

Homesite & Development LAND AUCTION

West Lakeview Road *Stillwater, Oklahoma*

18[±] *Acres*

offered in 2 Tracts

Near Lakeview & Country Club Road

Excellent Potential Homesites

Paved Roads

City Water Available

Gorgeous Hilltop Views

New Perimeter Fencing

INFORMATION *Booklet*



THURSDAY, MARCH 11

Auction starts at 5pm
held at Meditations, Stillwater

800.451.2709 • SchraderAuction.com

in
cooperation
with



Berry Auctions

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



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

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*in
cooperation
with*



Berry Auctions

101 N. Main • Stillwater, OK 74075

405-372-2466

BOOKLET INDEX



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BIDDER PRE-REGISTRATION FORM

THURSDAY, MARCH 11, 2021

18 ACRES – STILLWATER, OK

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, March
4, 2021.

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
18± Acres • Stillwater, Oklahoma
Thursday, March 11, 2021

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, March 11, 2021 at 6:00 PM.
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

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.
9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Thursday, March 4, 2021**. Send your deposit and return this form via email to 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

[illegible]

TRACT MAP

TRACT MAP



PROPERTY INSPECTIONS:

Thursday, February 25
3:00 – 5:00 pm

Wednesday, March 3
3:00 – 5:00 pm

Thursday, March 11
12:00 – 2:00 pm

Meet Brent on Tract 1.

TRACT DESCRIPTIONS

Homesite &
Development

LAND AUCTION

West Lakeview Road Stillwater, Oklahoma

18[±] Acres

THURSDAY, MARCH 11 *Auction starts at 5pm*

offered in 2 Tracts

held at Meditations, 1205 N. Country Club Road, Stillwater, OK 74075

Excellent opportunity to purchase a country homesite just outside of Stillwater city limits! This 18[±] acre property will be offered in two tracts of 5[±] and 13[±] acres, both of which have access to Lakeview Road and are located just west of the intersection of Lakeview and Country Club Roads. The property also has excellent development potential for the investment minded Buyer. Buyers may submit bids on either individual tract or the entire property!

TRACT 1: 5[±] acres located on Lakeview Road with an outstanding view of the surrounding landscape. This is an excellent potential building site, with easy access!

TRACT 2: 13[±] acres with access to Lakeview Road, the larger acreage of this tract also comes with privacy and seclusion! Beautiful tract that is easy to access with a newly graded roadbed already in place from the current owner.



Tract 1



Tract 2

Terms and Conditions

PROCEDURE: Tracts 1 through 2 will be offered in individual tracts or as a total unit. There will be open bidding on all tracts and the total property during the auctions as determined by the Auctioneer. Bids on tracts 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 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" will not include any mineral rights.

ACREAGE AND TRACTS: All acreages are approximate and have been estimated based on current legal descriptions, surveys, 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 and regularly visit www.schraderauction.com to inspect any changes or additions to the property information.

