

SEALED BID

AUCTION

BIDS DUE: FRIDAY, FEBRUARY 18

INCOME PRODUCING COMMERCIAL DEVELOPMENT



STILLWATER, OK
48±
ACRES
OFFERED IN 5 TRACTS

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AUCTION

SEALED BID

405.332.5505
Schraderauction.com



Follow Us and Get Our SchradetOS App:

DELIVER BIDS TO:
101 N MAIN ST, STILLWATER, OK 74075
ATTN: BRENT WELLINGS
BY 5:00PM ON FRIDAY, FEBRUARY 18

in cooperation with
Berry Auctions
101 N. Main • Stillwater, OK 74075
405-372-2466

SCHRADER
Real Estate and Auction Company, Inc.
CORPORATE OFFICE: PO Box 508
950 N Liberty Dr • Columbia City, IN 46725
800.451.2709 • 260.244.7606
AUKTION OFFICE: 405.332.5505
101 N Main St, Stillwater, OK 74075
AUCTION MANAGER:
BRENT WELLINGS • 405.332.5505
brent@schraderauction.com • Lic#158091



Tracts 1-2



Tract 2

ANNUAL GROSS RENTAL INCOME: \$147,000
MONTHLY GROSS RENTAL INCOME: \$12,250

STILLWATER
OKLAHOMA

48±
ACRES

- \$12,250 Monthly Rental Income
- Multiple Tenants
- Highway 51 Frontage
- 5 Commercial Buildings
- Loading Dock
- Numerous Commercial & Residential Building Sites

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TOM D. BERRY, AUCTIONEER & BROKERS
405 372 2466

48±
ACRES

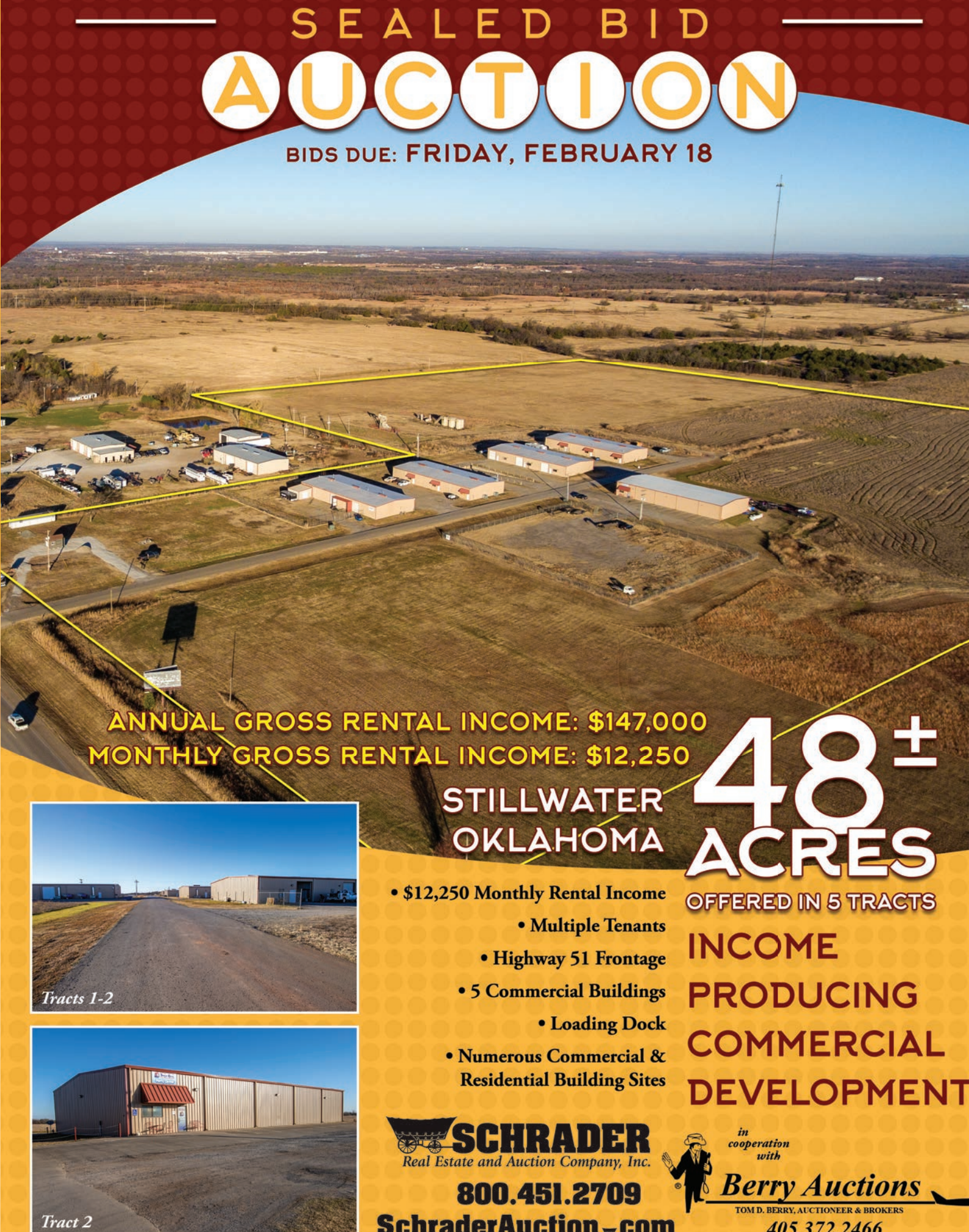
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OUTSTANDING OPPORTUNITY to acquire high quality, income producing commercial property in the Stillwater, Oklahoma area. The Kinnick Commercial Development was constructed and managed by the Kinnick Family for many years. With quality construction, established tenants and an outstanding location along Highway 51, this investment opportunity will excite many Buyers. The property includes 5 leased buildings with steel, insulated construction and full HVAC in each. Also being offered are 3 desirable building sites along Prairie Rd! The property is being offered by Sealed Bid Auction. Bids may be submitted on individual tracts, combinations of tracts or the entire property.

