

Stillwater • Payne County, OK

Premier Homesite and Development Land AUCTION

Tract 10

138±
acres
Offered in 10 Tracts

Tracts 8-10
& Tract 4

INFORMATION *Booklet*

Thursday, October 5 at 6pm

at White Barn Estates, Stillwater, OK
Online Bidding Available

in cooperation with



TIMES ONLINE ONLY

VIRTUAL

LIVE WITH ONLINE



LEGENDARY
LAND CO.

405.332.5505 • SchraderAuction.com

Tract 4

Disclaimer

All information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. Schrader Auction Company assumes no liability for the information provided.

Auction
Manager

Brent Wellings • 405.332.5505 • brent@schraderauction.com



COOPERATE OFFICE: 950 N. Liberty Dr., Columbia City, IN 46725
800.451.2709 | 260.244.7606 | www.schraderauction.com

Follow us and download our Schrader iOS app



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.



Auction Manager: **BRENT WELLINGS**
405.332.5505 • brent@schraderauction.com

in
cooperation
with



**LEGENDARY
LAND CO.**

972.768.5165 • SchraderAuction.com

BOOKLET INDEX



Real Estate Auction Registration Forms

Location Map

Tract Map

Tract Descriptions

Soils Map & Productivity Information

Topography Map

Tax Statements

Property Photos



BIDDER PRE-REGISTRATION FORM

THURSDAY, OCTOBER 5, 2023

138± ACRES – STILLWATER, OKLAHOMA

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,

P.O. Box 508, Columbia City, IN, 46725,

Email to auctions@schraderauction.com or brent@schraderauction.com

no later than Thursday, September 28, 2023.

Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

Brochure Newspaper Signs Internet Radio TV Friend

Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

Regular Mail E-Mail E-Mail address: _____

Tillable Pasture Ranch Timber Recreational Building Sites

What states are you interested in? _____

Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: _____ Date: _____

Online Auction Bidder Registration
138± Acres • Payne County, Oklahoma
Thursday, October 5, 2023

This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Thursday, October 5, 2023 at 6:00 PM. (CST)
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725
Phone 260-244-7606; email: auctions@schraderauction.com

For wire instructions please call 1-800-451-2709.

7. My bank routing number is _____ and bank account number is _____.
(This for return of your deposit money). My bank name, address and phone number is:

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Thursday, September 28, 2023**. Send your deposit and return this form via fax or email to: **brent@schraderauction.com or auctions@schraderauction.com**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

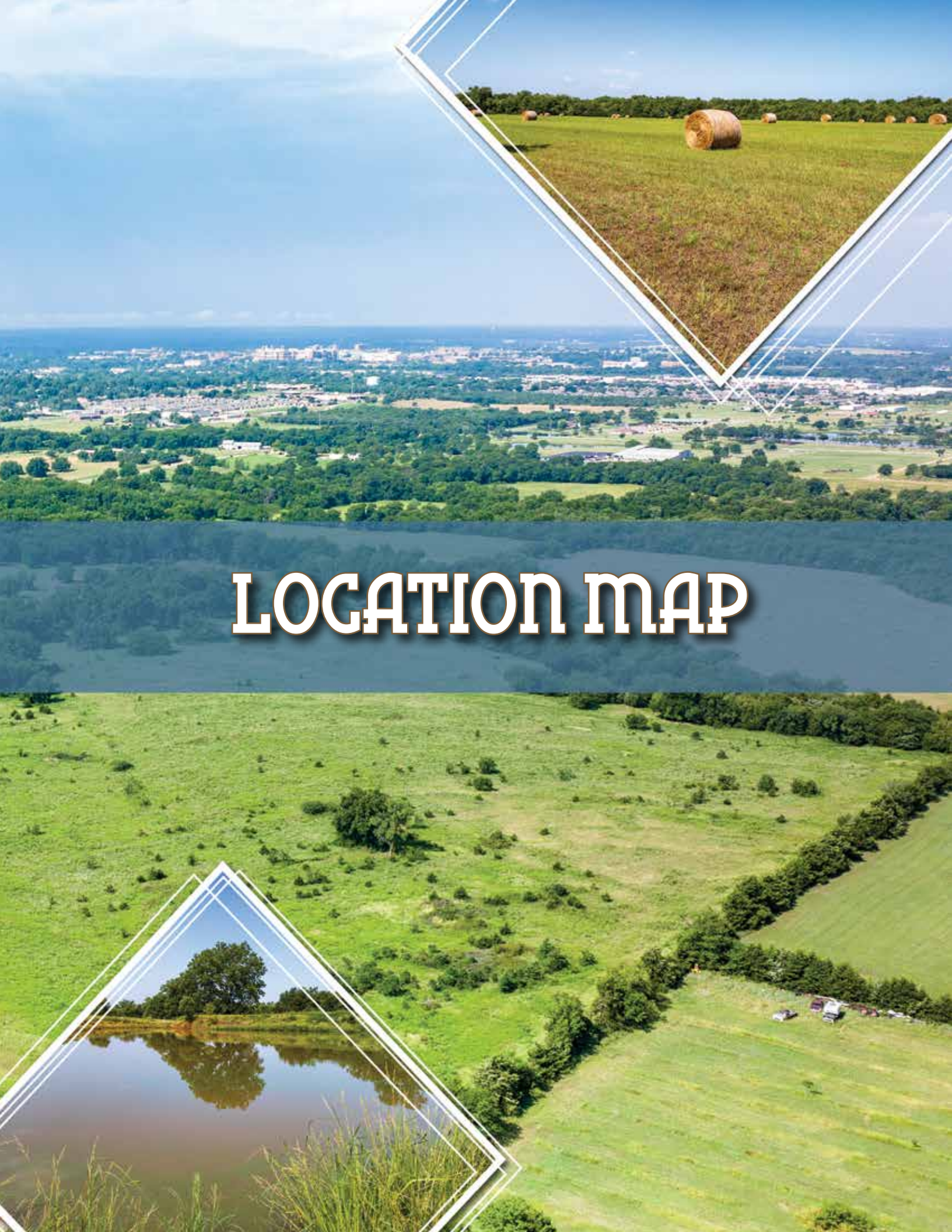
Printed Name

This document must be completed in full.

Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

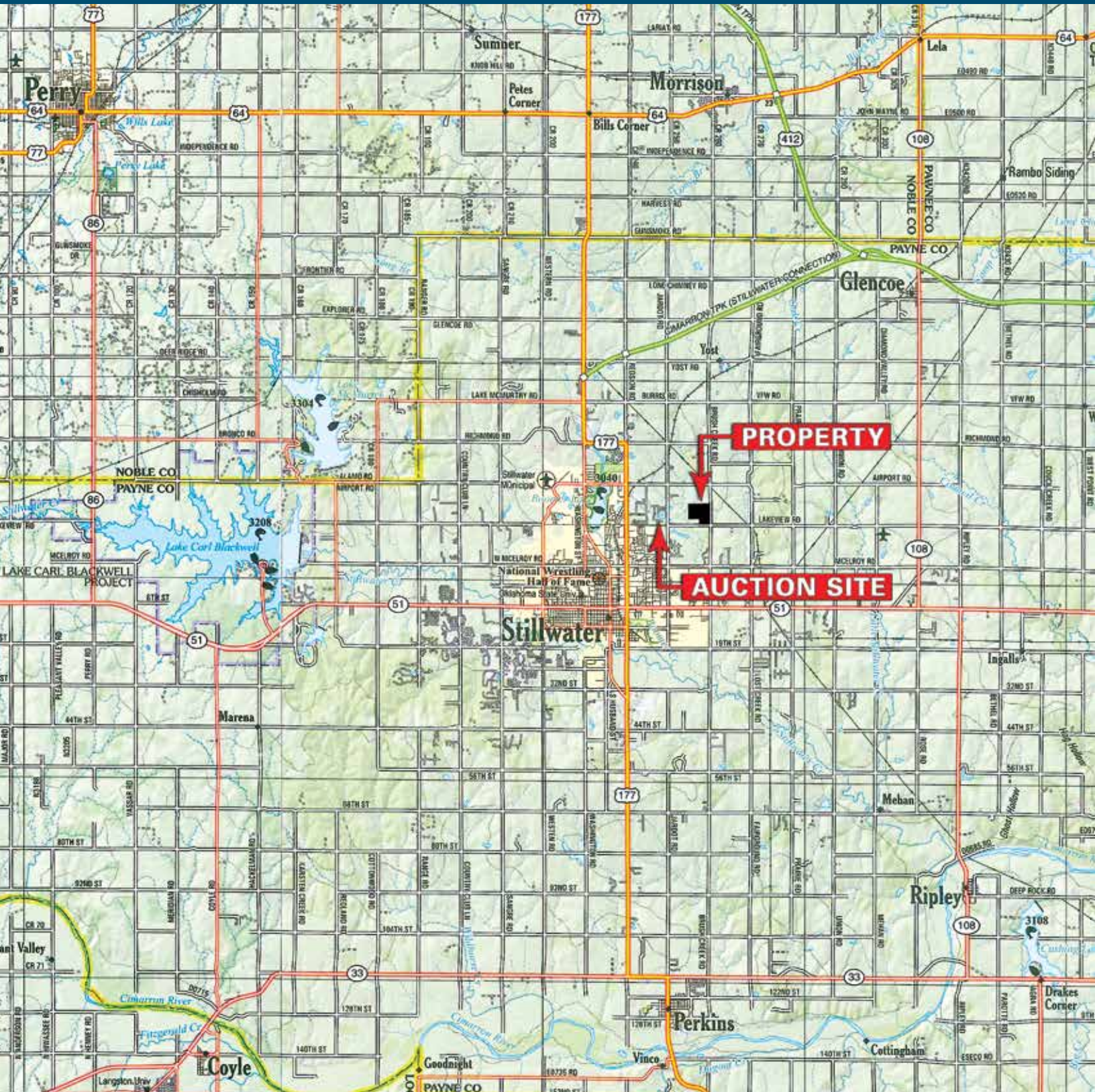
Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to: kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.



LOCATION MAP



LOCATION MAP

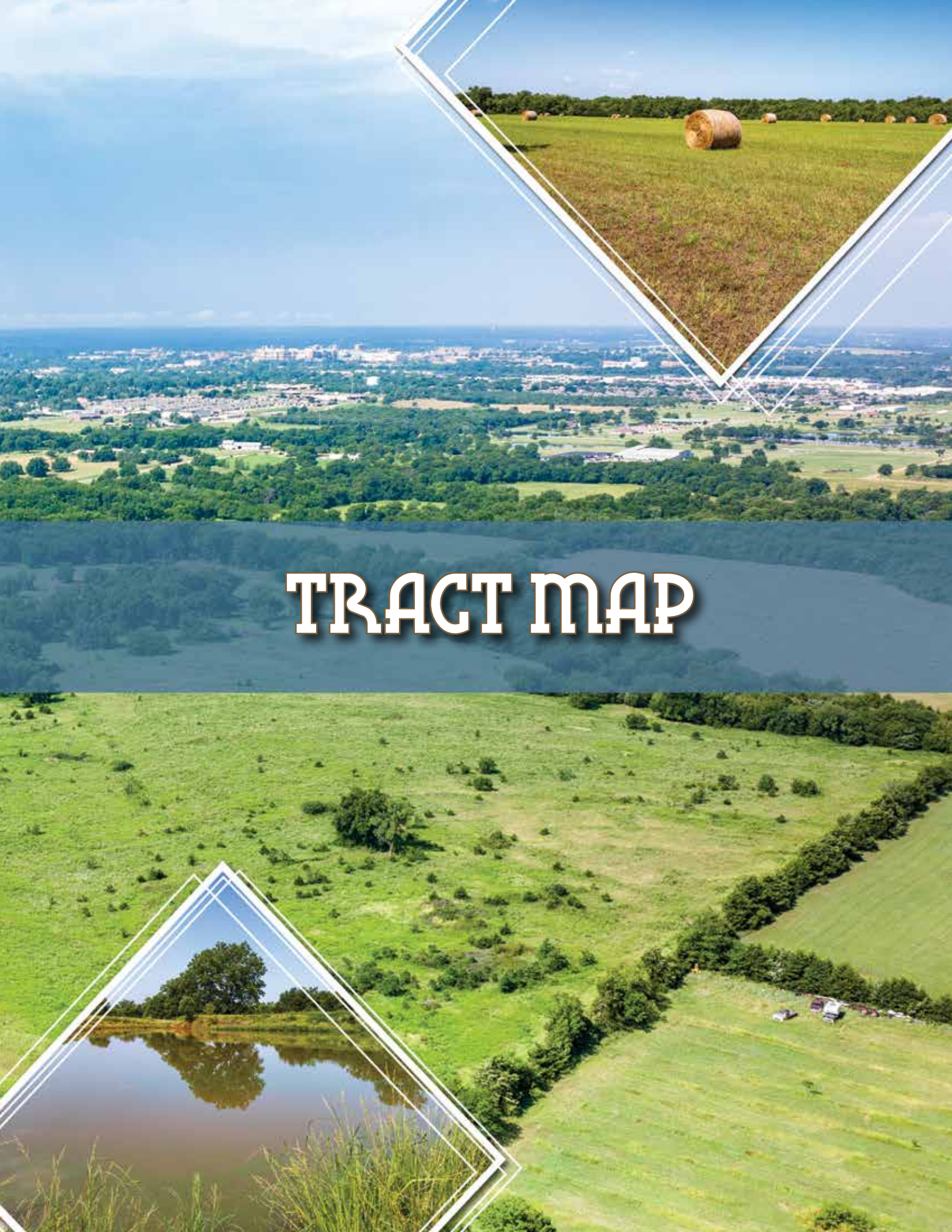


PROPERTY LOCATION: At the intersection of Lakeview Rd and Brush Creek Rd, Stillwater, OK

