

**SCHRADER**  
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*Auction Manager:*  
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in cooperation with

**LEGENDARY LAND CO.**

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You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must be registered **One Week in Advance of the Auction** to bid online. For online bidding information, call Schrader Auction Company, 800.451.2709.

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*Stillwater • Payne County, OK*  
**Premier Homesite and Development Land AUCTION**

**138± acres**  
Offered in 10 Tracts

**Thursday, October 5 at 6pm**  
at White Barn Estates, Stillwater, OK • Online Bidding Available

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Lakeview Road & Brush Creek – NE Stillwater  
Fifty One East Water Availability  
Numerous Potential Building Sites  
Extensive Paved Road Frontage  
Multiple Ponds  
Excellent Topography with Mature Trees

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**THE ORIGINAL MULTI-TRACT AUCTIONS**  
TIMED ONLINE ONLY  
VIRTUAL  
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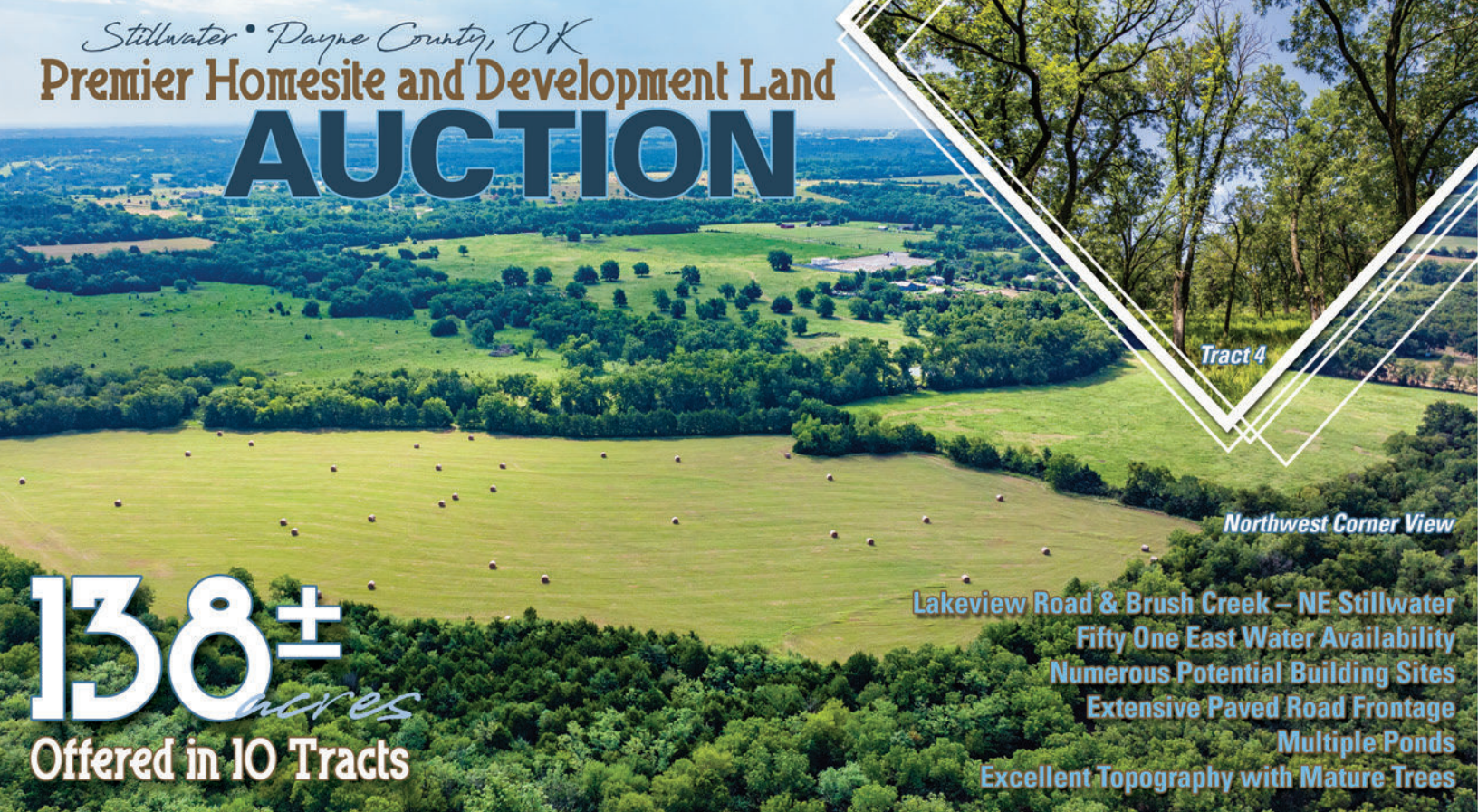


Stillwater • Payne County, OK  
**Premier Homesite and Development Land**  
**AUCTION**

