Homesite & Development

LAND AUCTION

West Lakeview Road *Stillwater, Oklahoma*

18± Acres

offered in 1 Tract

- Near Lakeview & Country Club Road
- Excellent Potential Homesites
- Paved Roads
- City Water Available
- Gorgeous Hilltop Views
- New Perimeter Fencing

INFORMATION *Booklet*

SCHRADER THE ORIGINAL MULTI-TRACT AUCTIONS

TIMED ONLINE ONLY · VIRTUAL · LIVE WITH ONLINE

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

SCHRADER
Real Estate and Auction Company, Inc.

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
TOM D. BERRY,® AUCTIONEER & BROKERS
101 N. Main • Stillwater, OK 74075
405-372-2466

BOOKLET INDEX

Real Estate Auction Registration Forms

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Tract Map

Tract Description & Auction Terms

Survey

Soils Map & Productivity Information

Topography Map

Tax Statement

Property Photos

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)

Bidder # _____

Name _____

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.

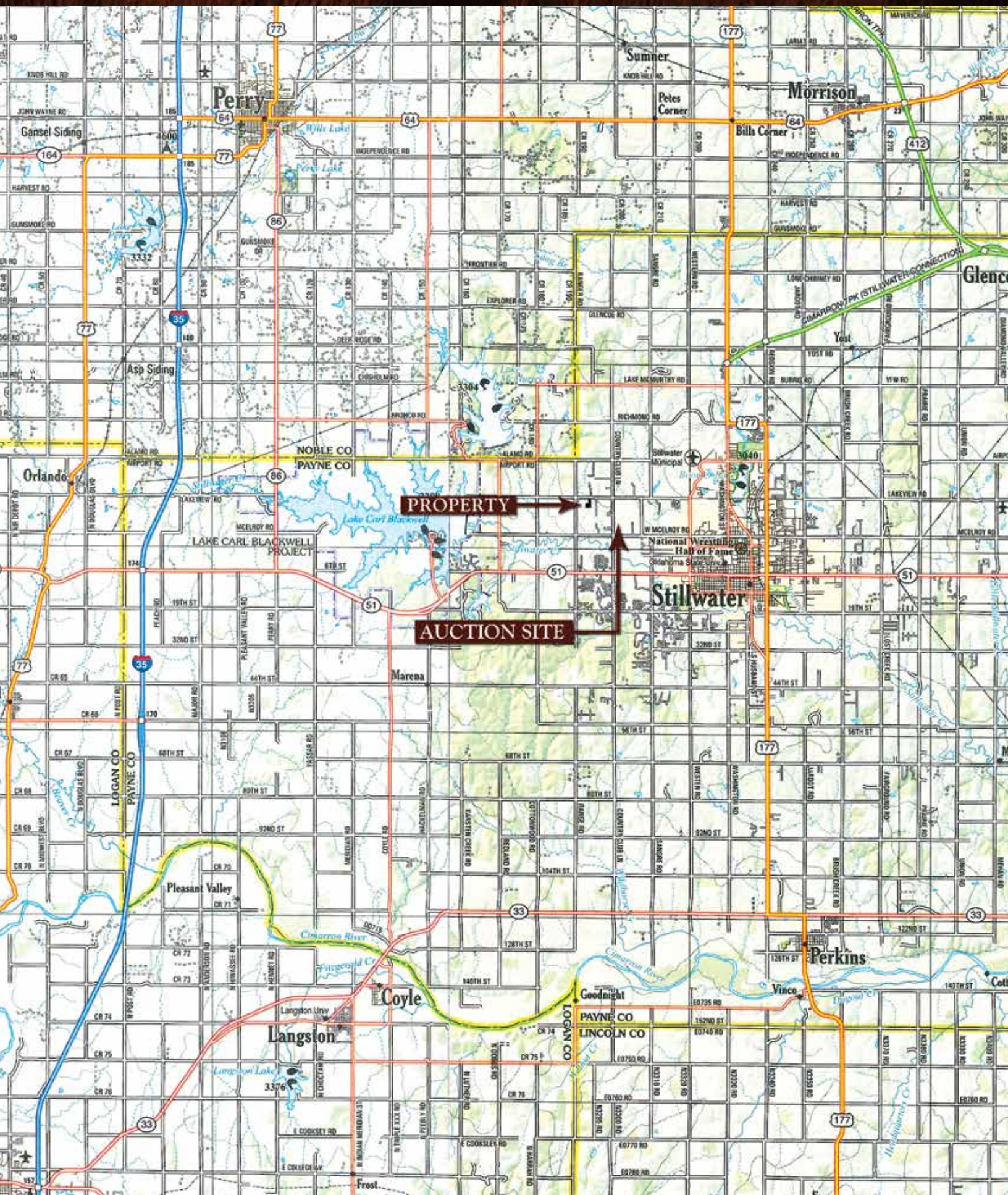
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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.

