



4,800^{sq. ft.}

Commercial Building

213 South Main Street, Stillwater, Oklahoma 74075

*Exciting Commercial Opportunity
in Stillwater's Thriving
Business District!*

SEALED BID AUCTION



Oklahoma State
University Campus

MAIN STREET

- 4,800 Square Foot Building
- Highly Visible Main Street Location
- Large Retail Showroom

INFORMATION BOOKLET

BIDS DUE: *Wednesday, April 2nd* **at 5PM CDT**

DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

AUCTION COMPANY: Schrader Real Estate and Auction Company, Inc.

Charles Brent Wellings (Branch Broker), 158091
Schrader Real Estate and Auction Co Inc.
(Branch Office - Stillwater, OK), 172583
Schrader Real Estate and Auction Co Inc., 112774



SCHRADER REAL ESTATE & AUCTION CO., INC.
950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 or 800-451-2709
SchraderAuction.com

TERMS AND 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 Special Warranty Deed.

EVIDENCE OF TITLE: Sellers shall furnish at Sellers' expense an updated title insurance commitment disclosing fee simple title to the real estate in the name of Sellers (free and clear of any material encumbrance

that does not constitute a Permitted Exception) as of a date after the Auction and prior to closing, subject to all standard requirements, conditions and exceptions and subject to the Permitted Exceptions. If Buyer and/or Buyer's lender elect(s) to purchase title insurance, the cost of issuing the owner's and/or lender's title insurance policy, and any desired endorsements, shall be at Buyer's sole expense.

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.

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, advertised acres, building dimensions and square footages 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 & Auction Company, Inc. and its 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.**

BOOKLET INDEX



LOCATION MAP

AERIAL MAP

TAX STATEMENTS

PROPERTY RECORD CARDS

SURVEY

PROPERTY PHOTOS



LOCATION MAP & AERIAL MAP

LOCATION MAP

INSPECTION DATES:

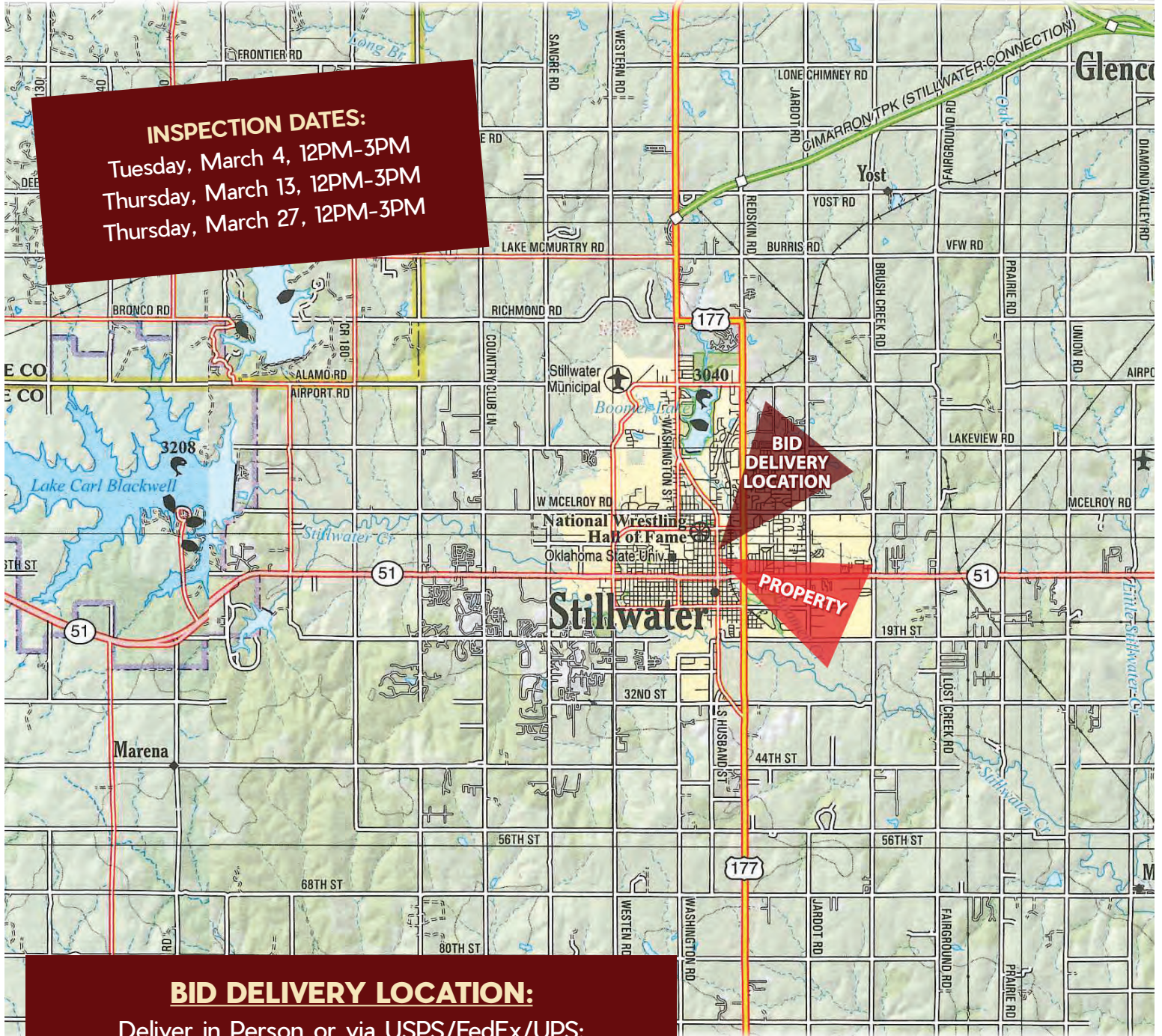
Tuesday, March 4, 12PM-3PM
Thursday, March 13, 12PM-3PM
Thursday, March 27, 12PM-3PM

