

Stillwater, OK • Payne Co.

150[±]
acres

OFFERED IN 12 TRACTS
ON HWY 51 & COTTONWOOD RD

↓
DOWNTOWN
STILLWATER

INFORMATION BOOKLET

S Cottonwood Rd

Sensational Southwest Stillwater

Land AUCTION

TUESDAY, JUNE 8 • 5 PM

Auction held at Sparrow Beginnings,
5317 S Hartford, Stillwater, OK 74074

4% Buyer's Premium

800-451-2709 • SchraderAuction.com

TOM D. BERRY,
AUCTIONEER
& BROKERS



in
cooperation
with

Berry Auctions



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.

AUCTION MANAGER: Brent Wellings, 405-332-5505



SCHRADER REAL ESTATE & AUCTION CO., INC.

950 N. Liberty Dr., Columbia City, IN 46725

260-244-7606 or 800-451-2709

SchraderAuction.com

TERMS & CONDITIONS:

PROCEDURE: Tracts 1 through 12 will be offered in individual tracts, any combination of Tracts 1-8 &/or any combination of Tracts 9-12. There will be open bidding on all tracts and permitted combinations during the auction as determined by the Auctioneer. Bids on individual tracts and tract combinations 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" 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 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 discretion 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 to inspect any changes or additions to the property information.

BOOKLET INDEX

- **BIDDER PRE-REGISTRATION FORM**
- **ONLINE BIDDING REGISTRATION FORM**
- **LOCATION & AERIAL TRACT MAPS**
- **SOIL INFORMATION (Soils, Topography Maps)**
- **COUNTY TAX STATEMENTS**
- **BILLBOARD LEASE AGREEMENT**
- **PHOTOS**



SW CORNER VIEW - TRACTS 9-12

REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

TUESDAY, JUNE 8, 2021

150 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, June 1,
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
150± Acres • Payne County, Oklahoma
Tuesday, June 8, 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 Tuesday, June 8, 2021 at 5:00 PM CT.
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; 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.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Tuesday, June 1, 2021**. Send your deposit and return this form 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.

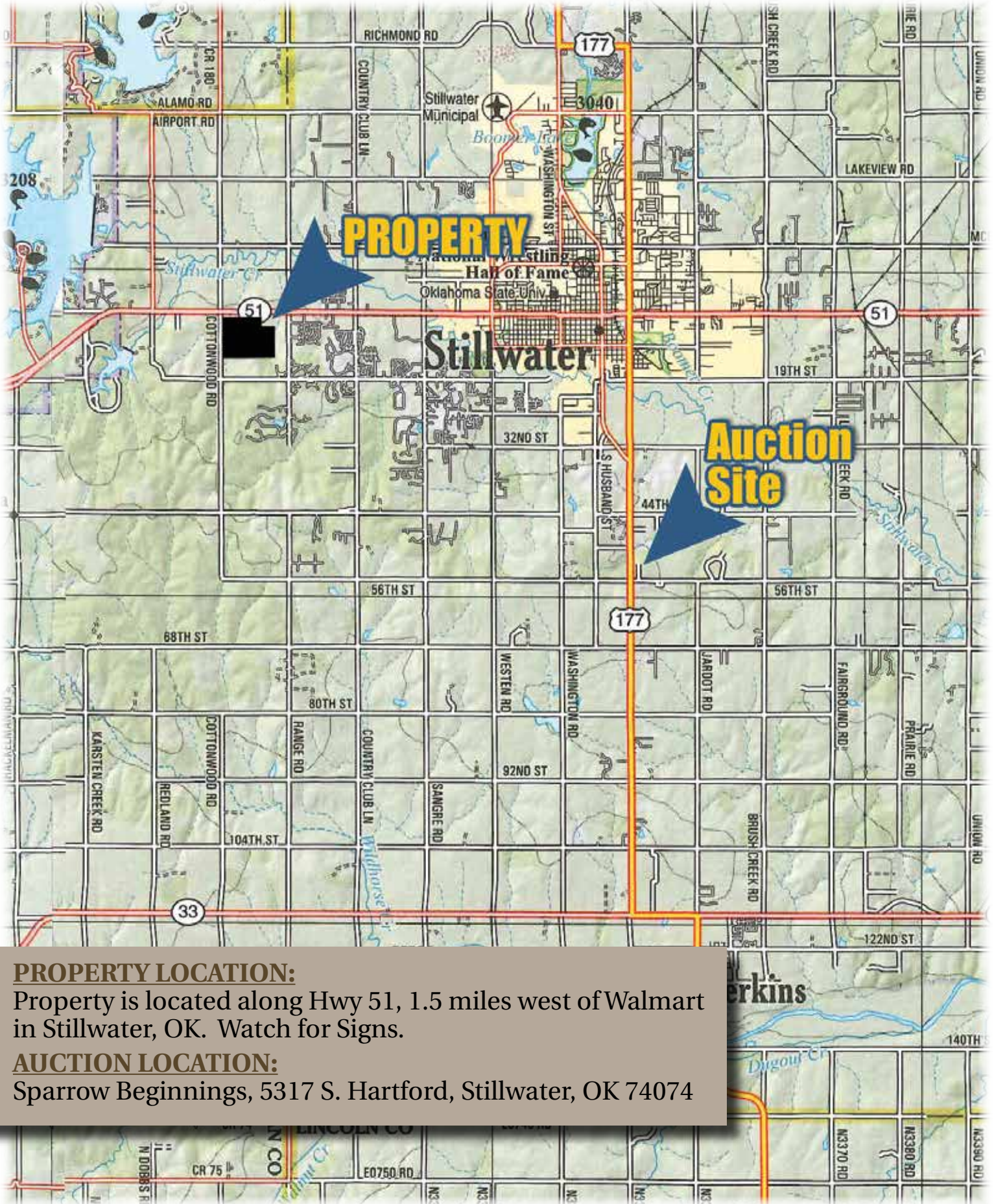
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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 & AERIAL TRACT MAPS