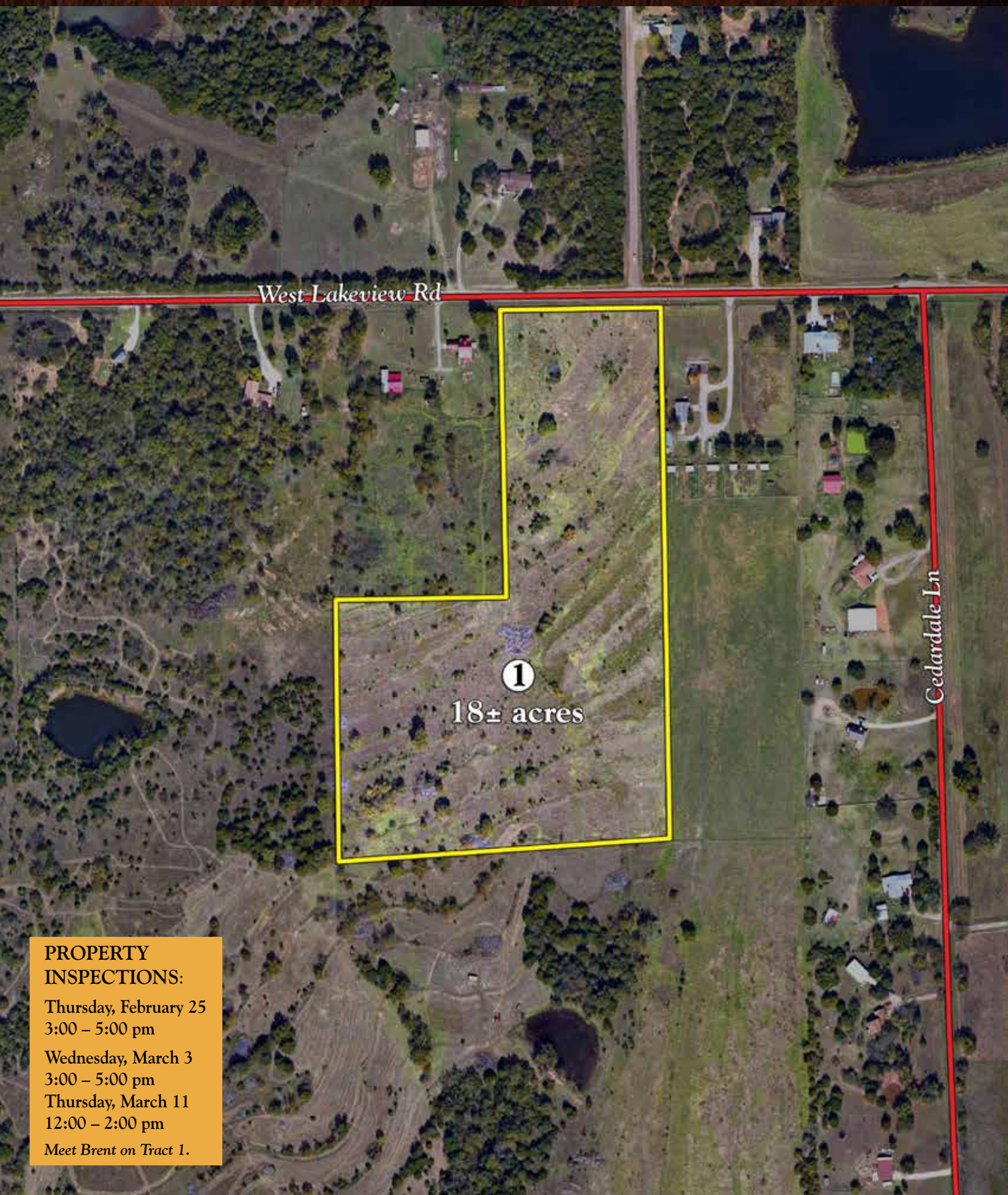
LOCATION MAP

LOCATION MAP



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 DESCRIPTION

Homesite & Development LAND AUCTION

West Lakeview Road Stillwater, Oklahoma

18± Acres offered in 1 Tract

THURSDAY, MARCH 11 Auction starts at 5pm

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 as a whole. Excellent building site with easy access located on Lakeview Road, just west of the intersection of Lakeview and Country Club Roads. The beautiful property has an outstanding view of the surrounding landscape, comes with privacy and seclusion!. A