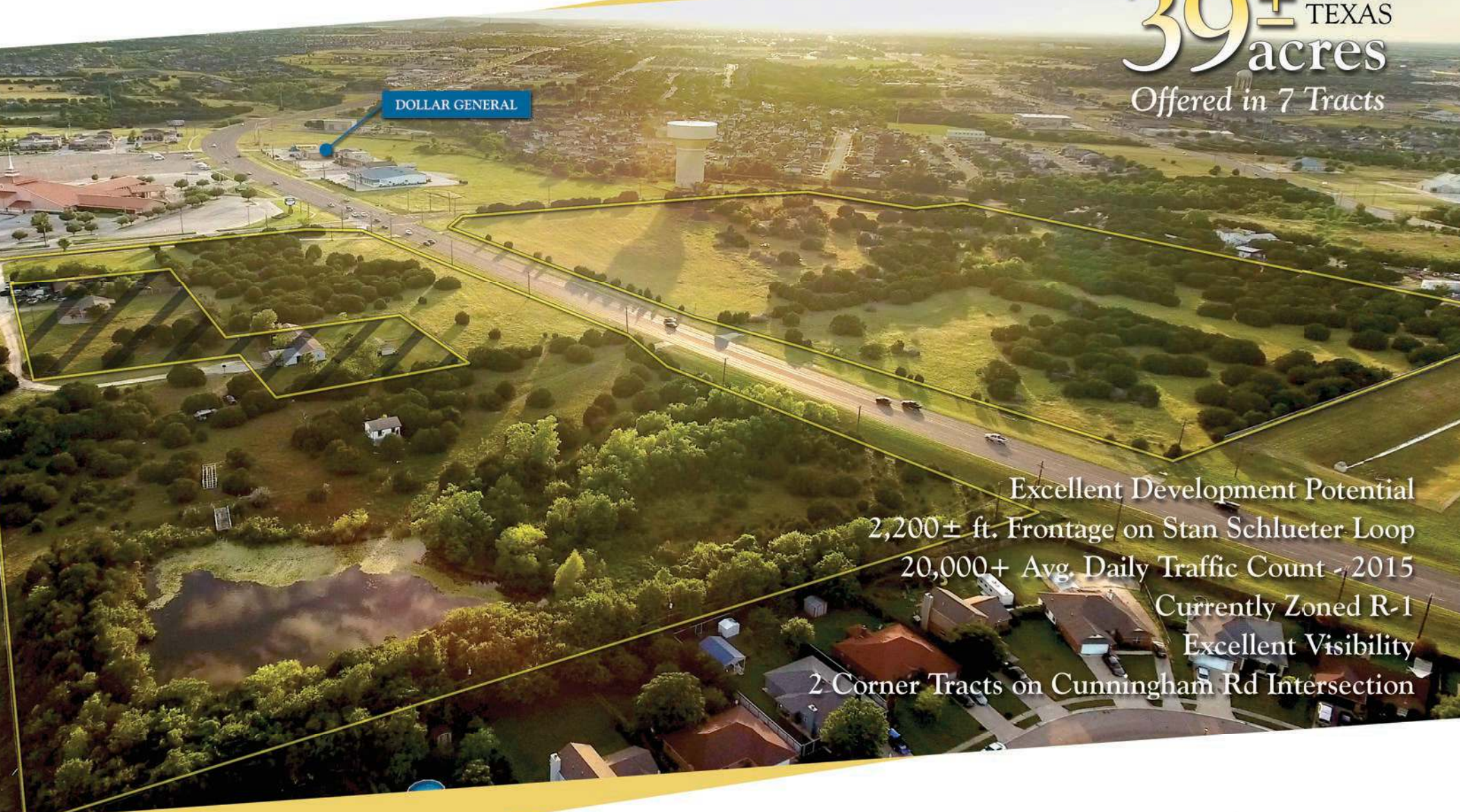
Exciting Development Land
BUYER OPPORTUNITY



