

Building Site & Development Land AUCTION

in Stillwater, OK

8.5[±] Acres

Scrapper Paradise - Exciting Value Add Opportunity!

- Both RSS & RT Zonings - Duplex Potential
- Excellent Potential Build Site
- Paved Roads
- Scrapper Paradise - Clean Up & Add Value!
- Road Frontage on 2 Sides - Husband & W 22nd

INFORMATION BOOKLET



**Tuesday,
December 9th
at 2PM**

4% Buyer's Premium

SCHRADER
Real Estate and Auction Company, Inc.

405-332-5505 | SchraderAuction.com | SchraderWellings.com

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:

PROCEDURE: The property will be offered as a single tract on auction day and the purchase will include personal property located on the property.

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 Warranty 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 shall include the minerals currently owned by the Seller (if any). However, no promise, warranty or representation will be made as to the existence or value of any minerals or the nature or extent of Seller's interest therein. To the Seller's knowledge, they do not own any minerals.

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.

CORRECTIONS AND CHANGES: Please arrive prior to scheduled auction time and routinely check the auction website at www.schraderwellings.com to inspect any changes or additions to the property information or terms of sale.

BOOKLET INDEX

- **BIDDER PRE-REGISTRATION FORM**
- **ONLINE BIDDING REGISTRATION FORM**
- **LOCATION MAP & AERIAL TRACT MAP**
- **SOIL INFORMATION
(Soils, Topography, Flood Maps)**
- **TAX STATEMENTS**
- **PROPERTY RECORD CARDS**
- **PHOTOS**

For Information Call Sale Manager: Brent Wellings at 405-332-5505



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

TUESDAY, DECEMBER 9, 2025

8.5± 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 Tuesday, December 2,
2025.

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
8.5± Acres • Stillwater, Oklahoma
Tuesday, December 9, 2025

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 Tuesday, December 9, 2025 at 2:00 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; Fax 260-244-4431; 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, Tuesday, December 2, 2025**. Send your deposit and return this form via fax or email to: **260-244-4431** or **auctions@schraderauction.com** or **brent@schraderauction.com**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