SURVEY

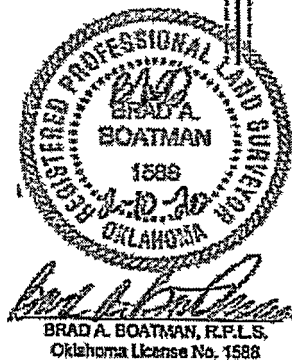
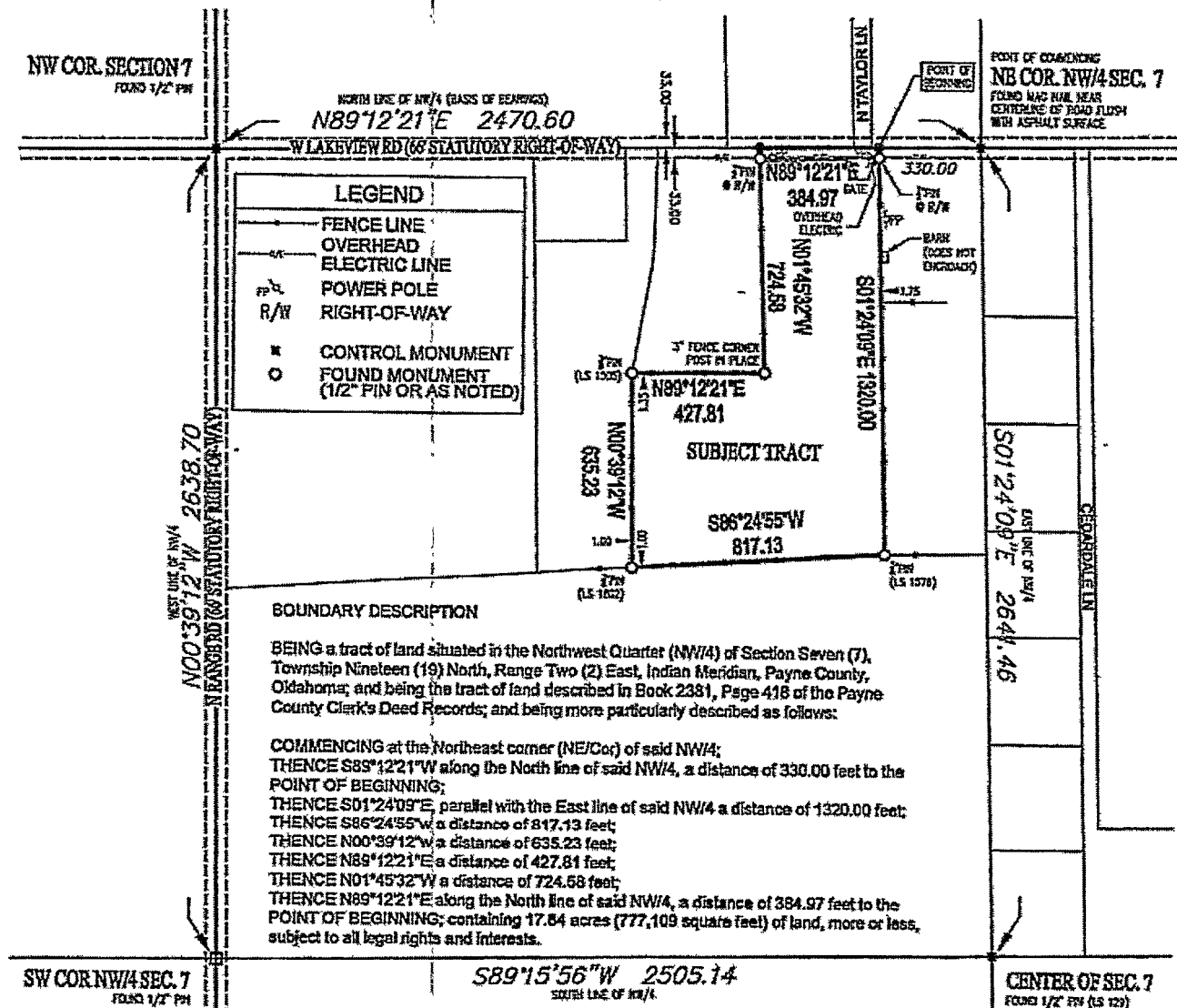
SURVEY

EXHIBIT A

PREPARED BY
BOATMAN ENGINEERING, LLC
371126 US HIGHWAY 62 OKEMAH OK 74859
Tel (405) 780-7461 Fax (610) 471-5658
E-mail: bradb@boatman-eng.com
Certificate of Authorization No. 3523 (PE LS)

LAND SURVEY
PART OF THE NW/4 OF
SECTION 7, T-19-N, R-2-E, I.M.
PAYNE COUNTY, OKLAHOMA
LAST SITE VISIT: 2 / 7 / 2020
LAST REVISED: 2 / 10 / 2020

PREPARED FOR
WYATT INVESTMENTS, LLC
C/O LISA NASALROAD
1101 W Lakeview Rd
Stillwater OK 74075
(405) 334-6407
lisanlane@hotmail.com

