

Payne County • Stillwater, OK

- Three 5± Acres Homesite Tracts!
- City Water Available
- Excellent Development Potential
- Close Access to Highway 51
- Outside Stillwater City Limits

15±  
acres

Offered in 3 Desirable Tracts

4% Buyer's Premium



in cooperation with  
**Berry Auctions**  
800-451-2709 • [SchraderAuction.com](http://SchraderAuction.com)

# Southwest Stillwater HOMESITE & DEVELOPMENT LAND AUCTION

Thursday, February 24<sup>th</sup> • 6:00 pm

**SCHRADER**  
Real Estate and Auction Company, Inc.

CORPORATE HEADQUARTERS:  
950 N. Liberty Dr., Columbia City, IN 46725

OKLAHOMA OFFICE:  
101 N. Main Street, Stillwater, OK 74075

**Auction Manager:**  
**Brent Wellings,**  
**405-332-5505**

[brent@schraderauction.com](mailto:brent@schraderauction.com)

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

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FEBRUARY 2022						
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					

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TRACT 2

Auction Held at  
Stillwater Community Center - Dining & Event Hall,  
315 W 8th Ave, Stillwater, OK 74074.



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TRACT 1

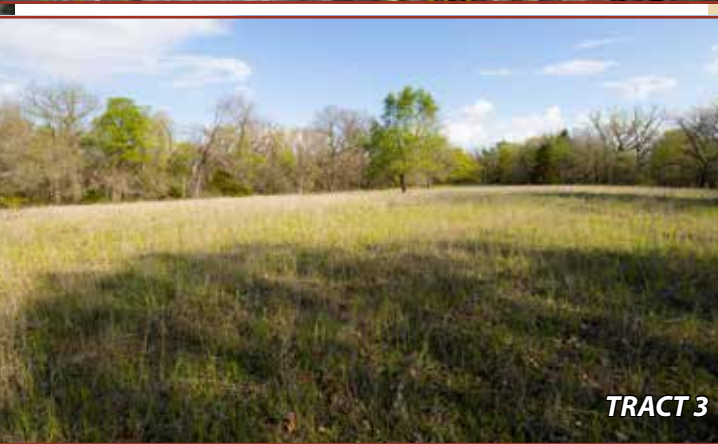
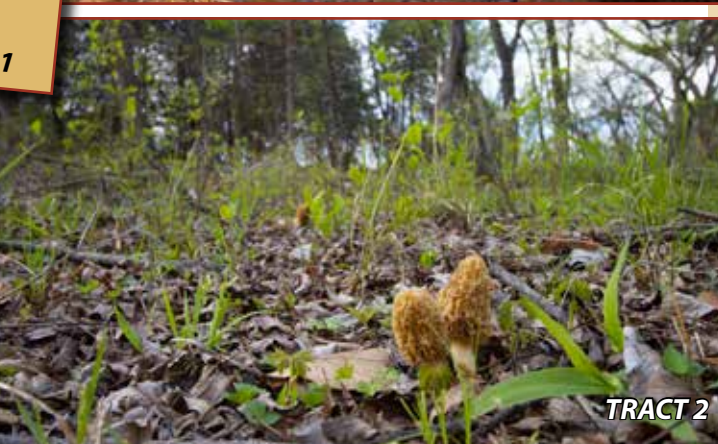
Southwest  
Stillwater

# HOMESITE & DEVELOPMENT LAND AUCTION

Thursday, February 24<sup>th</sup> • 6:00 pm

15<sup>±</sup> acres

Offered in 3  
Desirable Tracts



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**INSPECTION DATES:**  
Friday, February 4th  
3-5PM  
Wednesday, February 16th  
3-5PM  
Thursday, February 24th  
10AM-Noon  
Meet Brent & Tom on Tract 1

*Auction Location*

Stillwater Community Center – Dining & Event Hall,  
315 W 8th Ave, Stillwater, OK 74074.

*Directions to Property*

Turn south at the intersection of Hwy 51 and Cottonwood Road,  
immediately watch for signs!

*General Description*

Unique opportunity to purchase an outstanding potential home-  
site outside of Stillwater City limits with city water available!  
These three 5± acres parcels are conveniently located just off  
of Highway 51 on Cottonwood Road, which is an excellent hard  
surface road in front of the properties. Each parcel has a combi-  
nation of large, mature trees and open areas – making an excel-  
lent setting for a potential home! Buyer may submit bids on any  
individual tract, or the entire property making this a great oppor-  
tunity to individual homesite Buyers and Investors too!

*Tract Descriptions*

**TRACT 1: 5± ACRES** located along Cottonwood Road, the clos-  
est tract to Highway 51 has some huge trees and lots of seclusion  
making an excellent potential homesite.  
**TRACT 2: 5± ACRES** located along Cottonwood Road, the mid-  
dle tract has a little more open area in the front of the parcel and  
more huge trees and a beautiful creek in the back.  
**TRACT 3: 5± ACRES** located along Cottonwood Road, the far  
southern tract perhaps has the best topography of them all and  
lots of ideal placed to put a potential home!




**AUCTION MANAGER:**  
Brent Wellings, 405-332-5505

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**TERMS AND CONDITIONS:**  
**PROCEDURE:** Tracts 1 through 3 will be offered in individual  
tracts, in any combination of these tracts, or as a total unit.  
There will be open bidding on all tracts and combinations  
during the auctions as determined by the Auctioneer. Bids  
on tracts, tract combinations 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 re-  
quired 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 merchant-  
able title by Special Warranty Deed.  
**EVIDENCE OF TITLE:** Seller agrees to make available to bid-  
der 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 auc-  
tion or as soon thereafter as applicable closing documents  
are completed by Seller.  
**POSSESSION:** Possession shall be at closing, subject to  
rights of current tenants.  
**REAL ESTATE TAXES:** Real Estate taxes shall be prorated to  
the date of closing.  
**MINERALS:** Seller specifically excepts and reserves all miner-  
als, including without limitation, oil, gas, coal, coalbed meth-  
ane, and all other hydrocarbons, lignite, and all metallic min-  
erals, etc., if any, associated with the referenced real estate,  
and the term "Property" shall not include any mineral rights.  
**ACREAGE AND TRACTS:** All acreages, dimensions and  
square footages 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 informa-  
tion 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 respon-  
sible for conducting his or her own independent inspections,  
investigations, inquiries, and due diligence concerning the  
property. The information contained in this brochure is sub-  
ject 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 incre-  
ments 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 MA-  
TERIAL 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.

 **ONLINE BIDDING AVAILABLE**  
You may bid online during the auction at  
[www.schraderauction.com](http://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.