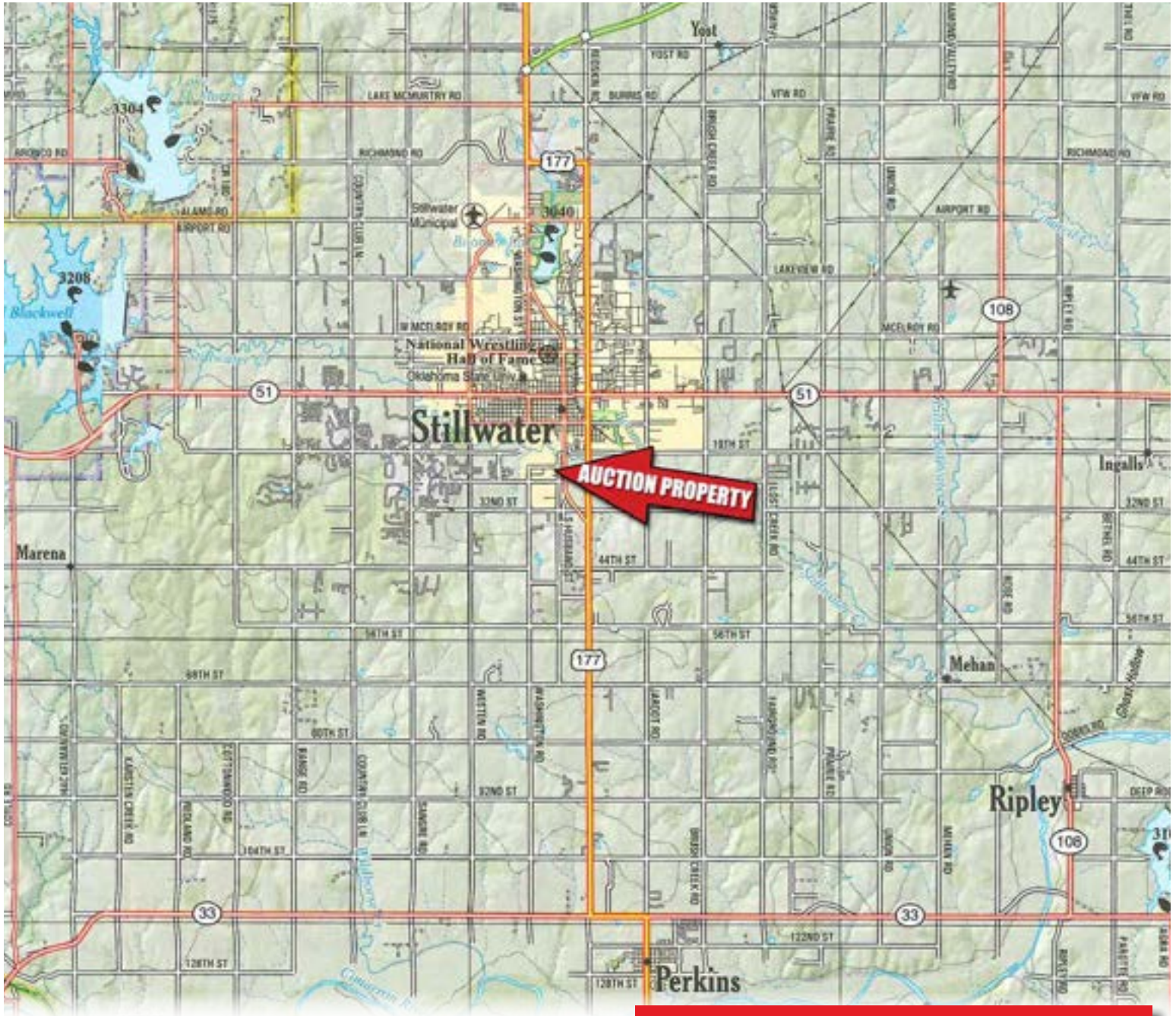
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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**
- **AERIAL TRACT MAP**

LOCATION MAP



LAND TOUR/INSPECTION DATES:

