

THURSDAY, JUNE 18 • 6PM



29[±] acres

Auction Held On-Site:
19351 County Road 110
Perry, OK 73077

 ONLINE BIDDING AVAILABLE

SCHRADER + WELLINGS
REAL ESTATE & AUCTION COMPANY, INC.
LAND MARKETING EXPERTS.NATIONWIDE.

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Mid-Century Modern Estate with Private Lake

AUCTION

- 4,498 SF | 3 Bed | 5 Bath Custom Home
- In-Ground Pool with Private Courtyard & Covered Patio
 - 6.5± Acre Stocked Fishing Pond with Dock
 - 5-Stall Horse Barn with Tack Room & Wash Bay
- Highway 77 Frontage – Minutes to Stillwater, Easy OKC Access
- Wright-Inspired Organic Mid-Century Modern Architecture
 - Mineral Rights Included!

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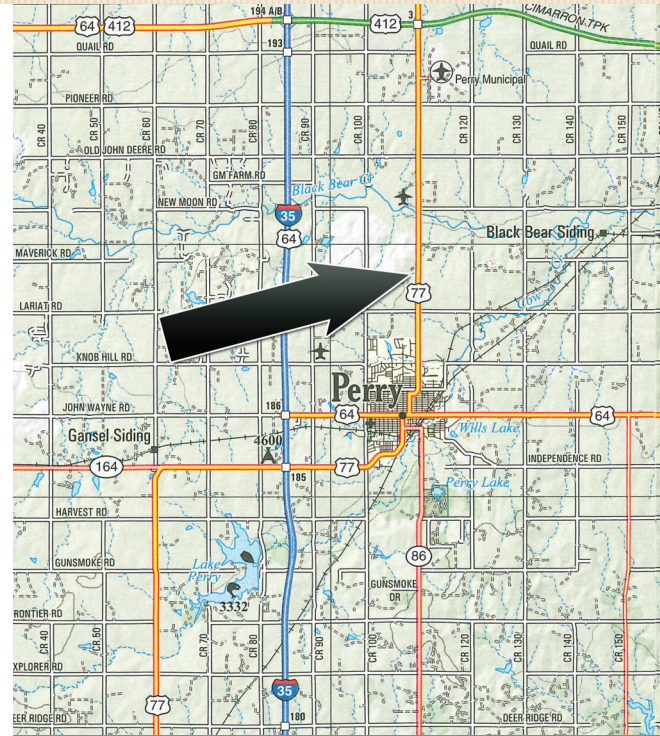
Some properties offer one or two standout features. This one brings everything together. The Williams Estate is a rare North Central Oklahoma offering that combines distinctive architecture, recreational water, functional improvements, and mineral ownership in a single, cohesive property. At the center sits a 4,498± square foot Mid-Century Modern home, designed with Wright-Inspired Prairie influences that emphasize natural light, open space, and connection to the surrounding landscape. Expansive glass, a central atrium, and a private courtyard with in-ground pool create a layout that is both striking and highly livable.

Just beyond the home, a 6.5± acre stocked pond with dock provides a true focal point—offering fishing, recreation, and exceptional Oklahoma sunset views. The setting delivers both privacy and a sense of scale that is increasingly difficult to find.

For equestrian or hobby use, the property includes a well-maintained 5-stall horse barn with tack room and wash bay, supported by usable acreage and perimeter fencing.

What further distinguishes this property is the inclusion of mineral rights, an uncommon feature in the area that adds an additional layer of long-term value and ownership.

Properties that successfully combine home, land, water, improvements, and minerals in one package are rare. Opportunities to purchase them at auction are even more uncommon.



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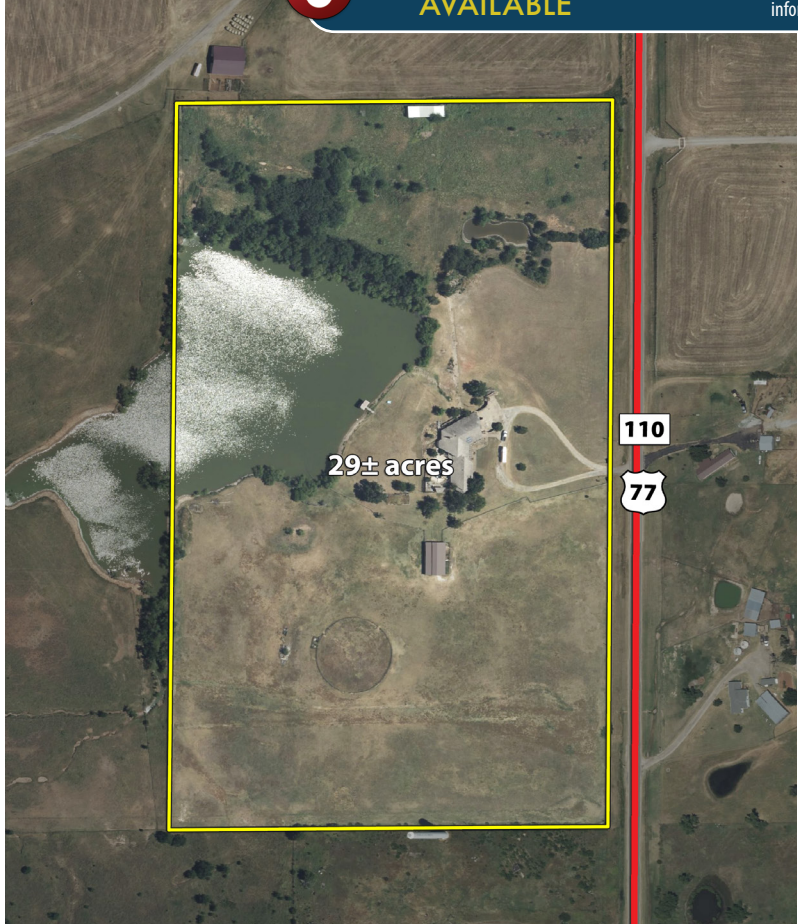
AUCTION

Auction Manager: Brent Wellings Branch Broker #158091
Email: brent@schraderauction.com



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**.



Open House Dates: Wed, May 20 • 3-6pm,
Fri, June 5 • 3-6pm & Wed, June 17 • 3-6pm



TERMS & CONDITIONS:

PROCEDURE: Property will be offered as a single parcel, bid increments are at the auctioneer's discretion.

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, & 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 and/or 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 & clear of any material encumbrance that does not constitute a Per-

mitted Exception) as of a date after the Auction & prior to closing, subject to all standard requirements, conditions & exceptions & 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, & 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 survey & 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: 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 & DIMENSIONS: All acreages & dimensions are approximate & 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 & Auction Company, Inc. & their representatives are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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 & CHANGES: Please arrive prior to scheduled auction time & routinely check the auction website at www.schraderauction.com & www.schrader-wellings.com to inspect any changes or additions to the property information or terms of sale.

Wright-Inspired Prairie Architecture | Equestrian Improvements | Rare Perry, OK Offering

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19351 County Road 110
Perry, OK 73077

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7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

Auction Manager:

Charles Brent Wellings Branch Broker #158091
Email: brent@schraderauction.com

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with Private Lake

AUCTION

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