DELIVER BIDS TO: 101 N Main St, ATTN: Brent Wellings, Stillwater, OK 74075, by 5:00 PM on Friday, February 18.

TRACT 1: 12± ACRES with frontage along Highway 51 and N Prairie Rd, including 4 commercial buildings and adequate space for more development. Current monthly rental income is \$8,750.

408 Kinnick Rd 420 Kinnick Rd
414 Kinnick Rd 502 Kinnick Rd

TRACT 2: 10± ACRES with frontage along Highway 51, including 1 commercial building and a commercial storage yard currently leased, with monthly income of \$3,500.

413 Kinnick Rd: 60 ft. x 125 ft., 7,500 sq. ft. building with built out office, large storage area, bathrooms, HVAC and large parking area.

TRACT 3: 9± ACRES located along Prairie Rd, excellent potential building site with paved road frontage and easy access to Stillwater!

TRACT 4: 9± ACRES located along Prairie Rd, another excellent potential building site with level topography and lots of spots to build!

TRACT 5: 8± ACRES located along Prairie Rd, a third outstanding potential building site in the offering.



TRACTS 1-5



TRACT 1 - 414 Kinnick Rd



TRACT 1 - 502 Kinnick Rd



TRACT 1 - 408 Kinnick Rd



TRACT 1 - 414 Kinnick Rd



TRACT 2 - 413 Kinnick Rd



TRACT 1 - 420 Kinnick Rd



TRACT 1 - 502 Kinnick Rd



TRACT 2 - 413 Kinnick Rd

STILLWATER, OK

48± ACRES

OFFERED IN 5 TRACTS

INCOME PRODUCING COMMERCIAL DEVELOPMENT



TRACT 1



TRACT 1 - Loading Dock



TRACTS 1-2 - Shared Road



INSPECTION DATES:

Thursday, January 20
Thursday, February 3
Thursday, February 17
from 9:00 am - Noon



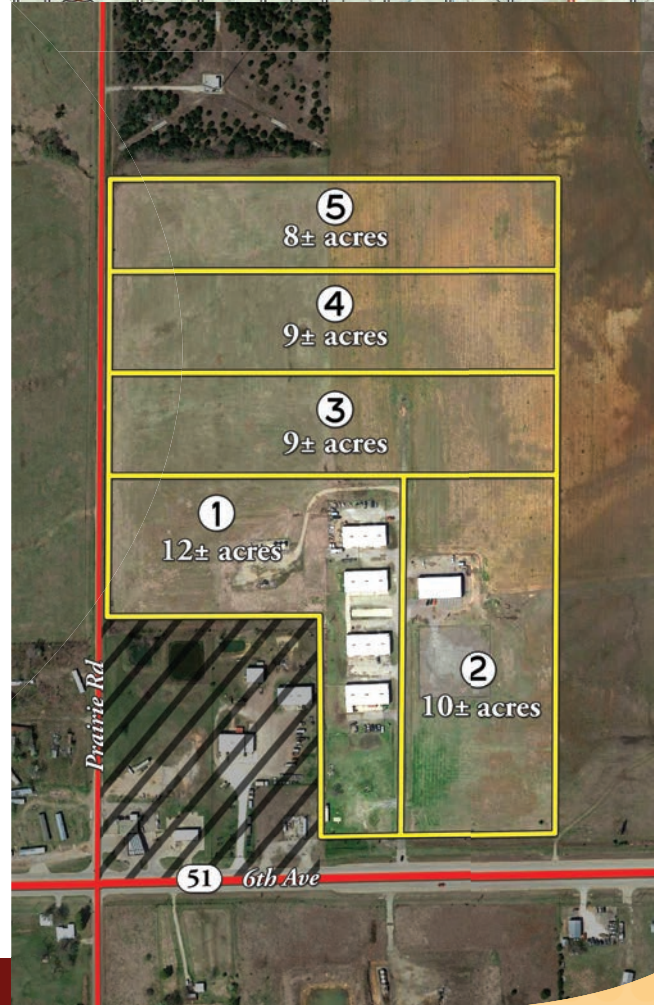
TRACT 2



TRACT 3



TRACT 5



AUCTION MANAGER: BRENT WELLINGS - 405.332.5505 • BRENT@SCHRADERAUCTION.COM

AUCTION TERMS & CONDITIONS:

BIDDING PROCEDURE: The property will be offered via a Sealed Bid Auction with bidding procedures more specifically outlined in the Sealed Bid Packet. The final 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 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.**

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, subject to rights of current tenants.

SURVEY: A new survey will be obtained only in 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: Tract maps and advertised acres are approximations based on existing tax parcel data, legal descriptions &/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 Company, Seller and its agents reserve the right to preclude any person from bidding if there is any questions as to the person's identity, credentials, fitness, etc.

AGENCY: Schrader Real Estate and Auction Company, Inc. and their representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: ALL PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE BY SELLER OR AUCTION COMPANY CONCERNING THE PROPERTY. 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 Auction Company 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.



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