- Monday, November 24th • 12-3PM •
- Monday, December 8th • 12-3PM •

AUCTION LOCATION: Held On-Site

PROPERTY LOCATION: 2302 S Husband Street, Stillwater, OK

AERIAL TRACT MAP

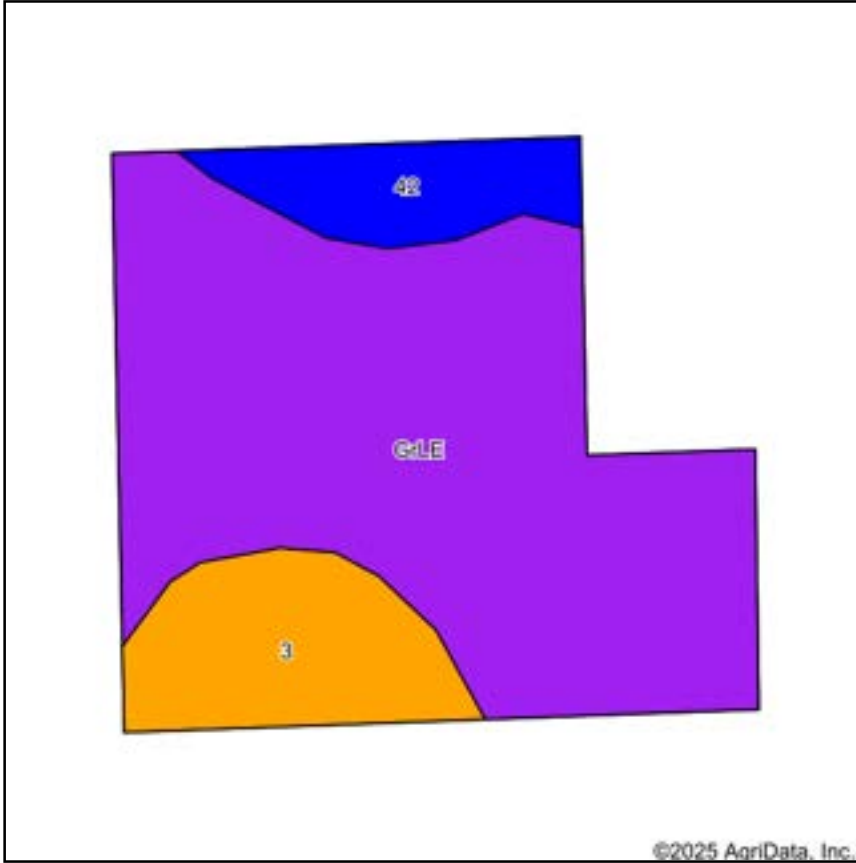


GENERAL DESCRIPTION:

South Stillwater potential building site and development parcel! Excellent location with frontage on both S. Husband Street and W 22nd Ave. The property is an outstanding combination of dense woods and open areas, creating a secluded setting only minutes away from downtown Stillwater! In addition to the excellent real estate, the offering will also include a large collection of personal property! Dozens of car bodies, equipment, stock trailers, camping trailers, appliances, lawn mowers, boats, trucks & vans will be conveyed along with the real estate - creating outstanding value add potential for the opportunistic investor! Come discover this excellent parcel of Stillwater real estate, take inventory of the personal property and bid your price on December 9th!

SOIL INFORMATION

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
 County: **Payne**
 Location: **26-19N-2E**
 Township: **Stillwater**
 Acres: **8.49**
 Date: **10/29/2025**



Maps Provided By:



Area Symbol: OK119, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay Tons	Cotton lint Lbs	Grain sorghum Bu	Improved bermudagrass AUM	Introduced bluestem AUM	Peanuts Lbs	Tall wheatgrass AUM	Weeping lovegrass AUM	Wheat Bu	
GrLE	Grainola-Lucien complex, 5 to 12 percent slopes	6.31	74.3%		Vle			1	3	3		2	1	1	
3	Coyle loam, 3 to 5 percent slopes	1.34	15.8%		Ille	2		37	5		1105		4	20	
42	Ashport silty clay loam, 0 to 1 percent slopes, occasionally flooded	0.84	9.9%		Ilw	5	31	49	9	8	32			34	
Weighted Average						5.13	0.8	3.1	11.4	3.9	3	177.6	1.5	1.4	7.3

Soils data provided by USDA and NRCS.

TOPO CONTOURS MAP

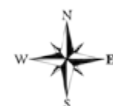


©2025 AgriData, Inc.



Source: USGS 3 meter dem
 Interval(ft): 2.0
 Min: 862.3
 Max: 903.7
 Range: 41.4
 Average: 888.9
 Standard Deviation: 9.65 ft

0ft 177ft 355ft



10/29/2025

26-19N-2E
Payne County
Oklahoma

Boundary Center: 36° 5' 48.94, -97° 3' 41.48

FLOOD MAP



Map Center: 36° 5' 48.94, -97° 3' 41.48

0ft 191ft 382ft

26-19N-2E
Payne County
Oklahoma



10/29/2025

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: 0--
E-Mail: ldenney@paynecountytreasurer.org



Owner Name and Address

CRAVENS, DEETTA R
1 BRIARWOOD ST
SHAWNEE OK 74804-2354

Taxroll Information

Tax Year : 2024
Property ID : 19N02E-26-4-SC638-000-0002
Location : 2302 S HUSBAND ST STILLWATER
School District : STW Stillwater Mills : 101.68
Type of Tax : Real Estate
Tax ID : 25485

Legal Description and Other Information:

Country Club Dist Pt Of Lot 1 & 2 Beg 345'S Ne/C Lot 1; S-57' W-150' S-225' W-543' N-627' E-508' S-345' E-185' Pcb

Assessed Valuations	Amount	Tax Values	Amount
Land	4798	Base Tax	572.00
Improvements	830	Penalty	0.00
Net Assessed	5628	Fees	0.00
		Payments	572.00
		Total Paid	580.58
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
01/23/2025	37191	Check	Penalty	8.58	
01/23/2025	37191	Check	Taxes	572.00	CRAVENS, DEETTA R->Check# 6795

