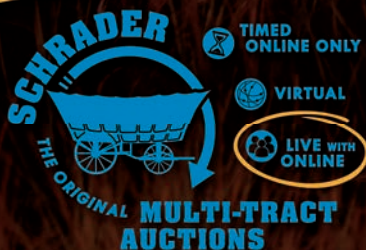


Homesite & Development LAND AUCTION

West Lakeview Road *Stillwater, Oklahoma*

18[±] Acres
offered in 2 Tracts

Near Lakeview & Country Club Road
Excellent Potential Homesites
Paved Roads
City Water Available
Gorgeous Hilltop Views
New Perimeter Fencing



THURSDAY, MARCH 11

Auction starts at 5pm
held at Meditations, Stillwater

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in
cooperation
with



Berry Auctions

Homesite & Development LAND AUCTION

West Lakeview Road Stillwater, Oklahoma

18± Acres THURSDAY, MARCH 11 *Auction starts at 5pm*
 offered in 2 Tracts held at Meditations, 1205 N. Country Club Road, Stillwater, OK 74075



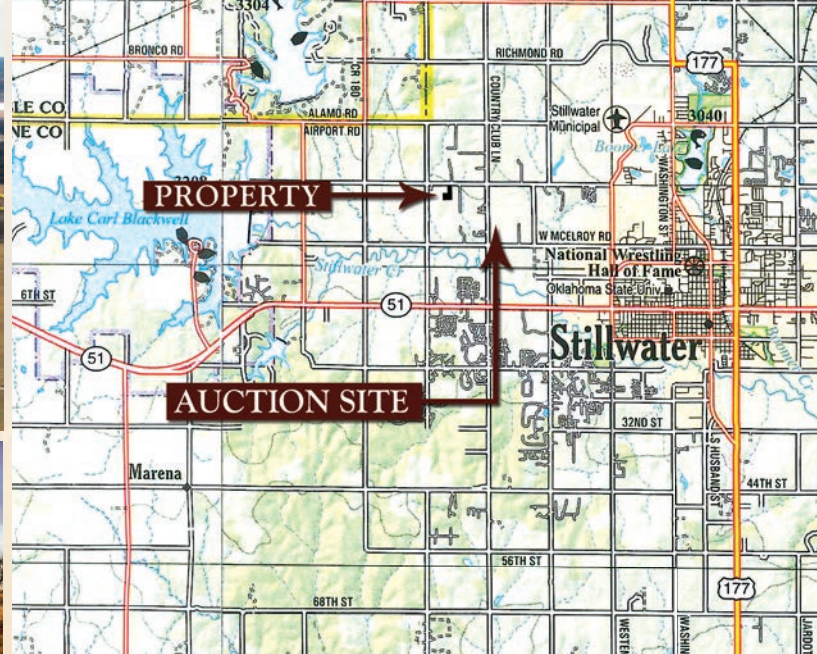
Excellent opportunity to purchase a country homesite just outside of Stillwater city limits! This 18± acre property will be offered in two tracts of 5± and 13± acres, both of which have access to Lakeview Road and are located just west of the intersection of Lakeview and Country Club Roads. The property also has excellent development potential for the investment minded Buyer. Buyers may submit bids on either individual tract or the entire property!



Tract 2



Tract 2



TRACT 1: 5± acres located on Lakeview Road with an outstanding view of the surrounding landscape. This is an excellent potential building site, with easy access!

TRACT 2: 13± acres with access to Lakeview Road, the larger acreage of this tract also comes with privacy and seclusion! Beautiful tract that is easy to access with a newly graded roadbed already in place from the current owner.



Tract 1

PROPERTY INSPECTIONS:
 Thursday, February 25
 3:00 – 5:00 pm
 Wednesday, March 3
 3:00 – 5:00 pm
 Thursday, March 11
 12:00 – 2:00 pm
 Meet Brent on Tract 1.



Tract 2



Tract 2



Tract 1



Tract 2



Tract 2

AUCTION MANAGER: BRENT WELLINGS • 405.332.5505
 brent@schraderauction.com

Terms and Conditions

PROCEDURE: Tracts 1 through 2 will be offered in individual tracts or as a total unit. There will be open bidding on all tracts and the total property during the auctions as determined by the Auctioneer. Bids on tracts 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 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 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.
ACREAGE AND TRACTS: All acreages are approximate and have been estimated based on current legal descriptions, surveys, 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 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.**
NEW DATE, CORRECTIONS AND CHANGES: Please arrive prior to scheduled auction time and regularly visit www.schraderauction.com to inspect any changes or additions to the property information.

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