BID
DELIVERY
LOCATION

PROPERTY

BID DELIVERY LOCATION:

Deliver in Person or via USPS/FedEx/UPS:
101 N. Main Street, Stillwater, OK 74075



AERIAL MAP



GENERAL DESCRIPTION:

Seize this rare opportunity to own a high-visibility commercial property in the heart of Stillwater, OK! Located at **213 S Main Street**, this **4,800 sq. ft.** building is ideally positioned for maximum exposure, featuring an attractive **retail showroom in the front** and a **versatile 3-bay garage in the rear**.

Situated on a **spacious 14,200 sq. ft. lot** with **100 feet of Main Street frontage**, this property offers **easy access and high visibility**, making it an ideal investment for entrepreneurs and investors alike.

Previously home to a well-regarded HVAC contractor, as well as tire and automotive businesses, this location and CG zoning are **well-suited for a variety of commercial uses**, including retail and wholesale trade and service-based businesses.

Whether you're an **investor looking to expand your portfolio** or a **business owner searching for the perfect space**, this property presents **exceptional income potential and an unbeatable location**.

Don't miss out on this opportunity - contact us today for more information!

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



20240017929

Owner Name and Address

TWIN CREEK REALTY, LLC
4024 W 44TH ST
STILLWATER OK 74074-9300

Taxroll Information

Tax Year : 2024
Property ID : 19N02E-14-2-SM330-002-0010
Location : 213 S MAIN ST STILLWATER
School District : TIF1 Stillwater TIF 1 Mills : 101.68
Type of Tax : Real Estate
Tax ID : 17929

Legal Description and Other Information:

Miller's Add Blk 2 Lots 10-11

Assessed Valuations	Amount	Tax Values	Amount
Land	16964	Base Tax	3,410.00
Improvements	16571	Penalty	0.00
Net Assessed	33535	Fees	0.00
		Payments	3,410.00
		Total Paid	3,410.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/16/2024	12754	Check	Taxes	3,410.00	TWIN CREEK REALTY, LLC->Check# 5722

PROPERTY RECORD CARDS

PROPERTY RECORD CARDS



Payne County Oklahoma Assessor's Office

Payne County Oklahoma Assessor's Office

600017929
213 S Main St

Twin Creek Realty, LLC
4024 W 44th St
Stillwater OK 74074-9300

2024 Market Value
\$294,170

KEY INFORMATION

Parcel ID	19N02E-14-2-SM330-002-0010		
Land Size	2.00000	Land Unit	Lot
Class	UC	School District	Stw TIF #3
Exemption	-	Section	14
Township	19N	Range	02E
Neighborhood	Stillwater SouthCentral		
Legal Description	Miller's Add Blk 2 Lots 10-11		

2024 APPRAISAL DETAILS

Land Value	\$148,810
Building Value	\$129,980
Misc Imp Value	\$15,380
Total Market Value	\$294,170