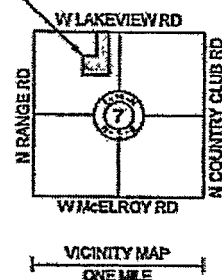


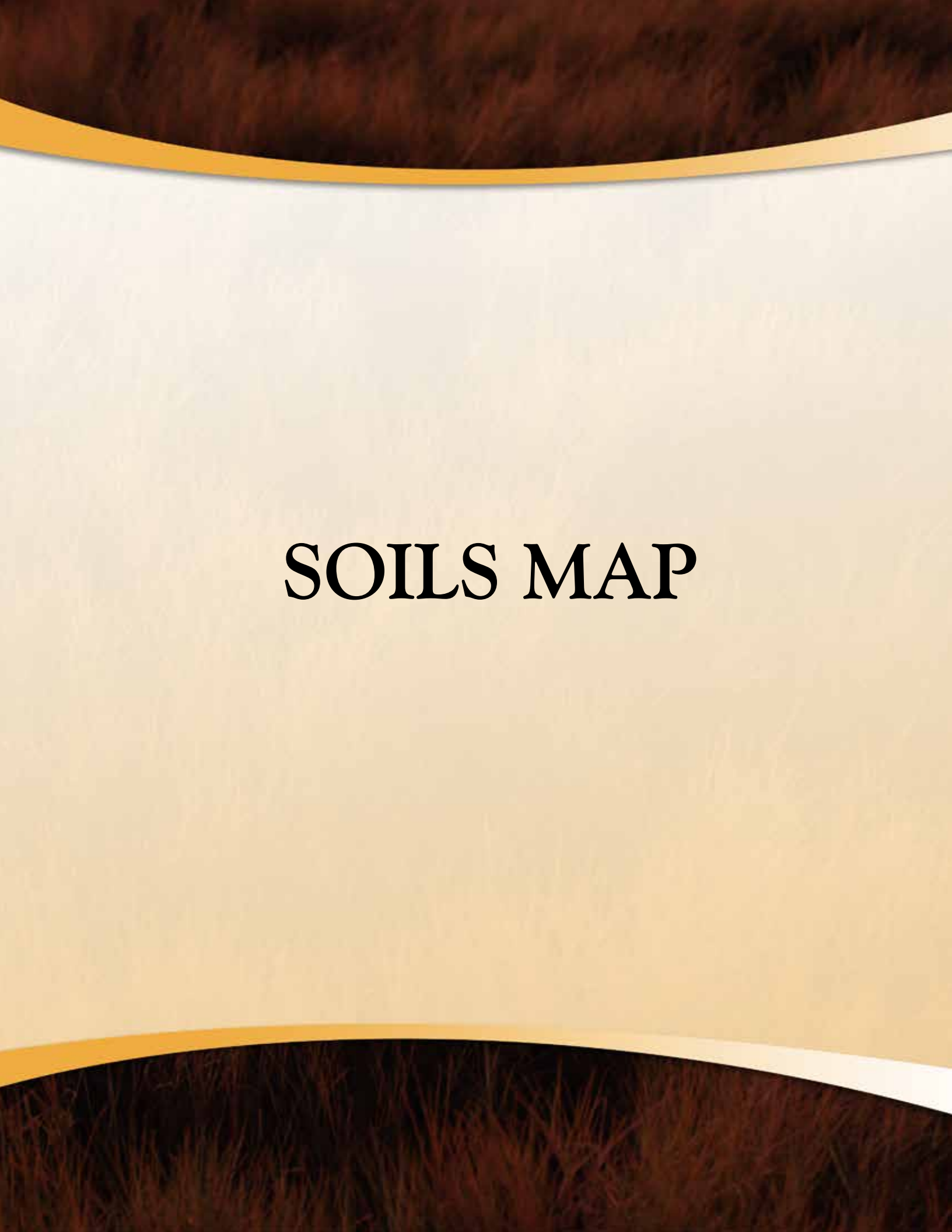
I, BRAD A. BOATMAN, a Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual and accurate survey of the land performed in accordance with the Oklahoma Minimum Standards for Land Surveying and that the corner monuments shown hereon were found or set as shown by me, or under my direct, personal supervision.



19402LS.DWG (1)