newly graded roadbed already in place from the current owner. Also excellent development potential for the investment minded Buyer.

Terms and Conditions

PROCEDURE: The Property will be offered at public auction as a single tract at the auction date and time. Minimum bids are at the discretion of the Auctioneer.

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

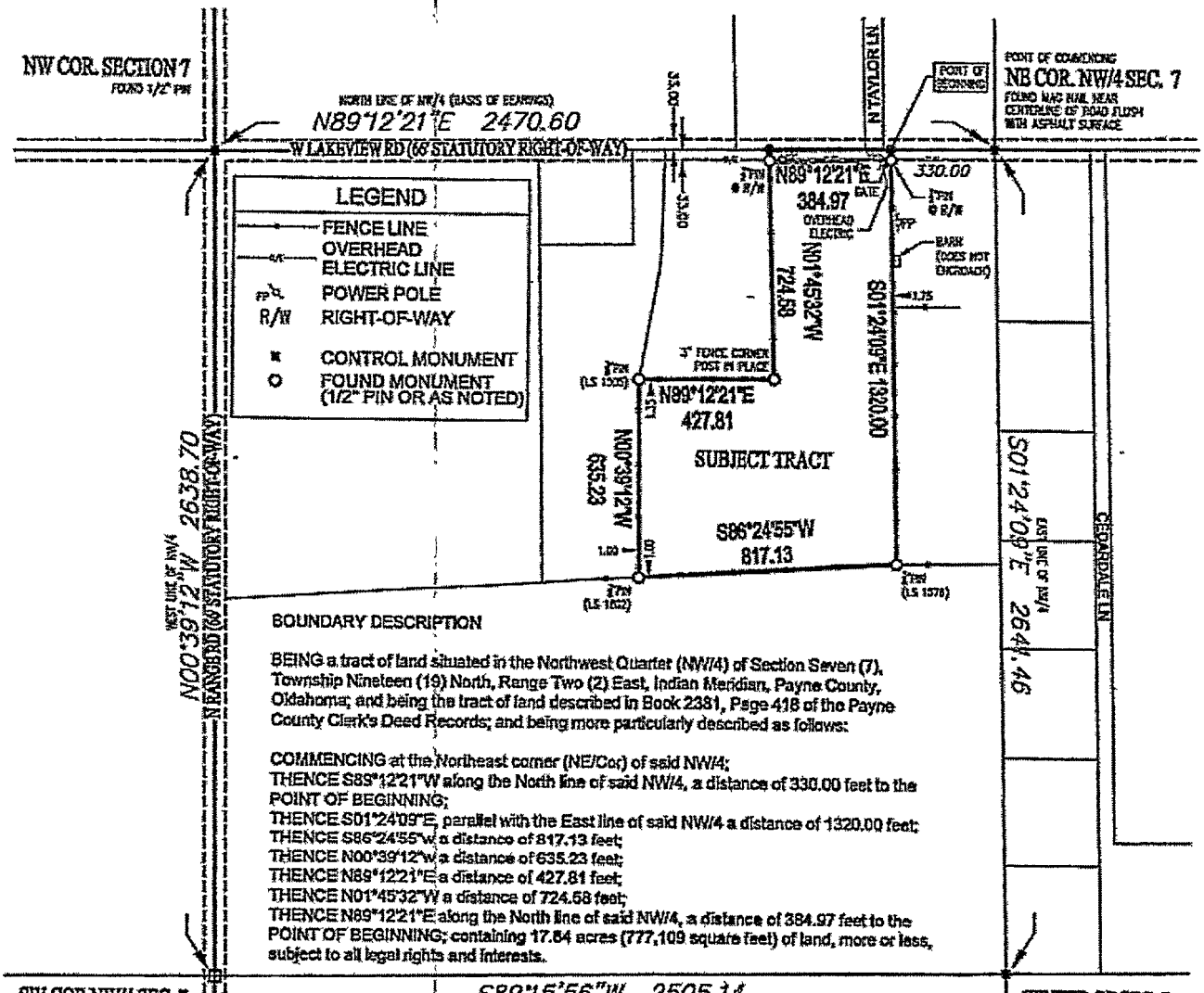
PREPARED BY
BOATMAN ENGINEERING, LLC
371126 US HIGHWAY 62 OKEMAH OK 74859
Tel (405) 780-7461 Fax (610) 471-5658
E-mail: bradb@boatman-eng.com
Certificate of Authorization No. 3523 (PE LS)