SALES

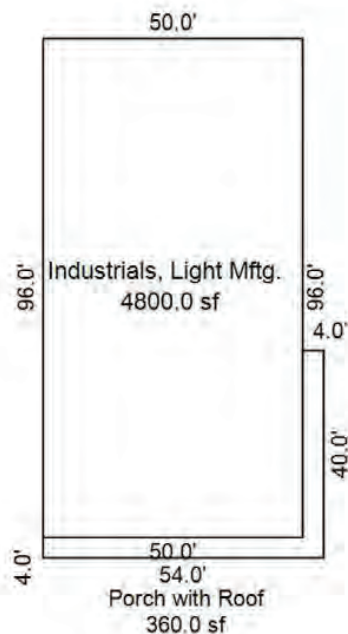
SALE DATE	SALE PRICE	DEED BOOK	DEED PAGE	INSTRUMENT TYPE	GRANTOR
01/03/2017	\$315,000	2373	348	Warranty Deed	LEWIS, WAYNE A
06/14/2010	\$0	1894	995	Quit Claim Deed	LEWIS, BETTY IRENE
05/11/2006	\$0	1640	312	Quit Claim Deed	LEWIS, TAMMY A
10/29/1997	\$0	1152	366	Death Deed	LEWIS, TRACEY LEE
01/02/1990	\$122,500	920	102	Warranty Deed	-

BUILDING DETAILS

PROPERTY RECORD CARDS

BUILDING (1) - 213 S MAIN ST

Type	Industrials, Light Mftg.	Style	-
Finished Living Area	4,800 sf	Basement	-
Quality	Average	Condition	Average
Year Built	1966	Exterior Walls	Concrete Block
Roof Cover	Metal	HVAC	Radiant Space Heaters
Bedrooms	0	Full Bath	0
Half Bath	0	Garage Type	-



MISC IMPROVEMENTS

PROPERTY RECORD CARDS

IMPROVEMENT TYPE	UNITS/SQ FT	EST YEAR BUILT
Paving, Concrete	8148	1966

YARD ITEMS

DESCRIPTION	TOTAL UNITS	YEAR BUILT	LENGTH	WIDTH	HEIGHT
No items to display					

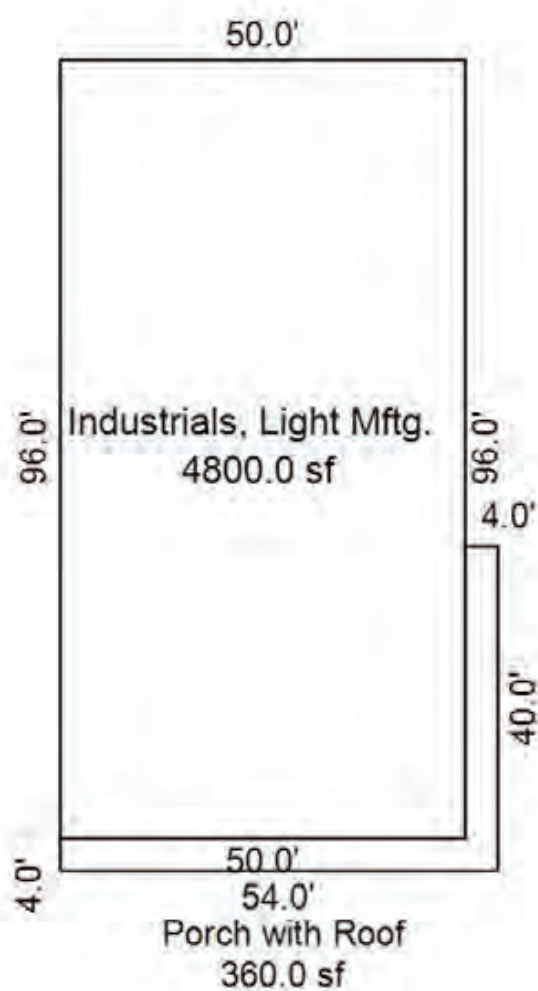
LAND

UNITS	USE CODE	WIDTH	DEPTH	DESCRIPTION	USE VALUE
14200.00000	Square Ft	100	142	Main St Stw, 5th to McElroy	\$148,810