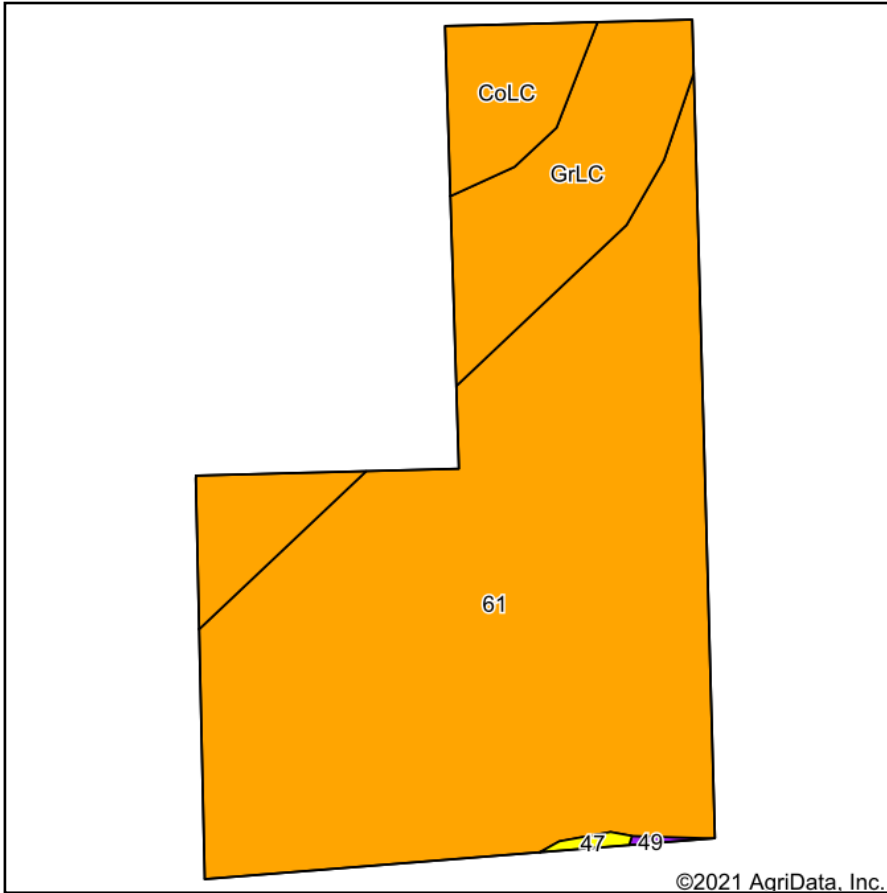
Site



The image shows the front cover of a 'SOILS MAP'. The design features a central white rectangular area with a subtle, light-colored map of a region, possibly a coastal or island area, visible in the background. This central area is framed by a wide, curved border. The top and bottom portions of this border are a dark brown color with a fine, grass-like texture. The middle portion of the border is a solid, light cream or off-white color. The title 'SOILS MAP' is printed in a large, bold, black serif font, centered horizontally and vertically within the white central area.

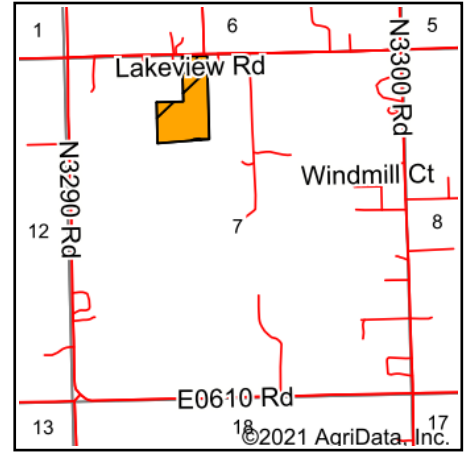
SOILS MAP

SOILS MAP



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Soils data provided by USDA and NRCS.

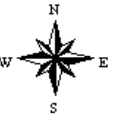


State: **Oklahoma**
 County: **Payne**
 Location: **7-19N-2E**
 Township: **Stillwater**
 Acres: **17.28**
 Date: **1/28/2021**

SCHRADER
 Real Estate and Auction Company, Inc.