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



BOUNDARY DESCRIPTION

BEING a tract of land situated in the Northwest Quarter (NW/4) of Section Seven (7), Township Nineteen (19) North, Range Two (2) East, Indian Meridian, Payne County, Oklahoma; and being the tract of land described in Book 2381, Page 418 of the Payne County Clerk's Deed Records; and being more particularly described as follows:

COMMENCING at the Northeast corner (NE/Cor) of said NW/4;
THENCE S89°12'21"W along the North line of said NW/4, a distance of 330.00 feet to the POINT OF BEGINNING;
THENCE S01°24'09"E, parallel with the East line of said NW/4 a distance of 1320.00 feet;
THENCE S86°24'55"W a distance of 817.13 feet;
THENCE N00°39'12"W a distance of 635.23 feet;
THENCE N89°12'21"E a distance of 427.81 feet;
THENCE N01°45'32"W a distance of 724.58 feet;
THENCE N89°12'21"E along the North line of said NW/4, a distance of 384.97 feet to the POINT OF BEGINNING; containing 17.84 acres (777,109 square feet) of land, more or less, subject to all legal rights and interests.

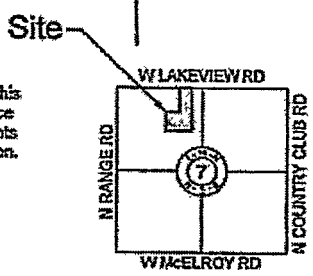
NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY BE SUBJECT TO EASEMENTS OR OTHER LEGAL RIGHTS AND INTERESTS NOT SHOWN HEREON.

REGISTERED PROFESSIONAL LAND SURVEYOR
BRAD A. BOATMAN
1588
OKLAHOMA
2-10-20

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.