39± KILLEEN TEXAS
acres
Offered in 7 Tracts

Sealed Bid Auction
Bid Deadline:
Tuesday, December 8

Exciting Development Land
BUYER OPPORTUNITY



39± KILLEEN TEXAS
acres
Offered in 7 Tracts

Sealed Bid Auction
Bids Due Tuesday, December 8

Exciting Development Land BUYER OPPORTUNITY

39[±] KILLEEN
TEXAS
acres
Offered in 7 Tracts

Excellent Development Potential
2,200± ft. Frontage on Stan Schlueter Loop
20,000+ Avg. Daily Traffic Count - 2015
Currently Zoned R-1
Excellent Visibility
2 Corner Tracts on Cunningham Rd Intersection



Bid Delivery Options.

OPTION 1: Deliver to Auction Representative on Auction Tract 1 between Noon and 5PM on December 8, 2020
OPTION 2: Deliver to 101 N Main Street, Stillwater, OK 74075 – **Attention:** Brent Wellings by December 8, 2020

Sealed Bid Auction

Bid Deadline: Tuesday, December 8

This property represents an excellent opportunity to acquire quality development land, in the heart of Killeen's expending commercial and residential district, along **Stan Schlueter Loop**. 39± acres will be offered in 7 individual tracts, which range in size from 5+ acres to 8.5± acres, providing an opportunity for Buyers to acquire the property that best fits their needs. With over 2,200 feet of frontage along Stan Schlueter Loop and a property that encompasses two sides of the Cunningham Road intersection, there are a variety of potential uses for the acreage. The property is currently zoned R-1 and has access from both Stan Schlueter and Cunningham Road. Through the multi-parcel bidding system, Buyers can submit bids on any individual tract, combination of tracts or the entire property making it simple to place bids on those tracts which best fit your needs. Please call or email for more detail information about the property and the process.

Inspection Dates

Monday, December 7 from 12 - 3 pm
Tuesday, December 8 from 12 - 3 pm
or by scheduled appointment

TRACT 1: 5+ acres located on the NE Corner of Cunningham Road and Stan Schlueter Loop, excellent visibility.

TRACT 2: 5+ acres located along Stan Schlueter Loop.

TRACT 3: 5+ acres located along Stan Schlueter Loop on the eastern boundary of the property, adjacent to Walmart Neighborhood Market.

TRACT 4: 8.5± acres located on the north end of the property, scattered trees, level topography and accessed from Cunningham Road.

TRACT 5: 5+ acres located on the SE Corner of Cunningham Road and Stan Schlueter Loop, another excellent corner lot.

TRACT 6: 5+ acres located along Stan Schlueter Loop.

TRACT 7: 5+ acres located along Stan Schlueter Loop along the eastern boundary of the property, includes a nice pond!



Northwest Corner



Tract 1



Tracts 1 & 5 - Intersection



Tract 4



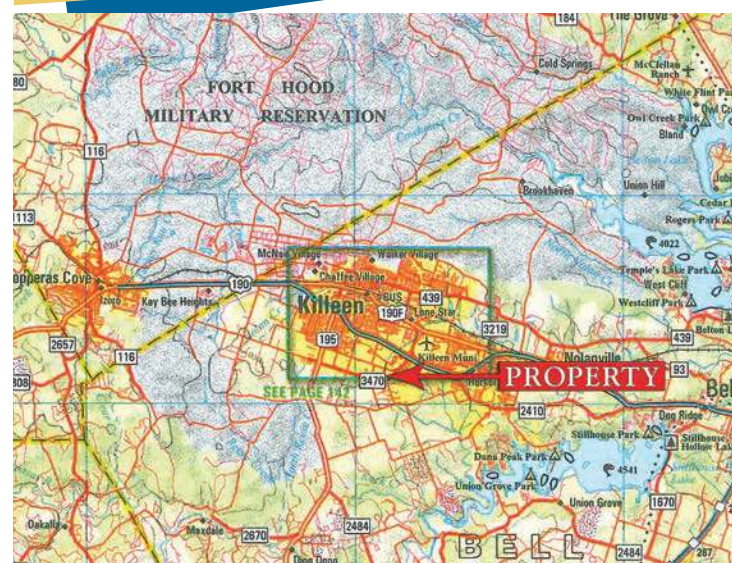
Tract 6



Tract 7

Directions to Property

Property is located at the intersection of Stan Schlueter Loop and Cunningham Road in Killeen, Texas. Watch for Signs.