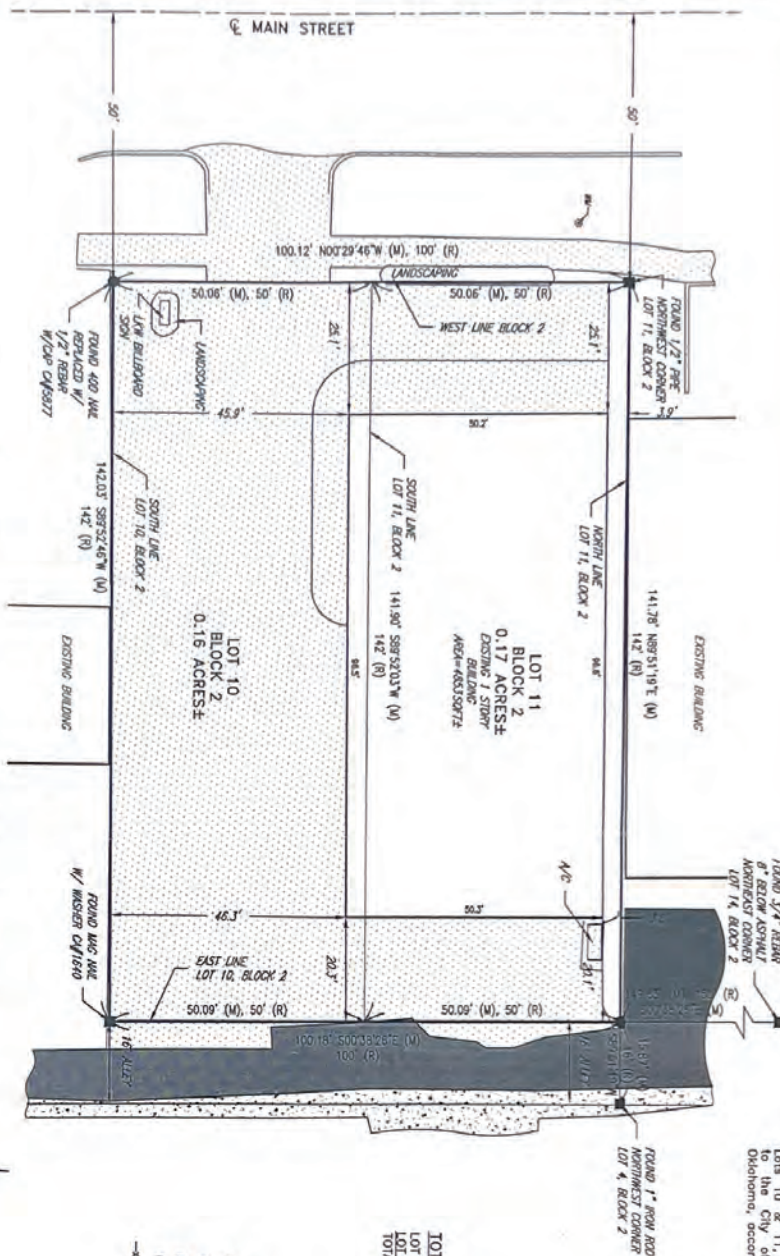
600017929 08/08/2022

PROPERTY RECORD CARDS



SURVEY

SURVEY



CERTIFICATE OF SURVEY

I hereby certify that on December 14th, 2016, a survey was made under my direct supervision at the place described above. The survey was made in accordance with the laws and rules of the State of Oklahoma and the practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.

Carey E. Harris, Oklahoma Licensed Professional Land Surveyor No. 1719

LEGAL DESCRIPTION

Lots 10 & 11, Block 2, Miller's Addition, on addition to the City of Stillwater, Payne County, State of Oklahoma, according to the recorded plat thereof.

TOTAL TRACT AREA
 LOT 10: 0.16 ACRES±
 LOT 11: 0.17 ACRES±
 TOTAL TRACT: 0.33 ACRES±

LEGEND

- SET 1/2" IRON PIN W/ CAP
- TOLSON, UNLESS NOTED
- (R) ROUND MONUMENT AS NOTED
- (M) MEASURED CALL
- X—X— FENCE LINE

BEARING BASIS

THE WEST LINE OF SAID BLOCK 2 ON AN ASSUMED BEARING OF N00°29'46"W.

Wayne Lewis

213 South Main Street
 Stillwater, Oklahoma

PLAT OF SURVEY



**Keystone Engineering
 and Land Surveying, Inc.**

923 SOUTH LOWRY STREET
 POST OFFICE BOX 436
 STILLWATER, OK 74076

PHONE: (405) 743-3355
 FAX: (405) 743-3933
 CA #5877 EXP: 6/30/2017

DRAWN BY	DATE
BN	12/16
SCALE	SHEET
1"=20'	518-112

PHOTOS

PHOTOS



PHOTOS



PHOTOS



PHOTOS



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Oklahoma State
University Campus

MAIN STREET



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