PROPERTY RECORD CARDS

PROPERTY RECORD CARDS



Payne County Oklahoma Assessor's Office

Payne County Oklahoma Assessor's Office

600025485
2302 S Husband St

Cravens, DeEtta R
1 Briarwood St
Shawnee OK 74804-2354

2025 Market Value
\$108,890

KEY INFORMATION

Parcel ID	19N02E-26-4-SC638-000-0002		
Land Size	1.00000	Land Unit	Acres
Class	UR	School District	Stillwater Town (016T)
Exemption	-	Section	26
Township	19N	Range	02E
Neighborhood	Stillwater SouthCentral		
Legal Description	Country Club Dist Pt Of Lot 1 & 2 Beg 345'S Ne/C Lot 1; S-57' W-150' S-225' W-543' N-627' E-508' S-345' E-185' Pob		

2025 APPRAISAL DETAILS

Land Value	\$92,690
Building Value	\$15,670
Misc Imp Value	\$530
Total Market Value	\$108,890

SALES

SALE DATE	SALE PRICE	DEED BOOK	DEED PAGE	INSTRUMENT TYPE	GRANTOR
10/03/2023	\$0	2770	174	Decree	Cravens, Dwight (Ike)
01/12/1984	\$0	1515	302	Decree	CRAVENS, DWIGHT &

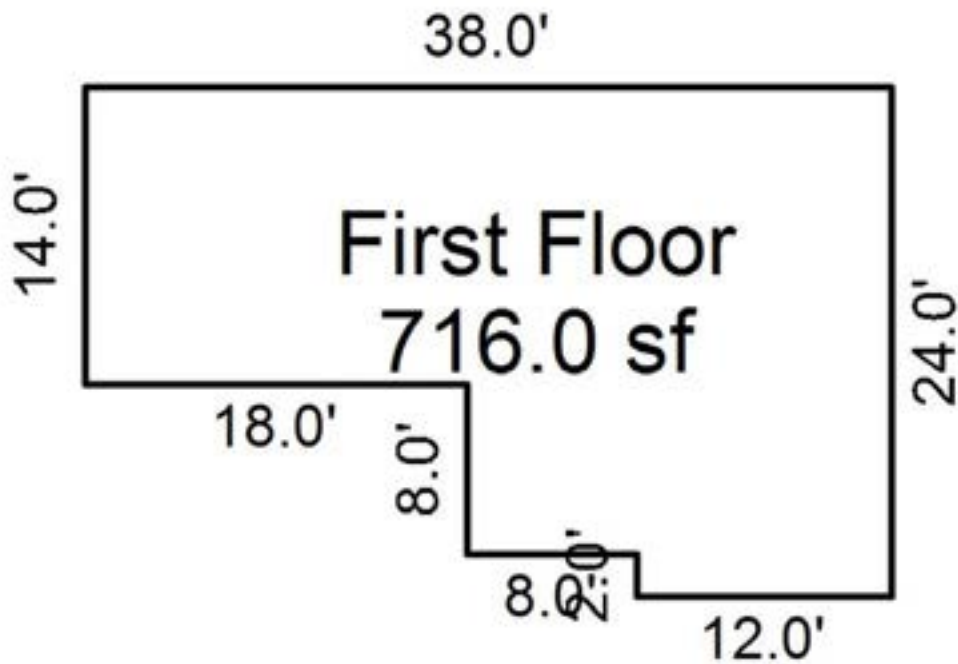
BUILDING DETAILS

BUILDING (1) - 2302 S HUSBAND ST

Type	Single-Family Residence	Style	One Story
Finished Living Area	716 sf	Basement	-
Quality	Fair	Condition	Fair
Year Built	1930	Exterior Walls	Frame, Hardboard Sheets
Roof Cover	Composition Shingle	HVAC	Floor Furnace
Bedrooms	2	Full Bath	1