SCHRADER
Real Estate and Auction Company, Inc.

800.451.2709
SchraderAuction.com

**AUCTION
MANAGER**

BRENT WELLINGS
972.768.5165

in
cooperation
with



**PAUL A. LYNN
& ASSOCIATES, LLC**

Terms and Conditions.

BIDDING PROCEDURE: The property will be offered via a Sealed Bid Auction. You may bid on individual tracts, any combination of tracts or the entire auction property as a whole unit. You submit any of the following types of bids: • single bid for a single tract, • single lump sum bid for all or any combination of tracts, • multiple alternative bids for different tracts or different combinations, or • multiple independent bids for different tracts or different combinations. Bidding procedures will be outlined more specifically in the Sealed Bid Packet. All bids are subject to the Seller's acceptance or rejection.

PURCHASE CONTRACT: With the submission of a Bid(s), each Buyer is required to sign the purchase contract documents in the forms provided in the Sealed Bid Packet. All statements and information in the marketing materials are subject to the terms and conditions of the purchase contract documents. Seller shall not be bound by any statement, promise or inducement that is not contained in the purchase contract documents.

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 must be delivered with your sealed bid, 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. If your bid is not accepted, your check will be returned to the address you provide with your sealed bid. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**

DEED: The property will be conveyed by Warranty Deed, subject to the Permitted Exceptions.

TITLE INSURANCE: Seller will furnish, at Seller's expense, a standard owner's title insurance policy, subject to the Permitted Exceptions..

CLOSING: The targeted closing date will be approximately 45 days after Seller's acceptance deadline.

POSSESSION: Possession shall be at closing.

SURVEY: A new survey will be obtained only if necessary to record the conveyance or if otherwise

deemed appropriate in the Seller's sole discretion. If a new survey is obtained, the survey cost will be shared equally by Seller and Buyer.

TRACT MAPS / ACRES: All tract maps and acre estimates in the marketing materials are approximations based on existing tax parcel data, legal descriptions and/or aerial mapping data and are not provided as survey products.

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.

CONDUCT OF AUCTION: The conduct of the Sealed Bid Auction will be at the direction and discretion of the Auction Manager. Seller and its agents reserve the right to preclude any person from bidding if there is any question as to the person's identity, credentials, fitness, etc.

AGENCY: Schrader Real Estate and Auction Company,

Inc., Paul A. Lynn & Associates, LLC and their respective agents and representatives are exclusively the agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: ALL PROPERTY IS OFFERED "AS IS, WHERE IS", WITHOUT ANY WARRANTY AS TO ITS CONDITION OR ITS SUITABILITY FOR ANY PARTICULAR USE OR PURPOSE. Prospective bidders are responsible for conducting their own independent inspections, investigations, inquiries and due diligence concerning the property. The information contained in the marketing materials is provided in order to facilitate (and not as a substitute for) a prospective bidder's pre-auction due diligence. All marketing materials are subject to a prospective bidder's independent verification. Seller and Seller's agents assume no liability for any inaccuracies, errors or omissions in such materials. All sketches and dimensions are approximate.

CHANGES: Please regularly check www.schraderauction.com to review any changes and/or additional information. **THE PURCHASE CONTRACT DOCUMENTS WILL SUPERSEDE THE MARKETING MATERIALS AND ANY OTHER PRIOR STATEMENTS.**