BRAD A. BOATMAN, R.P.L.S.
Oklahoma License No. 1588

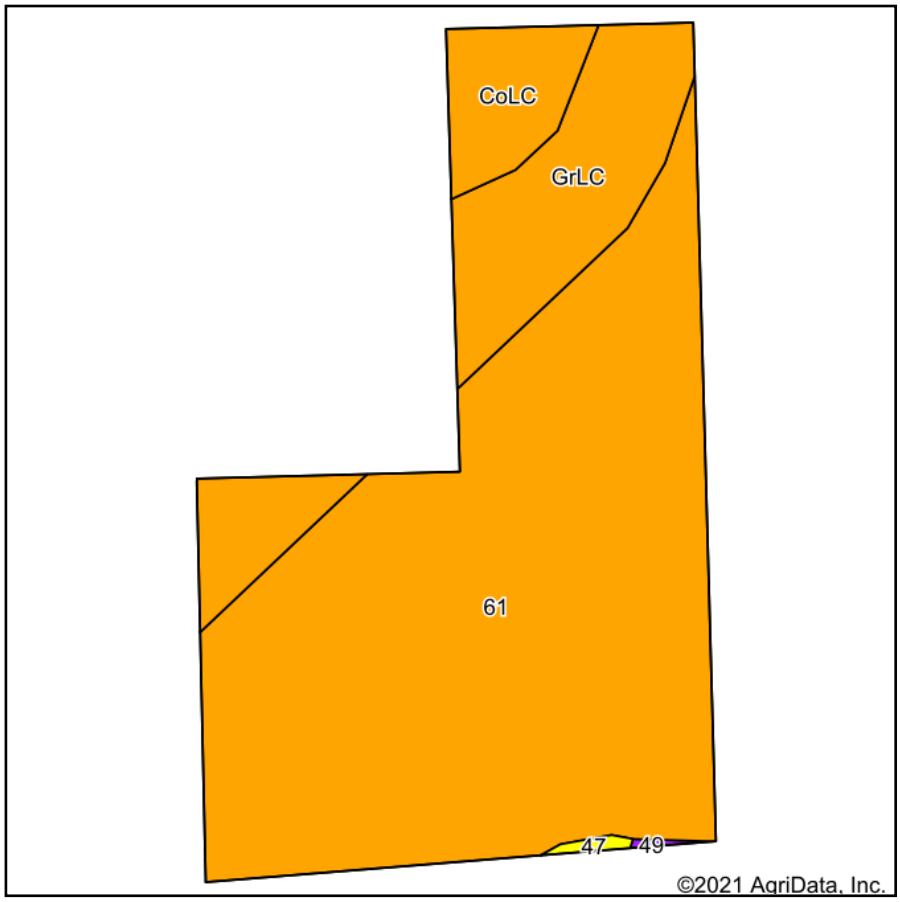
19402LS.DWG (1)