AUCTION LOCATION: White Barn Estates, Pavilion Building, 2020 E Lakeview Rd, Stillwater, OK 74075

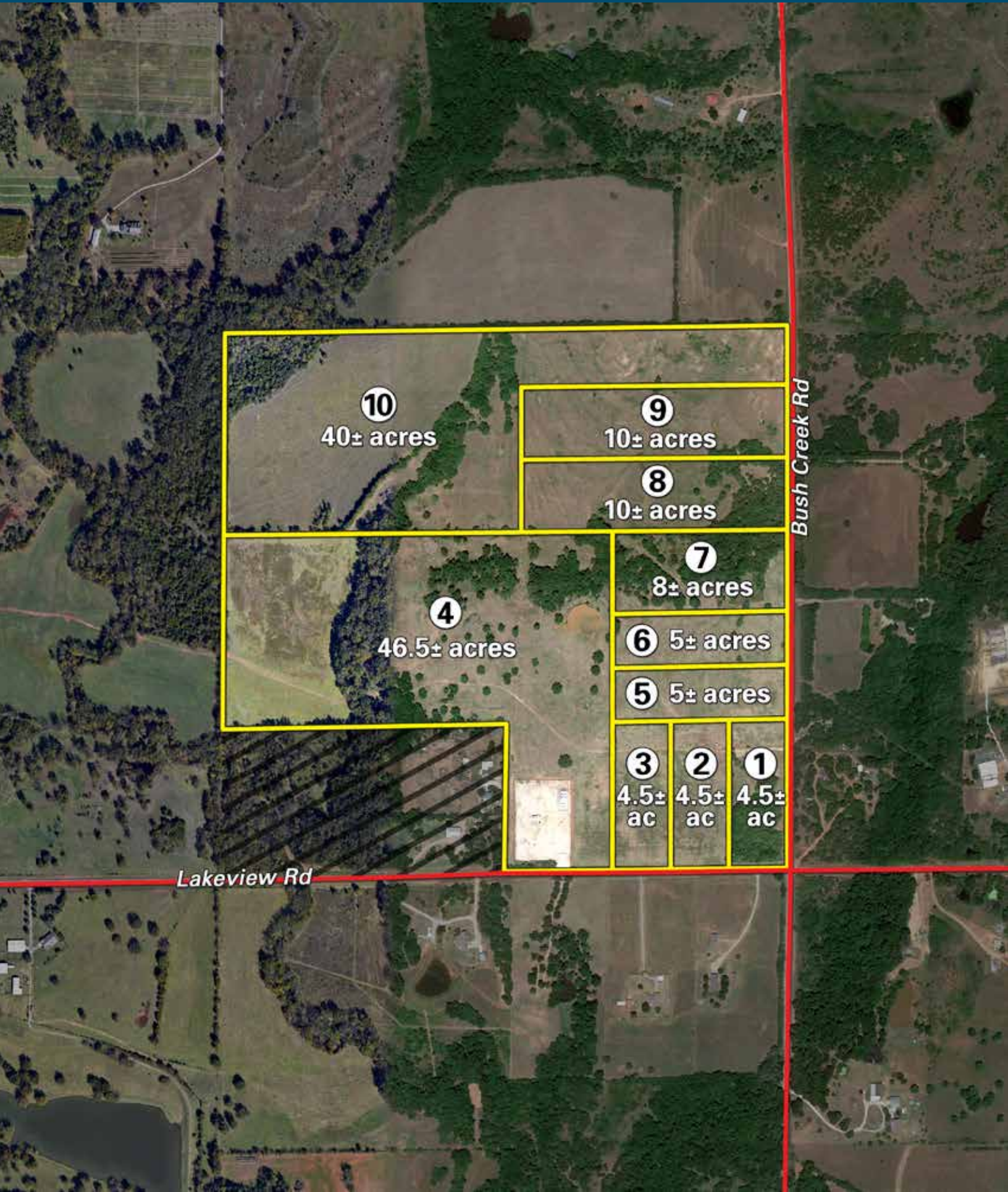


Online Bidding Available You may bid online during the auction at www.schraderauction.com. You must be registered **One Week in Advance of the Auction** to bid online. For online bidding information, call Schrader Auction Company, 800.451.2709.



