

Southwest Stillwater HOMESITE & DEVELOPMENT LAND AUCTION

15± acres
Offered in 3 Desirable Tracts
Payne County • Stillwater, OK

SCHRADER
Real Estate and Auction Company, Inc.
CORPORATE HEADQUARTERS:
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Auction Manager:
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FEBRUARY 2022

SUN	6	13	20	27	MON	7	14	21	28
TUE	1	8	15	22	TUE	2	9	16	23
WED	3	10	17	24	WED	4	11	18	25
THU	5	12	19	26	THU	6	13	20	27
FRI					FRI	7	14	21	28
SAT					SAT	8	15	22	29

Charles Brent Wellings, Associate Broker, 158091
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SchradersAuction.com
4% Buyer's Premium

- Three 5± Acres Homesite Tracts!
- City Water Available
- Excellent Development Potential
- Close Access to Highway 51
- Outside Stillwater City Limits

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THE ORIGINAL MULTI-TRACT AUCTIONS
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Thursday, February 24th • 6:00 pm

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Payne County • Stillwater, OK

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Auction Held at
Stillwater Community Center - Dining & Event Hall,
315 W 8th Ave, Stillwater, OK 74074.

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TRACT 1

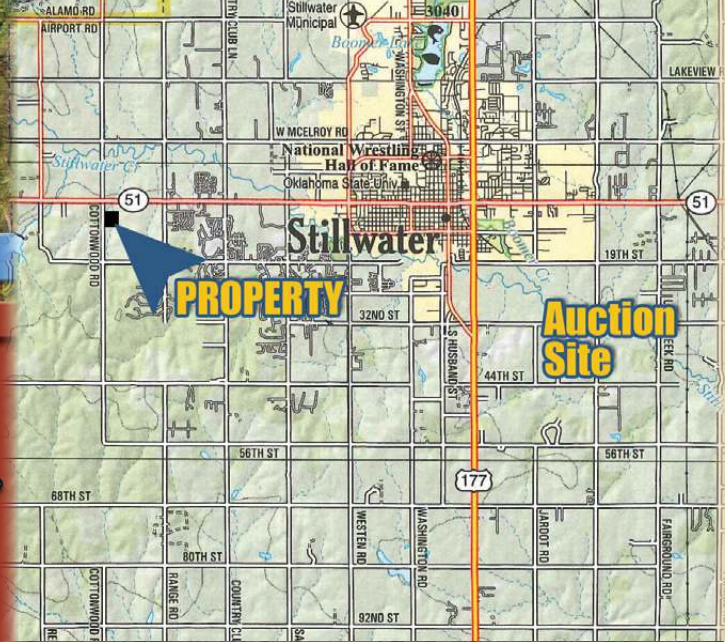
Southwest
Stillwater

HOMESITE & DEVELOPMENT LAND AUCTION

Thursday, February 24th • 6:00 pm

15[±] acres

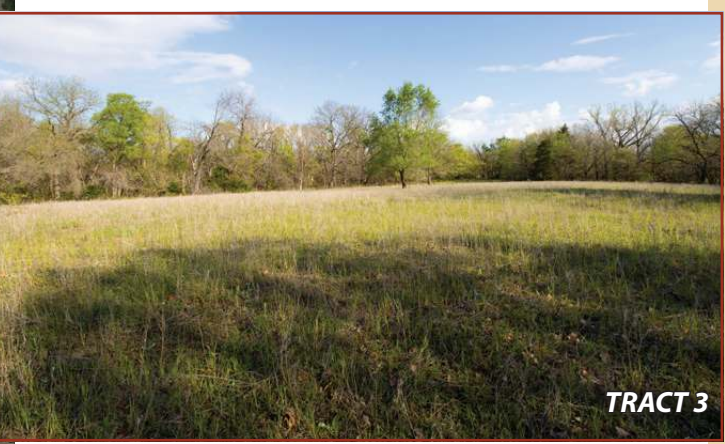
Offered in 3
Desirable Tracts



TRACT 1



TRACT 2



TRACT 3

- Three 5[±] Acres Homesite Tracts!
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INSPECTION DATES:
Friday, February 4th
3-5PM
Wednesday, February 16th
3-5PM
Wednesday, February 23rd
10AM-Noon
Meet Brent & Tom on Tract 1



Auction Location

Stillwater Community Center – Dining & Event Hall,
315 W 8th Ave, Stillwater, OK 74074.

Directions to Property

Turn south at the intersection of Hwy 51 and Cottonwood Road,
immediately watch for signs!

General Description

Unique opportunity to purchase an outstanding potential home-
site outside of Stillwater City limits with city water available!
These three 5[±] acres parcels are conveniently located just off
of Highway 51 on Cottonwood Road, which is an excellent hard
surface road in front of the properties. Each parcel has a combi-
nation of large, mature trees and open areas – making an excel-
lent setting for a potential home! Buyer may submit bids on any
individual tract, or the entire property making this a great oppor-
tunity to individual homesite Buyers and Investors too!

Tract Descriptions

TRACT 1: 5[±] ACRES located along Cottonwood Road, the clos-
est tract to Highway 51 has some huge trees and lots of seclusion
making an excellent potential homesite.

TRACT 2: 5[±] ACRES located along Cottonwood Road, the mid-
dle tract has a little more open area in the front of the parcel and
more huge trees and a beautiful creek in the back.

TRACT 3: 5[±] ACRES located along Cottonwood Road, the far
southern tract perhaps has the best topography of them all and
lots of ideal placed to put a potential home!

TERMS AND CONDITIONS:

PROCEDURE: Tracts 1 through 3 will be offered in individual
tracts, in any combination of these tracts, or as a total unit.
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 re-
quired 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 merchant-
able title by Special Warranty Deed.

EVIDENCE OF TITLE: Seller agrees to make available to bid-
der 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 auc-
tion or as soon thereafter as applicable closing documents
are completed by Seller.

POSSESSION: Possession shall be at closing, subject to
rights of current tenants.

REAL ESTATE TAXES: Real Estate taxes shall be prorated to
the date of closing.

MINERALS: Seller specifically excepts and reserves all miner-
als, including without limitation, oil, gas, coal, coalbed meth-
ane, and all other hydrocarbons, lignite, and all metallic min-
erals, 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 informa-
tion 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 respon-
sible for conducting his or her own independent inspections,
investigations, inquiries, and due diligence concerning the
property. The information contained in this brochure is sub-
ject 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 incre-
ments 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 MA-
TERIAL 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.



ONLINE BIDDING AVAILABLE

You may bid online during the auction at
www.schraderauction.com. You must be registered
One Week in Advance of the Auction to bid online. For
online bidding information, call Schrader Auction Co. -
800-451-2709.

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