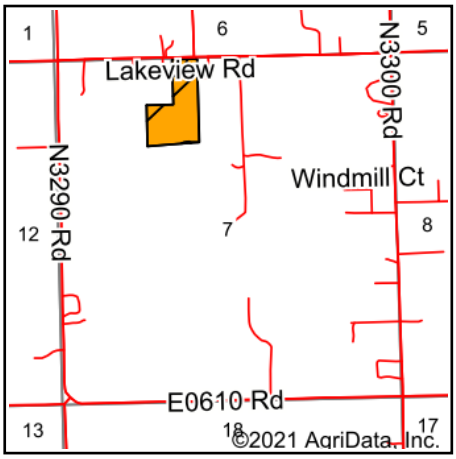
VICINITY MAP
ONE MILE

SOILS MAP

SOILS MAP



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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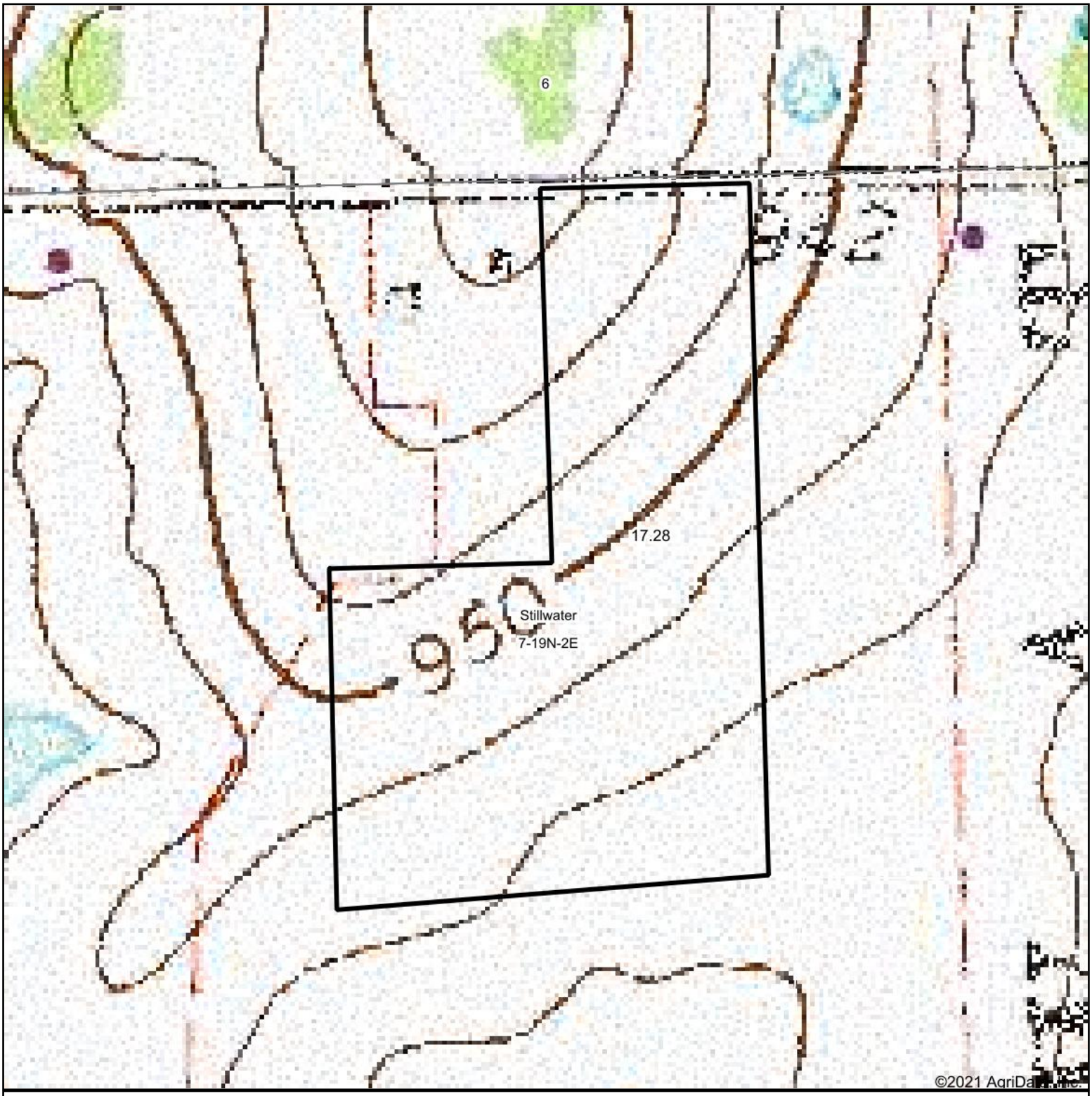
N W E S

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%		IIIe		1		28	5			1	22
GrLC	Grainola-Lucien complex, 1 to 5 percent slopes	3.06	17.7%		IIIe		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



SCHRADER
Real Estate and Auction Company, Inc.

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

0ft 287ft 573ft

7-19N-2E
Payne County
Oklahoma

N
W E
S

1/28/2021

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

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/I) BEG 1755.63'E NW/C NW/4; E-387.97' S-1320' S86Â°W-817.13' N-635.23' E-427.81' N-724.58' POB

Assessed Valuations	Amount
Land	250
Improvements	0
Net Assessed	250

Tax Values	Amount
Base Tax	24.00
Penalty	0.00
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

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PROPERTY PHOTOS

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