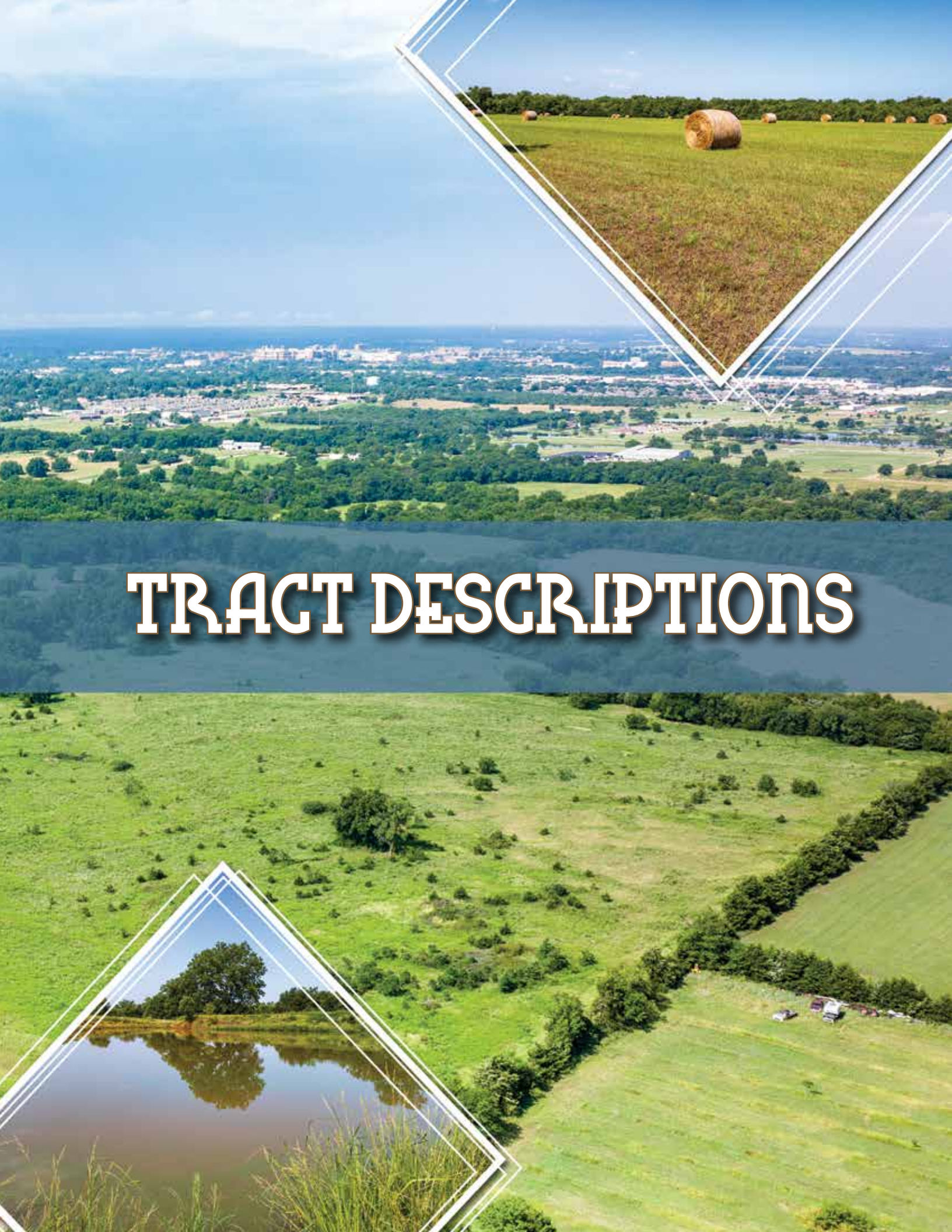
TRACT MAP

TRACT MAP



Lakeview Rd

Bush Creek Rd



TRACT DESCRIPTIONS

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

Tract 4

Northwest Corner View

138±
acres
Offered in 10 Tracts

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

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

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.

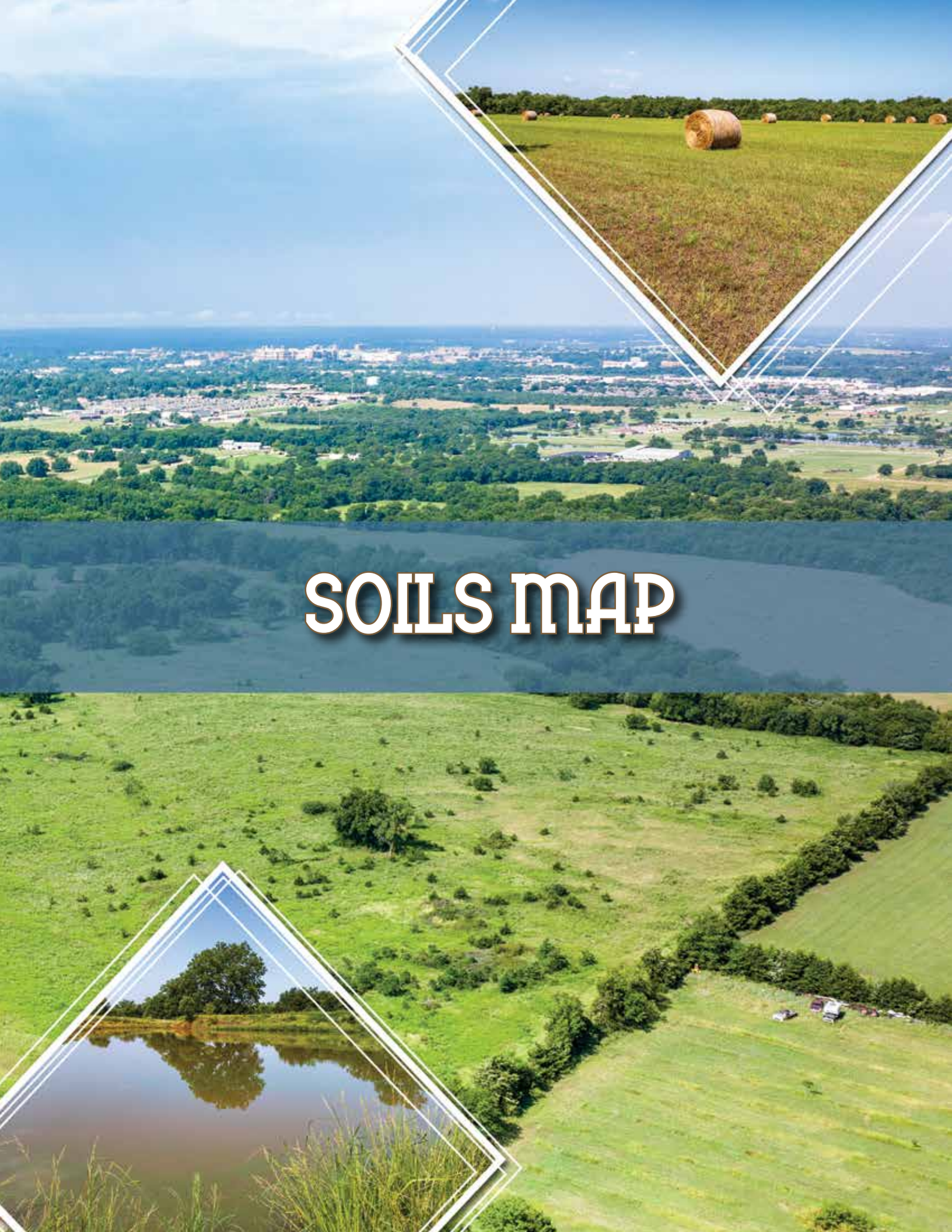
TRACT 6: 5± acres of mostly open land and a mixture of nice trees along the center of the property!

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.