LOCATION MAP & DIRECTIONS



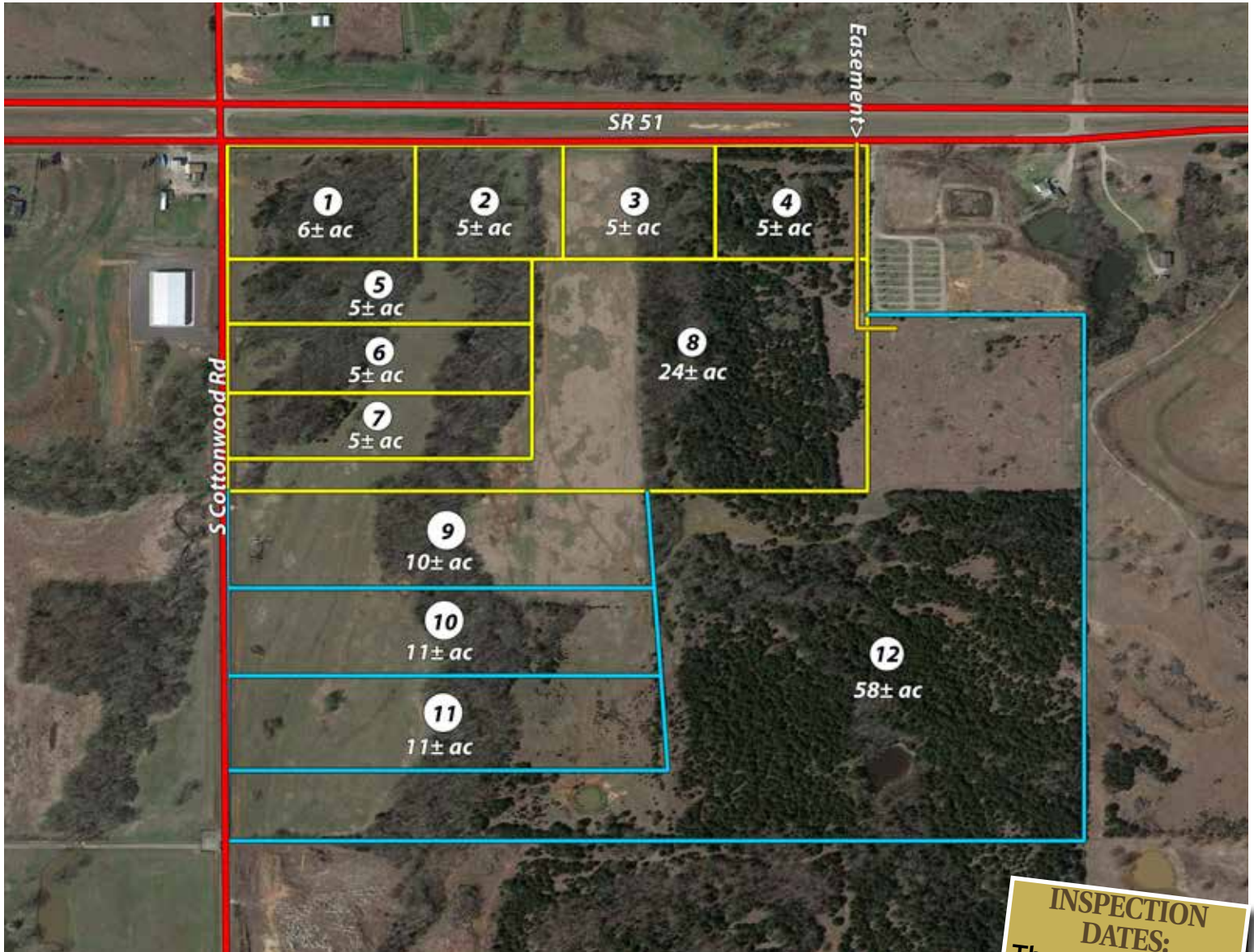
PROPERTY LOCATION:

Property is located along Hwy 51, 1.5 miles west of Walmart in Stillwater, OK. Watch for Signs.

AUCTION LOCATION:

Sparrow Beginnings, 5317 S. Hartford, Stillwater, OK 74074

AERIAL TRACT MAP



TRACT DESCRIPTIONS:

TRACT 1: 6± ACRES located on the corner of Highway 51 and Cottonwood Road, exciting potential commercial property which includes 2 billboards currently leased to Lamar!

TRACT 2: 5± ACRES located on Highway 51, great visibility and an existing highway entrance established.

TRACT 3: 5± ACRES located on Highway 51, another highly visible tract which lays good and has great potential commercial uses.

TRACT 4: 5± ACRES located on Highway 51, highly visible parcel that sits with more elevation than the other frontage tracts!

TRACT 5: 5± ACRES that would make a stunning building site. Huge trees line the creek on this tract and the back field is beautiful.

TRACT 6: 5± ACRES with outstanding potential building locations, giant trees and open pasture!

TRACT 7: 5± ACRES with great building options and more huge trees!

TRACT 8: 24± ACRES accessed from Cottonwood Road, stunning combination of open pasture, tree lined creeks, and plenty of options for Buyers!

TRACT 9: 10± ACRES making another outstanding potential building site. Big trees, open land, and lots of options.

TRACT 10: 11± ACRES that is a gorgeous property, open pastures and more large trees along the creek!

TRACT 11: 11± ACRES that is another awesome tract, the elevation here overlooking the creek in back is stunning!

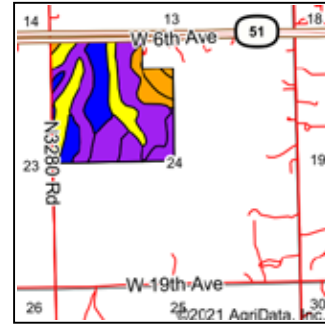
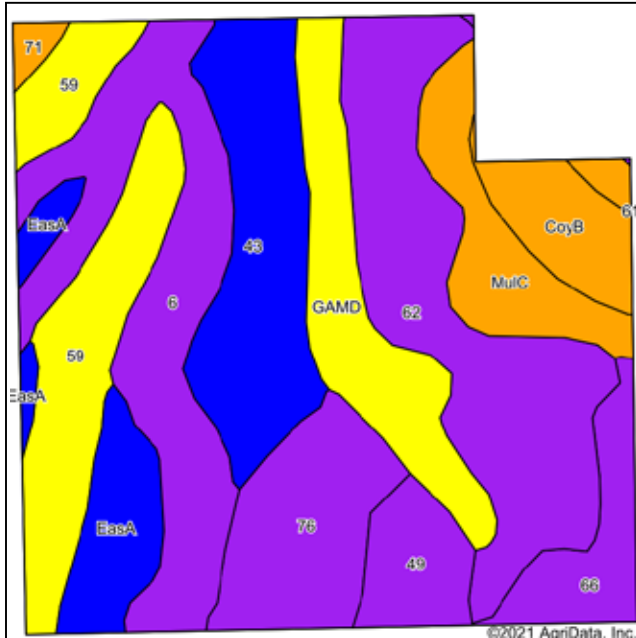
TRACT 12: 58± ACRES that is loaded with potential! Easement access to the tract will be granted from Highway 51 and a second entrance is off Cottonwood Road. This property has the most elevation and the views from atop Tract 12 are stunning. Watch the sun rise and set from this fabulous setting on Tract 12.

Combination bidding: Two or more of Tracts 1-8 may be combined and two or more of Tracts 9-12 may be combined. However, no part of Tracts 1-8 may be combined with any part of Tracts 9-12.