PROPERTY RECORD CARDS

Half Bath	0	Garage Type	-
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PROPERTY RECORD CARDS

MISC IMPROVEMENTS

IMPROVEMENT TYPE	UNITS/SQ FT	EST YEAR BUILT
Paving, Concrete	84	1930

YARD ITEMS

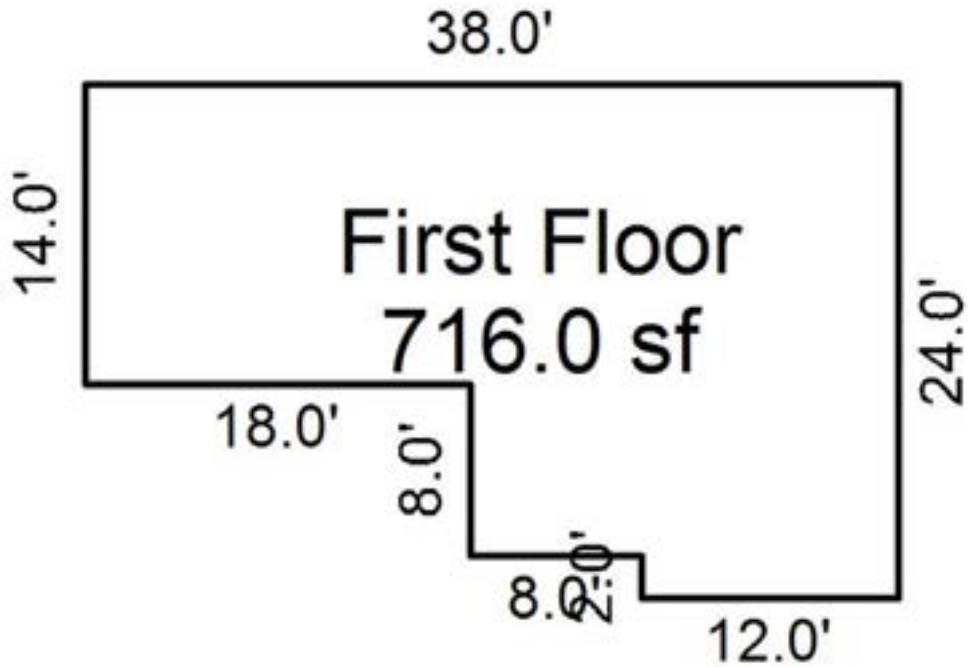
DESCRIPTION	TOTAL UNITS	YEAR BUILT	LENGTH	WIDTH	HEIGHT
Loafing Shed	297	1987	11	27	9

LAND

UNITS	USE CODE	WIDTH	DEPTH	DESCRIPTION	USE VALUE
7.74000	Acres	-	-	603300 - Misc Tracts	\$92,690



PROPERTY RECORD CARDS



Data last updated: 10/24/2025

PROPERTY RECORD CARDS



Payne County Oklahoma Assessor's Office

Payne County Oklahoma Assessor's Office

600025501
2304 S Husband St

Cravens, DeEtta
3565 6th St NW
Washington DC 20010-1705

2025 Market Value
\$47,650

KEY INFORMATION

Parcel ID	19N02E-26-4-SC638-000-0001A		
Land Size	1.00000	Land Unit	Acres
Class	UC	School District	Stillwater Town (016T)
Exemption	-	Section	26
Township	19N	Range	02E
Neighborhood	Stillwater SouthCentral		
Legal Description	Country Club Dist Pt Lot 1 Beg 402'S Ne/C Lot 1; W-150' S-225' E-150' N-225' Pob		

2025 APPRAISAL DETAILS

Land Value	\$25,240
Building Value	\$22,410
Misc Imp Value	\$0
Total Market Value	\$47,650

SALES

SALE DATE	SALE PRICE	DEED BOOK	DEED PAGE	INSTRUMENT TYPE	GRANTOR
04/14/2025	\$0	2858	151	Quit Claim Deed	CARPENTER, JANE
01/12/1984	\$0	1515	302	Decree	CRAVENS, DWIGHT &

