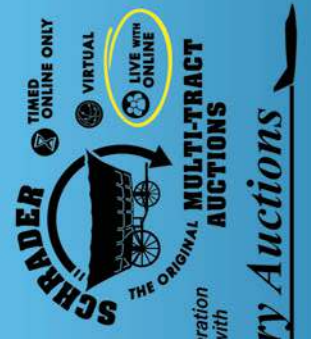


4,500 SQ.-FT.
Trwin Custom Sign Company
RETIREMENT AUCTION
 COMMERCIAL BUILDING & FULL LINE OF SIGN TOOLS/EQUIPMENT IN STILLWATER, OK



Tuesday
MAY 18 AT 1:00PM
Held on site - Online Bidding Available
 415 E 14TH AVENUE, STILLWATER, OK

- 4,500 SQ. FT. Commercial/Industrial Building
 - Split Front Office Space for Multiple Tenants
 - Zoned Light Industrial
 - Full Line of Sign Installation Tools & Equipment
 - 2 Boom Trucks
- in cooperation with
Berry Auctions
 TOM D. BERRY
 AUCTIONEER & BROKERS



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Auction Manager
BRENT WELLINGS • 405.332.5505
 brent@schraderauction.com
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4,500 SQ. FT. Irwin Custom Sign Company RETIREMENT AUCTION

COMMERCIAL BUILDING & FULL LINE OF SIGN TOOLS/EQUIPMENT IN STILLWATER, OK

We are pleased to offer the former Irwin Sign Company Real Estate & Personal Property. This is an outstanding property conveniently located off East 14th Street in Stillwater, with a Light Industrial Zoning! The building is 4,500 SF (45'x100'), featuring a large shop area with 11' overhead door and a front office space. The building sits on a corner lot, is easily accessible from two sides and has ample outside space for parking vehicles and equipment. Do not miss this opportunity to purchase some outstanding Stillwater commercial property!



Tuesday MAY 18 AT 1:00PM

Held on site • Online Bidding Available
415 E 14th AVENUE, STILLWATER, OK



Inspections
MONDAY, MAY 3 - NOON - 2:00PM
FRIDAY, MAY 14 - NOON - 2:00PM
TUESDAY, MAY 18 - 11:00AM - 1:00PM

For a full personal property list and photos, visit our website or contact Brent Wellings at 405.332.5505.



REAL ESTATE TERMS & CONDITIONS:

PROCEDURE: The Property will be offered as a single tract, there will be open bidding during the auction as determined by the Auctioneer.
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 and/or building dimensions 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., Berry Auctions and their representatives are exclusive agents of the Seller.
DISCLAIMER AND ABSENCE OF WARRANTIES: All

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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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