**Thursday, October 5 at 6pm** at White Barn Estates, Pavilion Building  
 2020 E Lakeview Rd, Stillwater, OK 74075

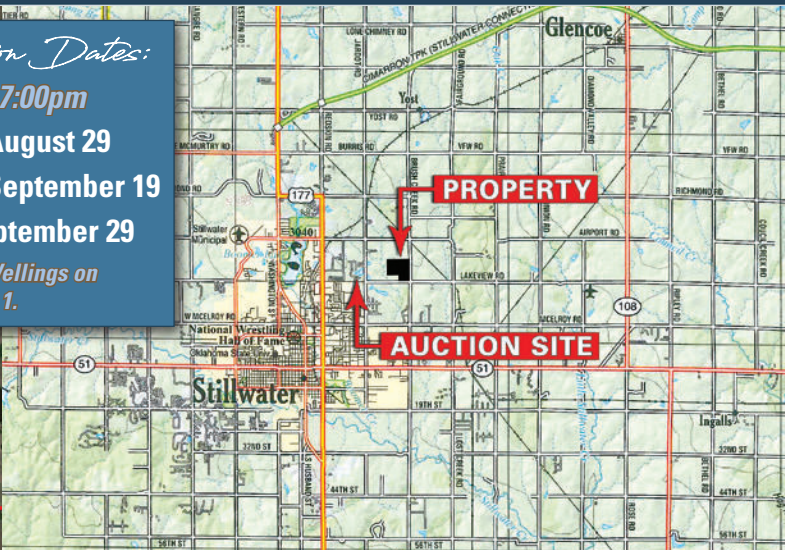
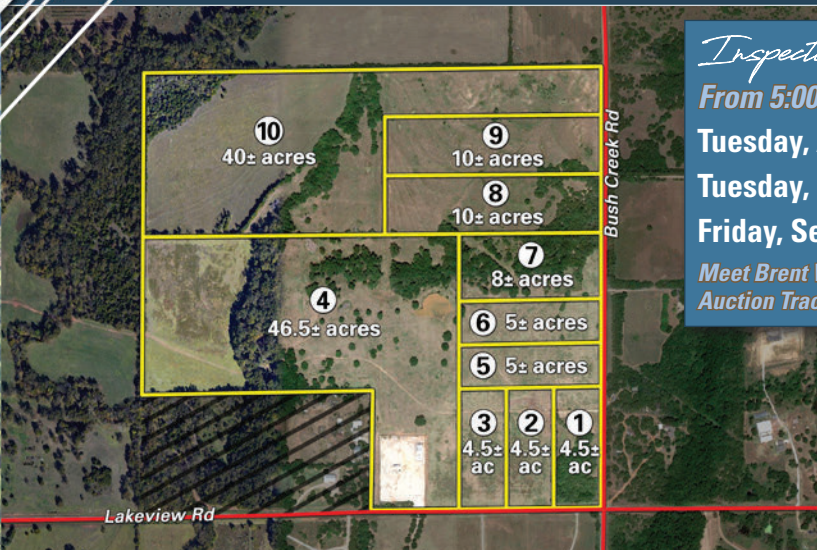
Online Bidding Available

Property located at the intersection of Lakeview Rd and Brush Creek Rd, Stillwater, OK



**138±**  
 acres  
 Offered in 10 Tracts

Lakeview Road & Brush Creek – NE Stillwater  
 Fifty One East Water Availability  
 Numerous Potential Building Sites  
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*Inspection Dates:*  
 From 5:00-7:00pm  
**Tuesday, August 29**  
**Tuesday, September 19**  
**Friday, September 29**  
 Meet Brent Wellings on Auction Tract 1.

Looking for a "Show Place" or the next successful development in the Stillwater community? The Adams Family has owned this exceptional property since 1946 and the time has come to pass the acreage on to the next generation of ownership. Buyers will have the opportunity to submit bids on any of the excellent individual tracts offered, as well as bid on any combination of tracts that fit your needs! See individual tract descriptions for more details on each.

**TRACT 1: 4.5± acres** premier building site located at the intersection of Lakeview Rd and Brush Creek Rd. Tract includes large, mature pecan trees, mixed cedar and a balance of open space blending together to make an excellent setting.

**TRACT 2: 4.5± acres** located along Lakeview Rd, excellent topography and views of the landscape to the south.

**TRACT 3: 4.5± acres** located along Lakeview Rd, another potential building site with paved road access!

**TRACT 4: 46.5± acres** located along Lakeview Rd, outstanding combination of open pasture and mature trees. Two ponds are included on the tract and the back field could make an outstanding hay meadow if desired. Plenty of room to tuck your dream home far from the road, by one of the ponds!

**TRACT 5: 5± acres** located along Brush Creek Rd, level topography with a wonderful view of the surrounding land.

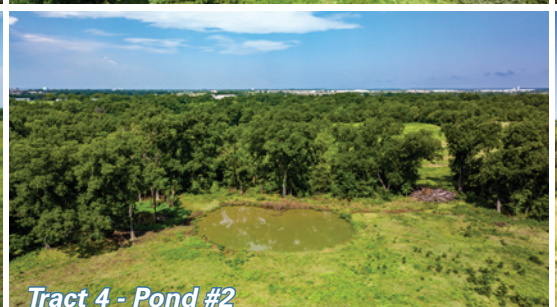
**TRACT 6: 5± acres** of mostly open land and a mixture of nice trees along the center of the property!

**TRACT 7: 8± acres** located along Brush Creek Rd with an outstanding mixture of open land and mature timber along the creek that dissects this parcel. Plenty of space to tuck your home away from the view any passerby, perhaps near the pond located in the center of the tract.

**TRACT 8: 10± acres** located along Brush Creek Rd with an excellent buffer of massive trees along the frontage and an open field on the back side of this piece; the combination makes a terrific potential building site.

**TRACT 9: 10± acres** located along Brush Creek Rd, another excellent potential building site with level topography and views for days.

**TRACT 10: 40± acres** that is a premier tract in the auction, includes the outstanding hay meadow along the back half of the property. The tract is dissected by a creek, lined with massive pecan trees and scattered oaks. This is a really beautiful piece of land!



*Auction Terms & Conditions:*

**PROCEDURE:** Tracts 1 through 10 will be offered in individual tracts, in any combination of these tracts, or as a total unit per auction date and time. There will be open bidding on all tracts and combinations during the auction 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 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 given 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" 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 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 to inspect any changes or additions to the property information.

4% BUYER'S PREMIUM  
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