BUILDING DETAILS

BUILDING (1) - 2304 S HUSBAND ST

Type	Multiple Res (Low Rise)	Style	Two Story
Finished Living Area	3,024 sf	Basement	-
Quality	Fair	Condition	Low
Year Built	1969	Exterior Walls	Stud Walls-Wood Siding
Roof Cover	Asphalt-Shingles	HVAC	No HVAC
Bedrooms	8	Full Bath	4

PROPERTY RECORD CARDS

Half Bath	0	Garage Type	-
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PROPERTY RECORD CARDS

OK Payne Print Page

10/24/25, 2:33 PM

MISC IMPROVEMENTS

IMPROVEMENT TYPE	UNITS/SQ FT	EST YEAR BUILT
No items to display		

YARD ITEMS

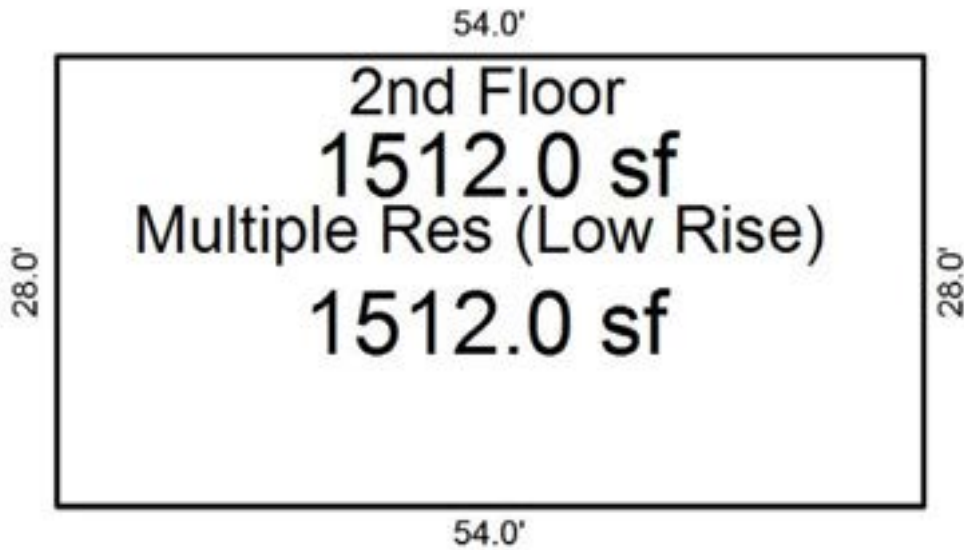
DESCRIPTION	TOTAL UNITS	YEAR BUILT	LENGTH	WIDTH	HEIGHT
No items to display					

LAND

UNITS	USE CODE	WIDTH	DEPTH	DESCRIPTION	USE VALUE
0.77000	Acres	-	-	603300 - Misc Tracts	\$25,240