Maps Provided By

surety
 CUSTOMIZED ONLINE MAPPING
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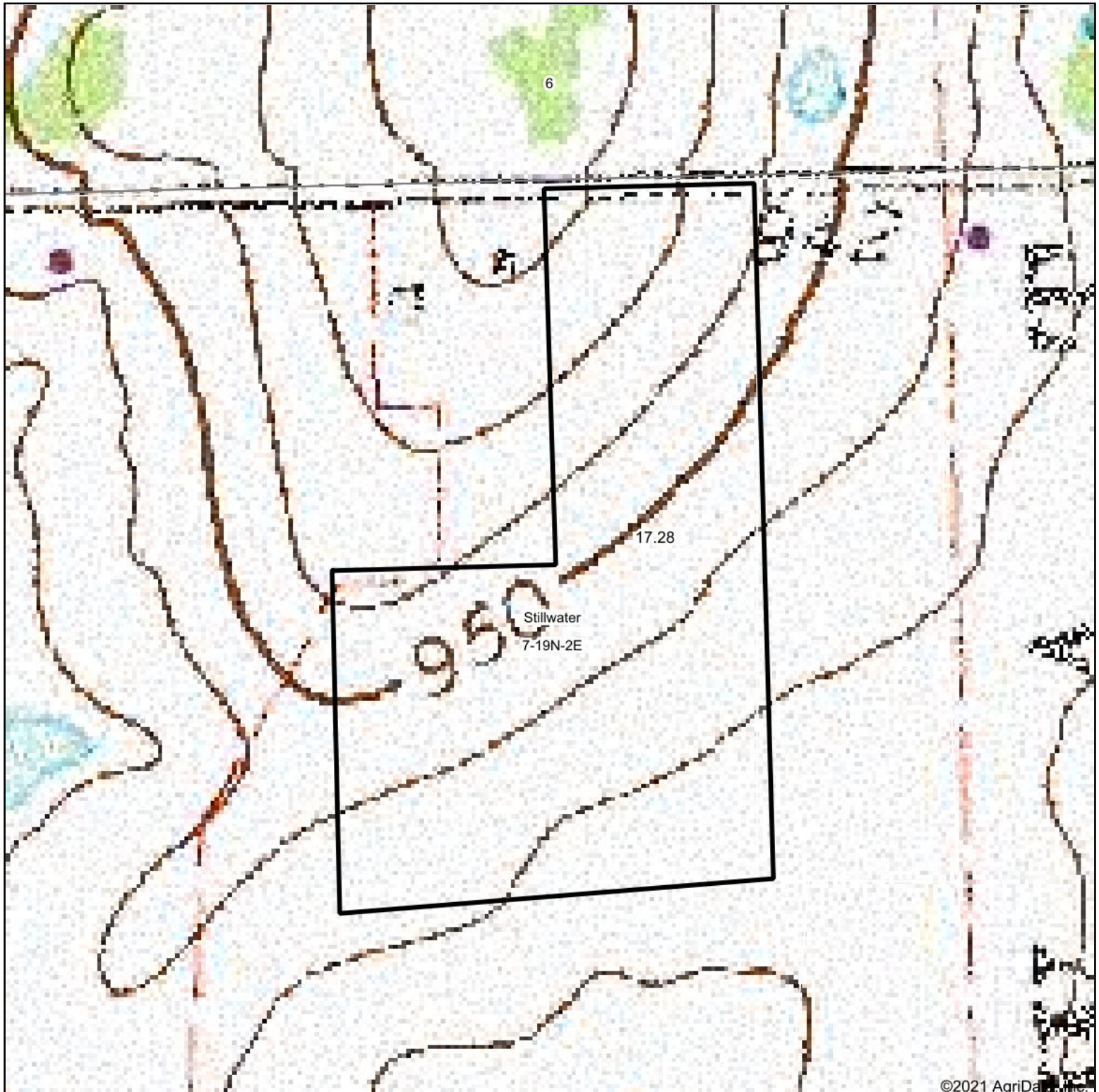


Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay	Barley	Cotton lint	Grain sorghum	Improved bermudagrass	Oats	Peanuts	Weeping lovegrass	Wheat
61	Mulhall loam, 3 to 5 percent slopes, eroded	13.22	76.5%		IIle		1		28	5			1	22
GrLC	Grainola-Lucien complex, 1 to 5 percent slopes	3.06	17.7%		IIle		1		21	4	1		1	16
CoLC	Coyle-Lucien complex, 1 to 5 percent slopes	1.00	5.8%		IIIs	1			29	4	1	840	4	20
Weighted Average						0.1	0.9	*-	26.8	4.8	0.2	48.6	1.2	20.8

Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP

TOPOGRAPHY MAP



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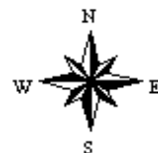


map center: 36° 8' 34.46, -97° 8' 4.91

0ft 287ft 573ft

7-19N-2E
Payne County
Oklahoma

Maps Provided By
 **surety**
CUSTOMIZED ONLINE MAPPING
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1/28/2021

TAX STATEMENT

TAX STATEMENT

Tax Roll Inquiry

Payne County Treasurer



Carla Manning, Treasurer

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

Phone: 405-624-9411

Fax: 405-372-9548

E-Mail: cmanning@paynecountytreasurer.org



20200087852

Owner Name and Address

WYATT INVESTMENTS, LLC
PO BOX 486
WEATHERFORD OK 73096-0000

Taxroll Information

Tax Year : 2020
Property ID : 19N02E-07-4-00000-000-0757
Location : 5615 W LAKEVIEW RD STILLWATER
School District : STW-R Stillwater Rural Mills : 97.36
Type of Tax : Real Estate
Taxroll_Item# 87852

Legal Description and Other Information:

07-19N-02E D-757 (18.01acm/l) BEG 1755.63'E NW/C NW/4; E-387.97' S-1320' S86°W-817.13' N-635.23' E-427.81' N-724.58' POB

Assessed Valuations	Amount	Tax Values	Amount
Land	250	Base Tax	24.00
Improvements	0	Penalty	0.00
Net Assessed	250	Fees	0.00
		Payments	24.00
		Total Paid	24.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
01/06/2021	30029	Check	Taxes	24.00	WYATT INVESTMENTS, LLC->Check# 1026

PROPERTY PHOTOS

TRACT 1



TRACT 1



TRACT 1



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACT 2



WHOLE PROPERTY



WHOLE PROPERTY



WHOLE PROPERTY





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