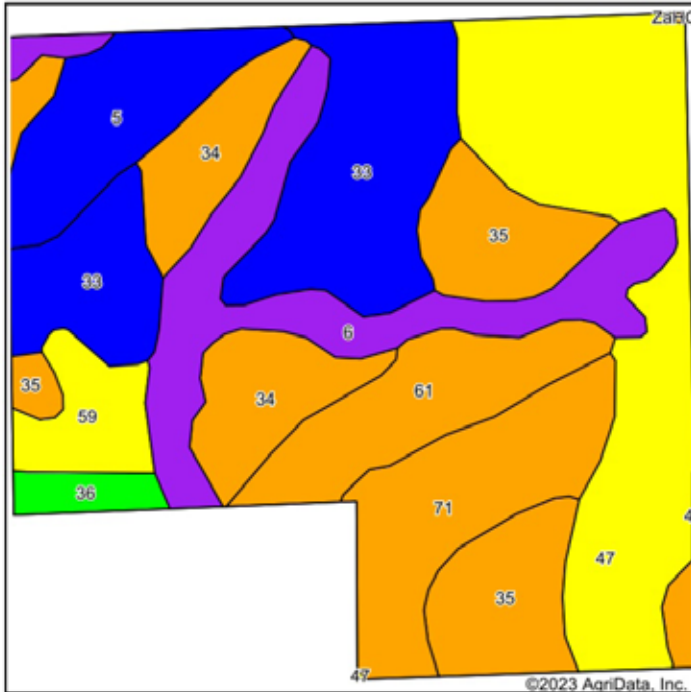
TRACT 9: 10± acres located along Brush Creek Rd, another excellent potential building site with level topography and views for days.

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!

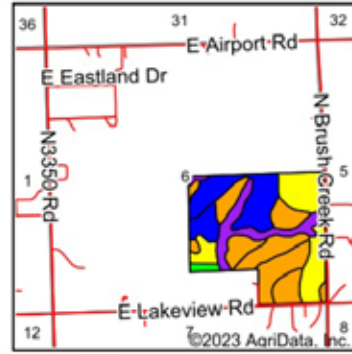


SOILS MAP

SOILS MAP



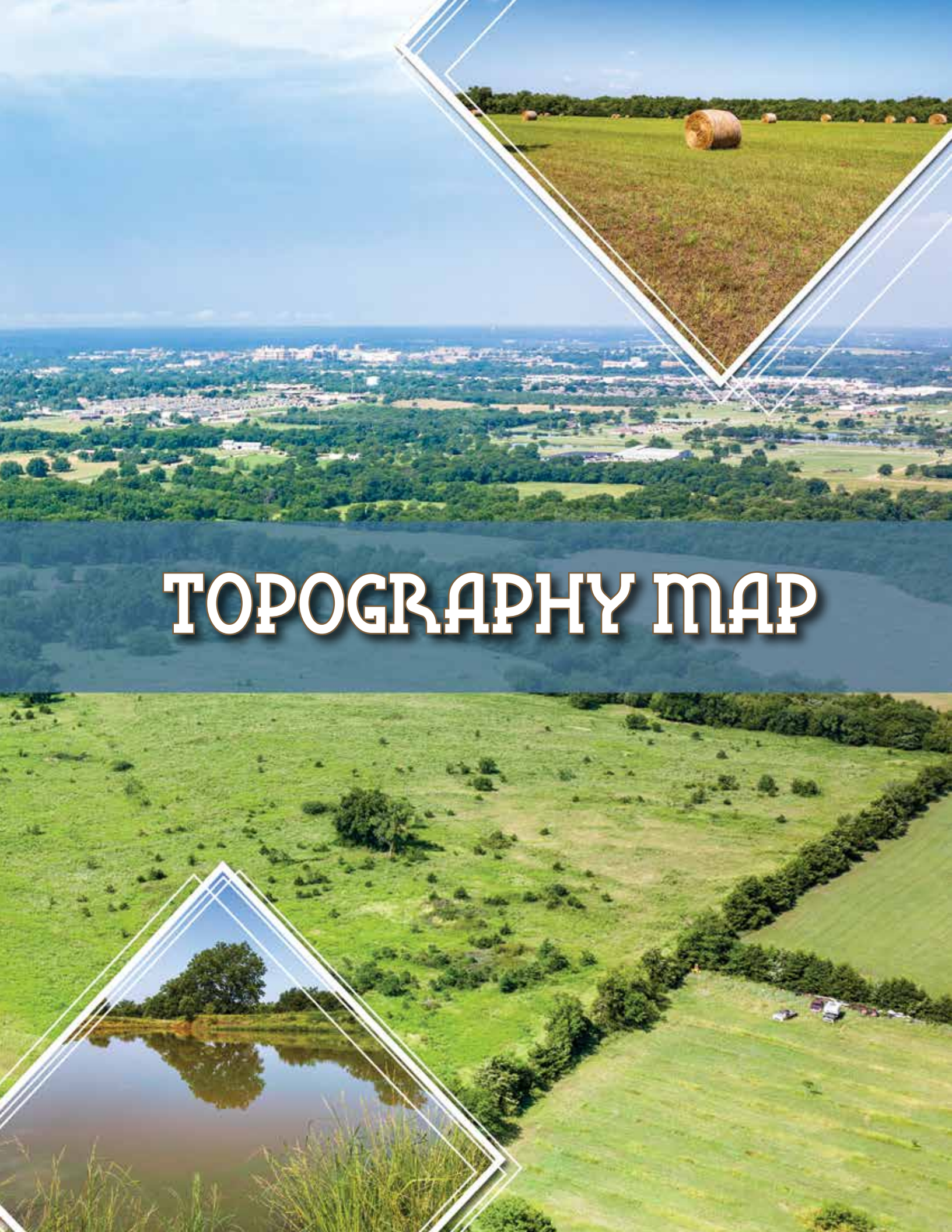
Soils data provided by USDA and NRCS.