INSPECTION DATES:
Thursday, May 6th
 3-6PM
Friday, May 21st
 3-6PM
Saturday, June 5th
 9AM - Noon
Meet a Schrader Representative on Tract 9

SOIL INFORMATION

SOIL MAP



State: **Oklahoma**
 County: **Payne**
 Location: **24-19N-1E**
 Township: **Stillwater**
 Acres: **148.92**
 Date: **5/6/2021**



Maps Provided by



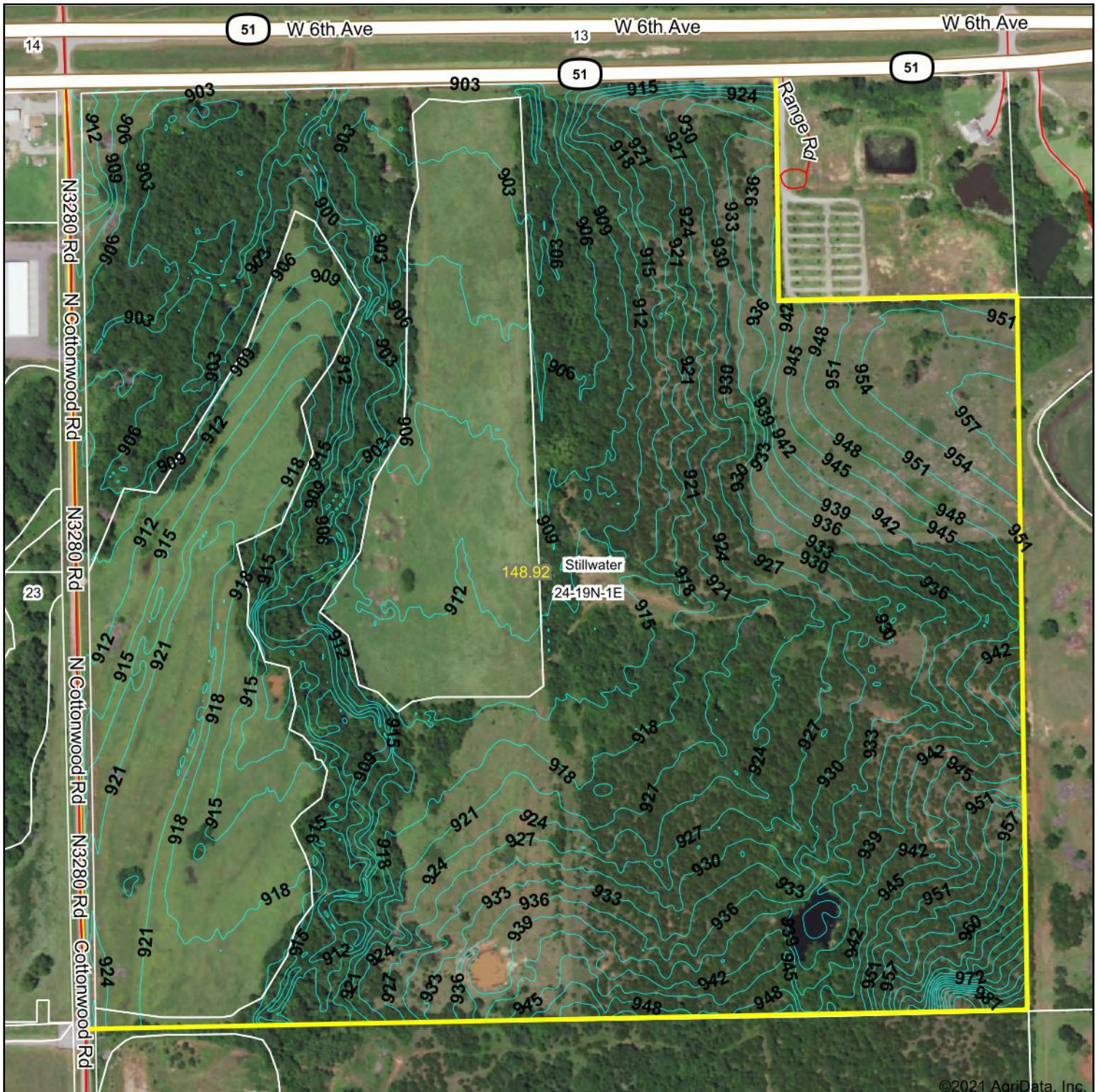
Soils data provided by USDA and NRCS.