PROPERTY RECORD CARDS



Data last updated: 10/24/2025

PHOTOS

PHOTOS



PHOTOS



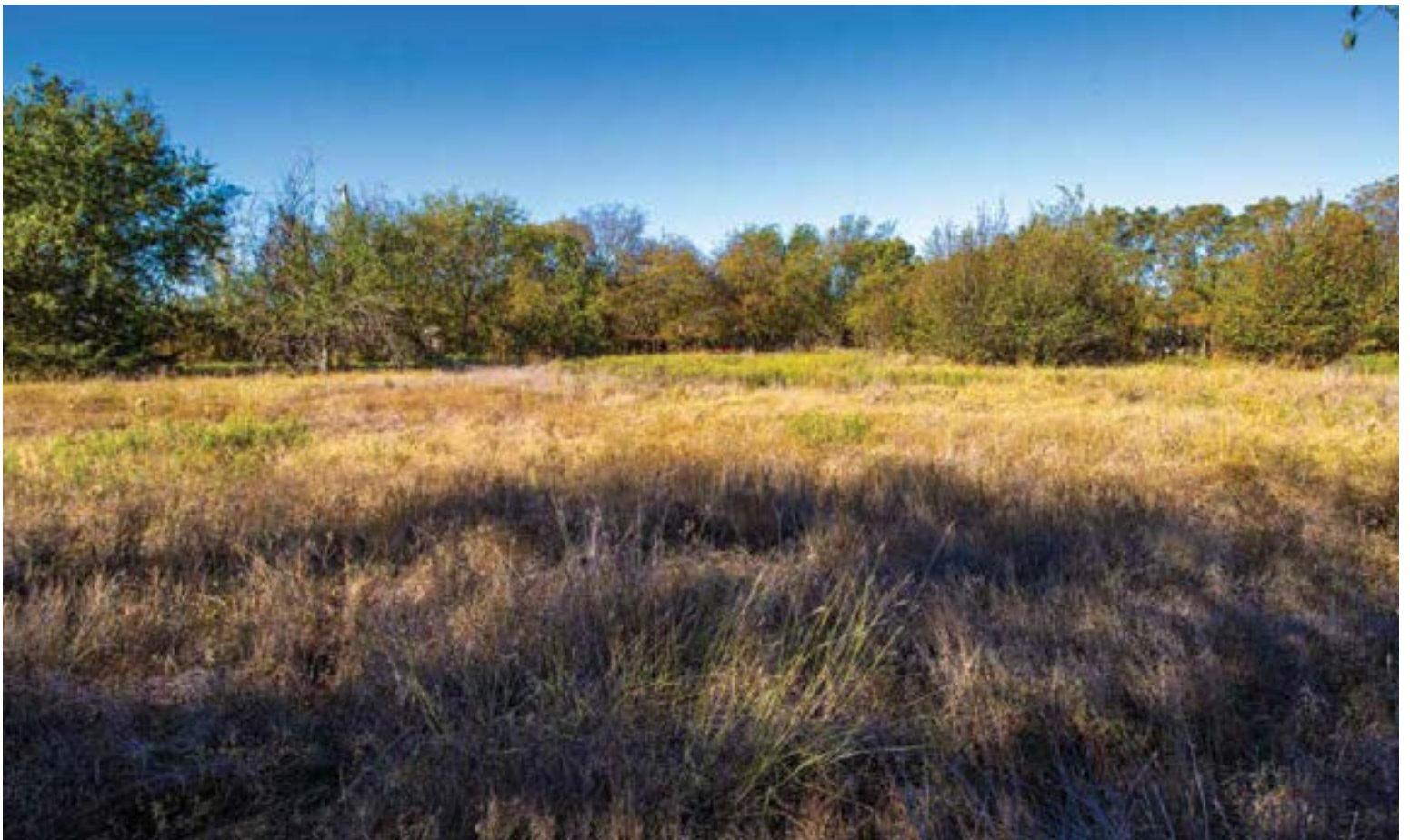
PHOTOS



PHOTOS



PHOTOS



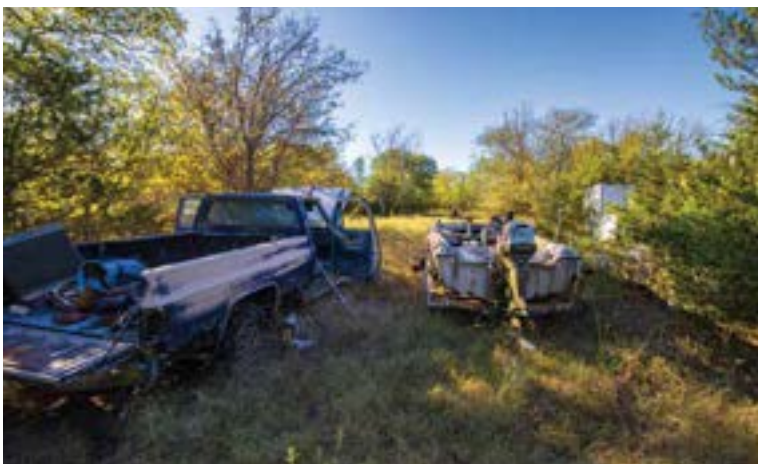
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