State: **Oklahoma**
 County: **Payne**
 Location: **6-19N-3E**
 Township: **Stillwater**
 Acres: **140.09**
 Date: **9/11/2023**

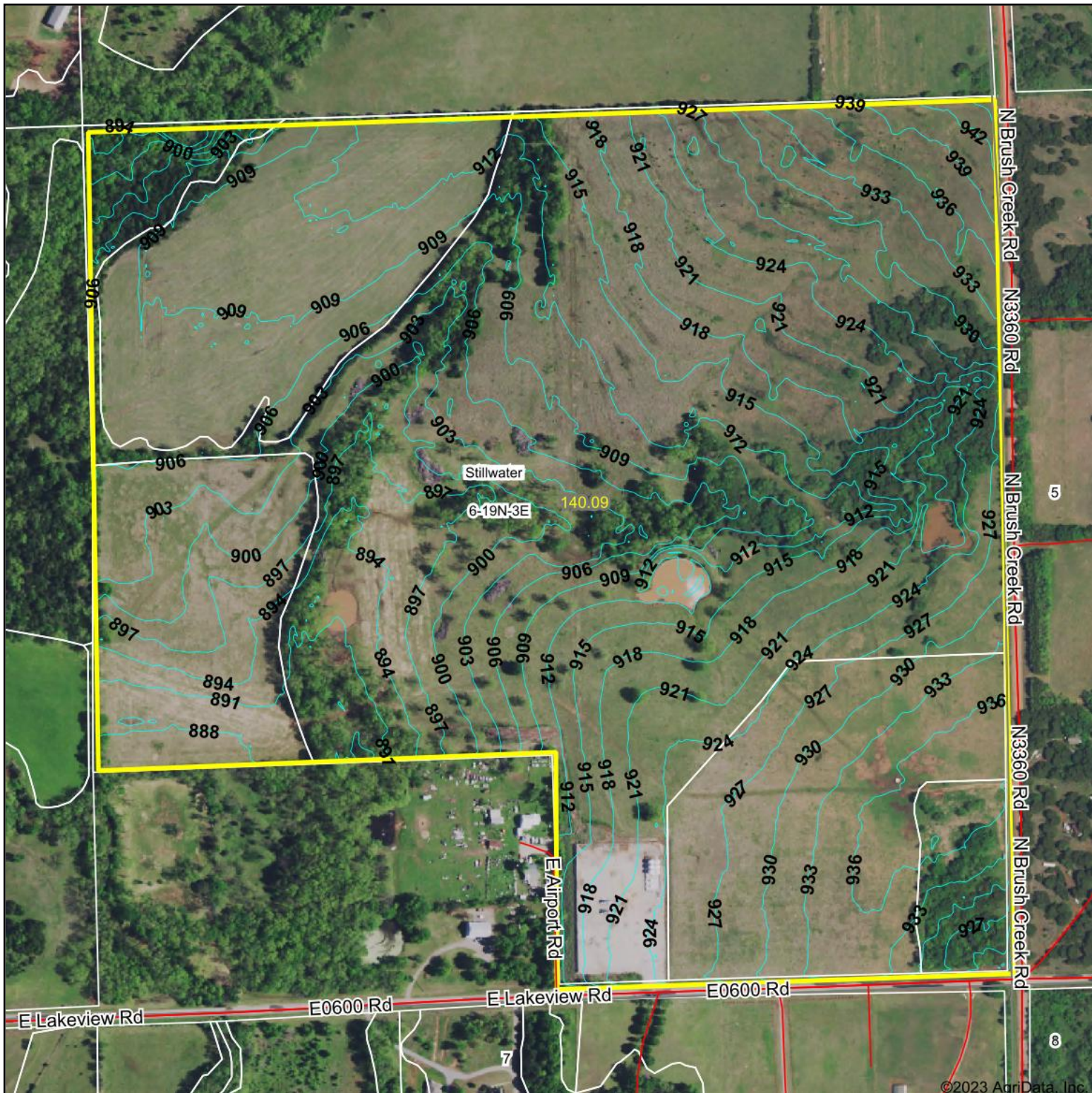


Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Alfalfa hay Tons	Barley Bu	Cotton lint Lbs	Grain sorghum Bu	Improved bermudagrass AUM	Introduced bluestem AUM	Peanuts Lbs	Weeping lovegrass AUM	Wheat Bu		
47	Renfrow loam, 3 to 5 percent slopes, eroded	28.72	20.5%		Ive			19	28	4		3			15		
33	Norge loam, 1 to 3 percent slopes	22.98	16.4%		Ile		3	2	360	49		6	5	75	5	30	
6	Pulaski fine sandy loam, 0 to 1 percent slopes, frequently flooded	17.35	12.4%		Vw			4		4		7	5		2		
35	Norge loam, 3 to 5 percent slopes, eroded	16.20	11.6%		Iile												
71	Zaneis loam, 3 to 5 percent slopes, eroded	14.61	10.4%		Iile							6			6		
34	Norge loam, 3 to 5 percent slopes	12.38	8.8%		Iile		3	2	348	46		6	4		6	29	
61	Mulhall loam, 3 to 5 percent slopes, eroded	10.39	7.4%		Iile			1		28		5			1	22	
5	Bethany silt loam, 1 to 3 percent slopes	10.10	7.2%		Ile	Ile		2	302	44		5	5			30	
59	Konawa and Teller soils, 3 to 8 percent slopes, eroded	5.02	3.6%		Ive			1		30		4			4	17	
36	McLain silt loam, 0 to 1 percent slopes, rarely flooded	2.16	1.5%		I			5		56		9	6			35	
49	Renfrow and Grainola soils, 3 to 8 percent slopes, severely eroded	0.11	0.1%		Vie							2					
ZaHC	Zaneis-Huska complex, 1 to 5 percent slopes	0.07	0.0%		Iile		2	1	194	27		5			4	19	
Weighted Average							3.22	*	1.4	4.6	117.4	20.6	4.6	2.2	12.3	2.2	15.8

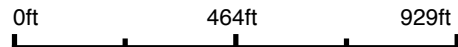


TOPOGRAPHY MAP

TOPOGRAPHY MAP



Source: USGS 3 meter dem
 Interval(ft): 3.0
 Min: 886.6
 Max: 946.4
 Range: 59.8
 Average: 914.2
 Standard Deviation: 12.93 ft



9/11/2023

6-19N-3E
Payne County
Oklahoma

Boundary Center: 36° 8' 55.79, -97° 1' 11.85



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Field borders provided by Farm Service Agency as of 5/21/2008.

The image is a composite of three aerial photographs. The top right shows a green field with several large round hay bales under a clear blue sky. The middle section shows a wide, calm lake with a town and industrial buildings visible in the distance across a line of trees. The bottom section shows a lush green field with a small pond in the foreground, reflecting the sky and surrounding trees. The text 'TAX STATEMENTS' is centered over the lake in a bold, white, sans-serif font with a black outline.

