

73±
Acres
offered in 7 Desirable Tracts

North Enid Homesite & Development **Land Auction!**

**Minerals
Offered**

- Premier N. Enid Location
- City Sewer On-Site
- Excellent Large Acreage Homesites
- Residential Development Potential

LAND TOUR/INSPECTION DATES:

- Meet Brent Wellings on Tract 1
- Wednesday, July 9th: 4-6PM •
 - Monday, July 28th: 4-6PM •

Wednesday, July 30th at 2PM



AUCTION LOCATION:
Chisholm Trail Expo Center - Board Room
111 W Purdue Ave, Enid, OK 73701

405-332-5505
SchraderAuction.com
SchraderWellings.com
4% Buyer's Premium



Tracts 1-6 - NE Corner



Tracts 1-2 - SW Corner



Tracts 3-6 - NE Corner

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Tract 6

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PROPERTY LOCATION:

Crestwood Street, Across from Chisholm Creek Village Entrance

TRACT DESCRIPTIONS:

Tract 1: 13± acres along Crestwood Road, excellent potential building site.

Tract 2: 12± acres along Crestwood Road, excellent potential building site with a great prospective location for a pond or water feature.

Tract 3: 11± acres along N 16th Street, another excellent potential building site.

Tract 4: 11± acres along N 16th Street, excellent potential building site.

Tract 5: 13± acres along N 16th Street, excellent potential building site.

Tract 6: 13± acres “Swing Tract” – great location to combine with adjoining tracts, must be purchased in combination with an adjacent tract or by an adjoining landowner that already has access.

Tract 7: Seller’s interest in the existing mineral estate, including 6 month avg. royalty revenue of \$116.21/mo from the Thompson-Winchester #1 Natural Gas well. Cursory Ownership report will be provided prior to auction.

GENERAL DESCRIPTION:

Outstanding opportunity to acquire vacant land located in the heart of popular growth area of North Enid, along Crestwood Road! For the homesite minded Buyer, this property presents a unique chance to acquire a large acreage building site in a desirable area. While the development inclined Buyer will appreciate the premium location and access to City Sewer, which is on-site along the western boundary of the property. Bidders will have the opportunity to purchase any individual parcel or combination of parcels that best fit their needs! Don't miss the opportunity to Bid Your Price on this excellent real estate offering on July 30th!



Tract 2



Tract 5

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Tract 3



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.

TERMS AND CONDITIONS:

PROCEDURE: Tracts 1 through 7 will be offered in individual tracts, in any combination of these tracts, or as the whole property. 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 whole property may compete. The property will be sold in the manner resulting in the highest total sale price.

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.**

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 title by Trustees Deed.

EVIDENCE OF TITLE; TITLE INSURANCE: 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: Shall be delivered at Closing.

REAL ESTATE TAXES: 2025 taxes shall be prorated to the date of closing.

MINERALS: The sale of the Property will include the minerals currently owned by Seller. However, no promise, warranty or representation is made as to the existence or value of any minerals or the nature or extent of Seller's interest therein. Seller will provide a cursory mineral ownership report for review prior to auction, however, Buyers are responsible for verifying status of mineral ownership to their satisfaction.

ACREAGE AND TRACTS: All acreages and dimensions 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.



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CORPORATE OFFICE:

950 N Liberty Dr
Columbia City, IN 46725
800.451.2709 • 260.244.7606

OKLAHOMA OFFICE:

101 N Main Street,
Stillwater, OK 74075

AUCTION MANAGER:

Brent Wellings • 405-332-5505
Charles Brent Wellings, 158091
Schrader Real Estate and Auction Co Inc.
(Branch Office - Stillwater, OK), 172583
Schrader Real Estate and Auction Co Inc.,
112774

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73± Acres

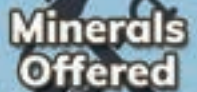
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JULY 2025						
SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

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