TAX STATEMENTS

TAX STATEMENTS

Tax Roll Inquiry

Payne County Treasurer



Lee R Denney, Treasurer

315 West Sixth Street, Suite 101, Stillwater, OK 74074

Phone: 405-624-9411

Fax: 405-372-9548

E-Mail: ldenney@paynecountytreasurer.org



28228886155

Owner Name and Address

ADAMS, LOWELL S & MARILYN S TTEE
1503 FOREST GREEN DR
OGDEN UT 84403-3123

Taxroll Information

Tax Year : 2022
Property ID : 19N03E-06-2-00000-000-0254
Location : E LAKEVIEW RD STILLWATER
School District : STW-R Stillwater Rural Mills : 99.89
Type of Tax : Real Estate
Tax ID : 6155

Legal Description and Other Information:

06-19N-03E B-254 (138acm/l) E/2 SE/4 & N 58AC OF W/2 SE/4

Assessed Valuations	Amount	Tax Values	Amount
Land	6585	Base Tax	658.00
Improvements	0	Penalty	0.00
Net Assessed	6585	Fees	0.00
		Payments	658.00
		Total Paid	658.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
11/28/2022	3537	Check	Taxes	658.00	ADAMS, LOWELL S & MARILYN S TTEE->Check# 370



PROPERTY PHOTOS



TRACTS 1-10



TRACTS 1-10



TRACTS 1-3



TRACT 1



TRACT 1



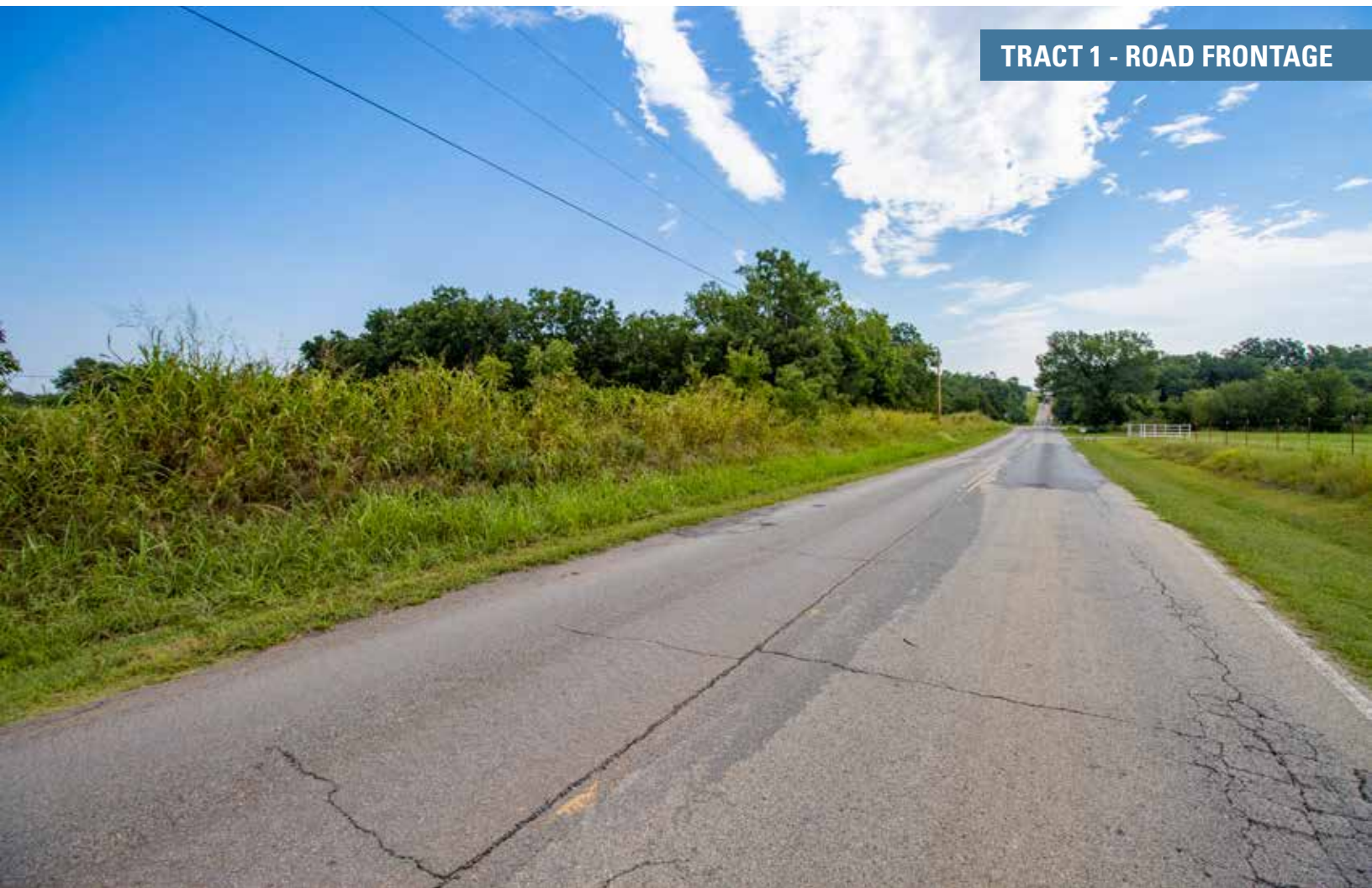
TRACT 1



TRACT 1



TRACT 1 - ROAD FRONTAGE



TRACT 2



TRACT 2



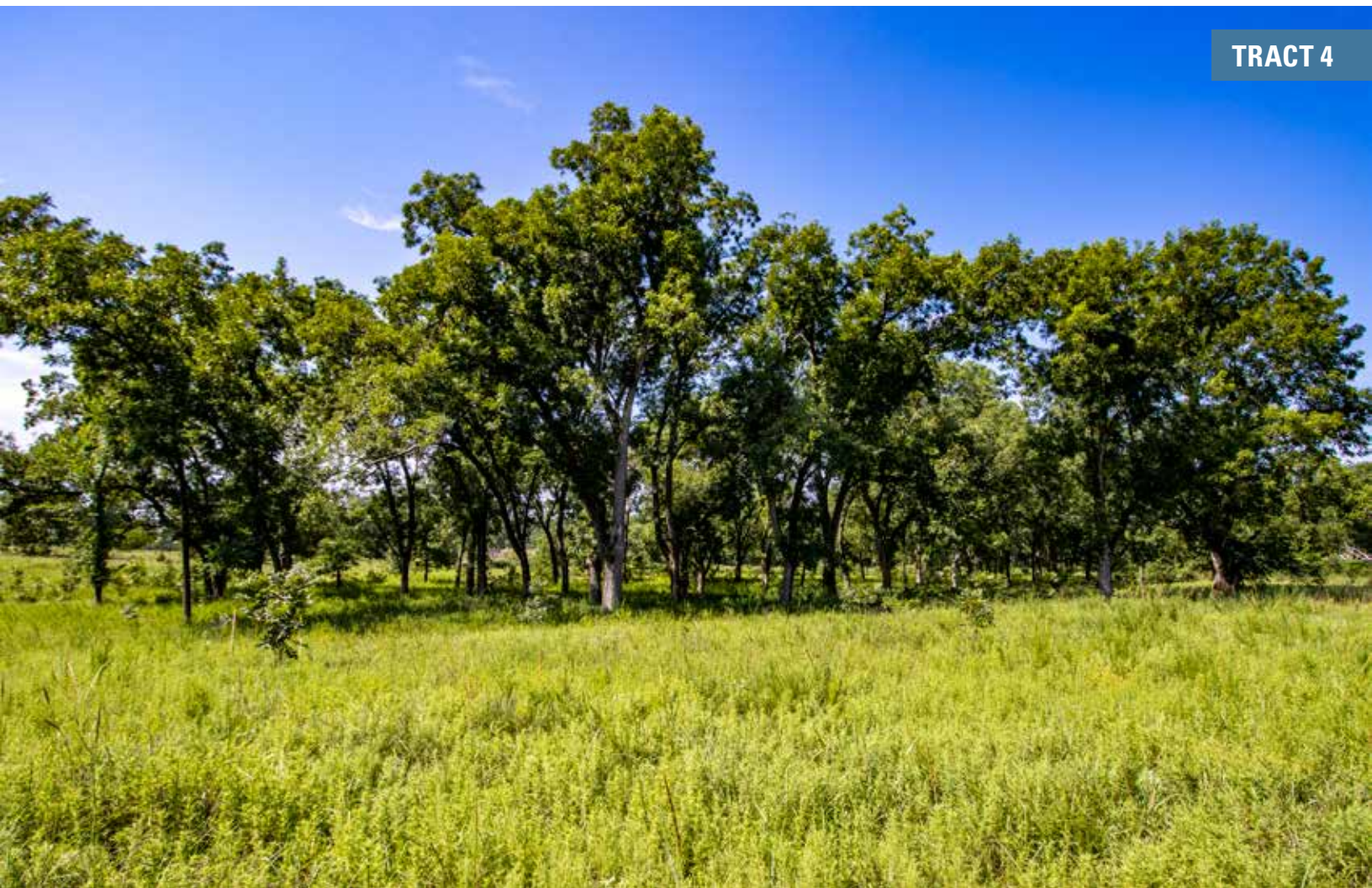


TRACTS 4-10



TRACT 4





TRACT 4



TRACT 4





TRACT 5



TRACT 5



TRACTS 5-7 ROAD FRONTAGE



TRACT 6



TRACT 6



TRACT 6





TRACT 7



TRACT 7



TRACT 7



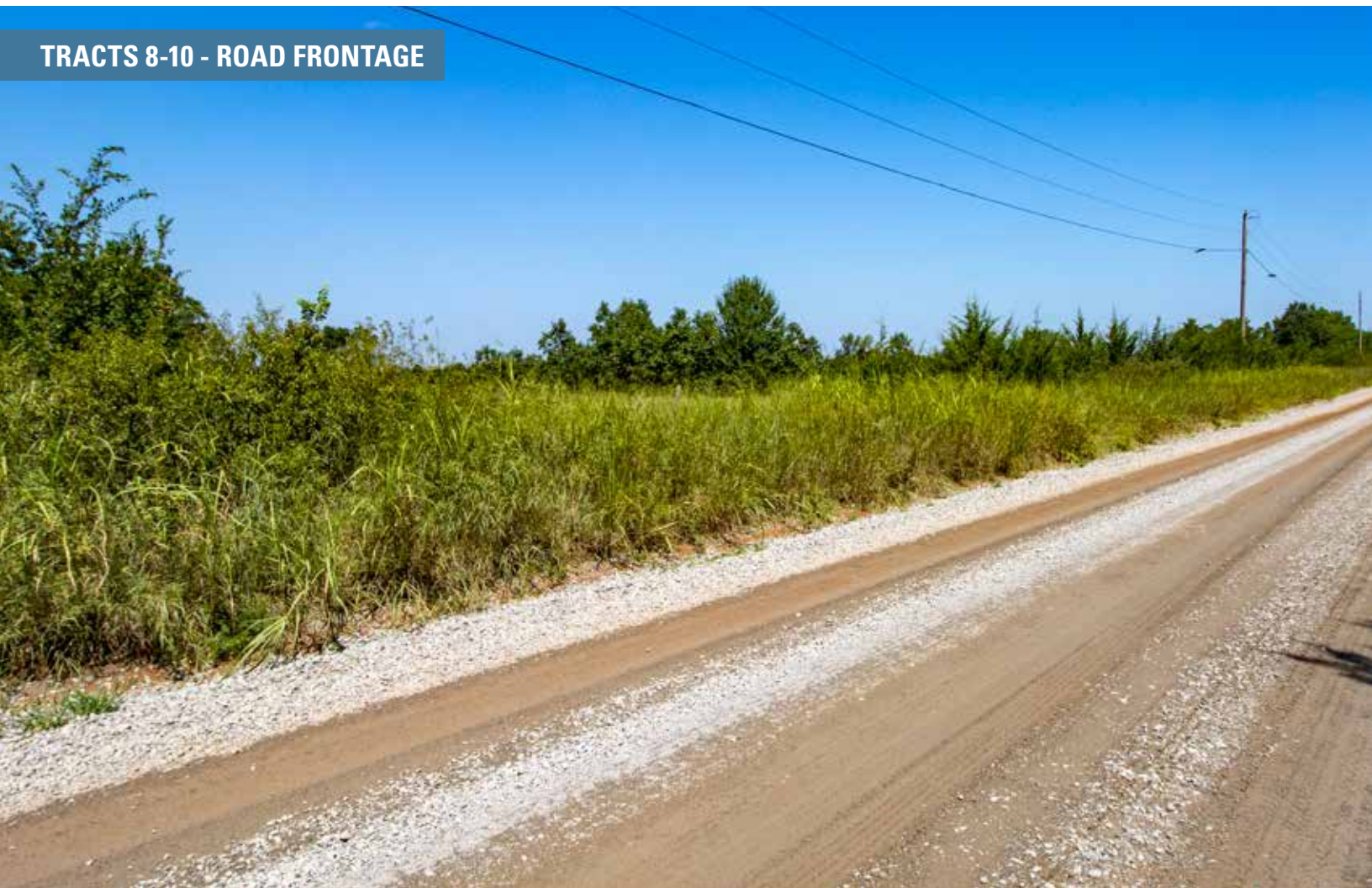
TRACT 8



TRACT 8



TRACTS 8-10 - ROAD FRONTAGE





TRACT 10



TRACT 10





TRACT 10



TRACT 10







TRACT 7

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