Area Symbol: OK119, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Alfalfa hay	Barley	Caucasian bluestem	Corn	Cotton lint	Grain sorghum	Improved bermudagrass	Introduced bluestem	Peanuts	Soyt
62	Mulhall loam, 3 to 5 percent slopes, gullied	26.78	18.0%		Vle							1	3			
6	Pulaski fine sandy loam, 0 to 1 percent slopes, frequently flooded	23.57	15.8%		Vw		4		7			4	7	5		
59	Konawa and Teller soils, 3 to 8 percent slopes, eroded	17.82	12.0%		IVe		1					30	4			
43	Pulaski fine sandy loam, 0 to 1 percent slopes, occasionally flooded	17.37	11.7%		Ile		4		7		376	48	7	5	1360	
GAMD	Grainola-Ashport frequently flooded-Mulhall complex, 0 to 8 percent slopes	13.11	8.8%		IVe			2					5	1		
76	Coyle and Zaneis soils, 3 to 5 percent slopes, severely eroded	12.47	8.4%		Vle								3			
MulC	Mulhall loam, 3 to 5 percent slopes	9.86	6.6%		IIle	IIle		2			13	32	6	1		
EasA	Easpor loam, 0 to 1 percent slopes, occasionally flooded	8.68	5.8%		IIw		5				2	48	9			
66	Masham silty clay loam, 5 to 20 percent slopes	6.55	4.4%		Vle							1	2			
CoyB	Coyle loam, 1 to 3 percent slopes	6.10	4.1%		IIIs		2				11	39	5		1190	
49	Renfrow and Grainola soils, 3 to 8 percent slopes, severely eroded	5.69	3.8%		Vle								2			
71	Zaneis loam, 3 to 5 percent slopes, eroded	0.92	0.6%		IIle								6			
Weighted Average							1.6	0.3	1.9	0.1	45.2	16.6	5	1.5	207.4	

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

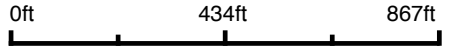
TOPOGRAPHY MAP



©2021 AgriData, Inc.



Source: USGS 3 meter dem
 Interval(ft): 3.0
 Min: 895.0
 Max: 997.6
 Range: 102.6
 Average: 921.6
 Standard Deviation: 15.85 ft



24-19N-1E
 Payne County
 Oklahoma

Map Center: 36° 6' 43.65, -97° 9' 13.72

Field borders provided by Farm Service Agency as of 5/21/2008

COUNTY TAX STATEMENTS

COUNTY TAX STATEMENTS

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



Owner Name and Address

JAY STILLWATER PROPERTIES I, LLC
10928 QUEBEC PL
TULSA OK 74137-0000

Taxroll Information

Tax Year : 2020
Property ID : 19N01E-24-4-00000-000-0753
Location : S COTTONWOOD RD STILLWATER
School District : STW-R Stillwater Rural Mills : 97.36
Type of Tax : Real Estate
Tax ID : 7298

Legal Description and Other Information:

24-19N-01E D-753 (80acm/l) S/2 NW/4

Assessed Valuations	Amount	Tax Values	Amount
Land	1084	Base Tax	106.00
Improvements	0	Penalty	0.00
Net Assessed	1084	Fees	0.00
		Payments	106.00
		Total Paid	106.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/22/2020	11892	Check	Taxes	106.00	JAY STILLWATER PROPERTIES I, LLC->Check# 9016

COUNTY TAX STATEMENTS

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



Owner Name and Address

BERRY, ANN JAY ETAL
5614 W CREEKSIDE DR
STILLWATER OK 74074-2452

Taxroll Information

Tax Year : 2020
Property ID : 19N01E-24-4-00000-000-0752
Location : 7215 W 6TH ST STILLWATER
School District : STW-R Stillwater Rural **Mills :** 97.36
Type of Tax : Real Estate
Tax ID : 7294

Legal Description and Other Information:

24-19N-01E D-752 (70acm/l) N/2 NW/4 LESS NE/4 NE/4 NW/4

Assessed Valuations	Amount	Tax Values	Amount
Land	2151	Base Tax	632.00
Improvements	4339	Penalty	0.00
Net Assessed	6490	Fees	0.00
		Payments	632.00
		Total Paid	632.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
01/06/2021	29870	Check	Taxes	632.00	BERRY, ANN JAY ETAL->Check# 9013

BILLBOARD LEASE AGREEMENT

BILLBOARD LEASE AGREEMENT

BILLBOARD LEASE AGREEMENT

PHOTOS

PHOTOS

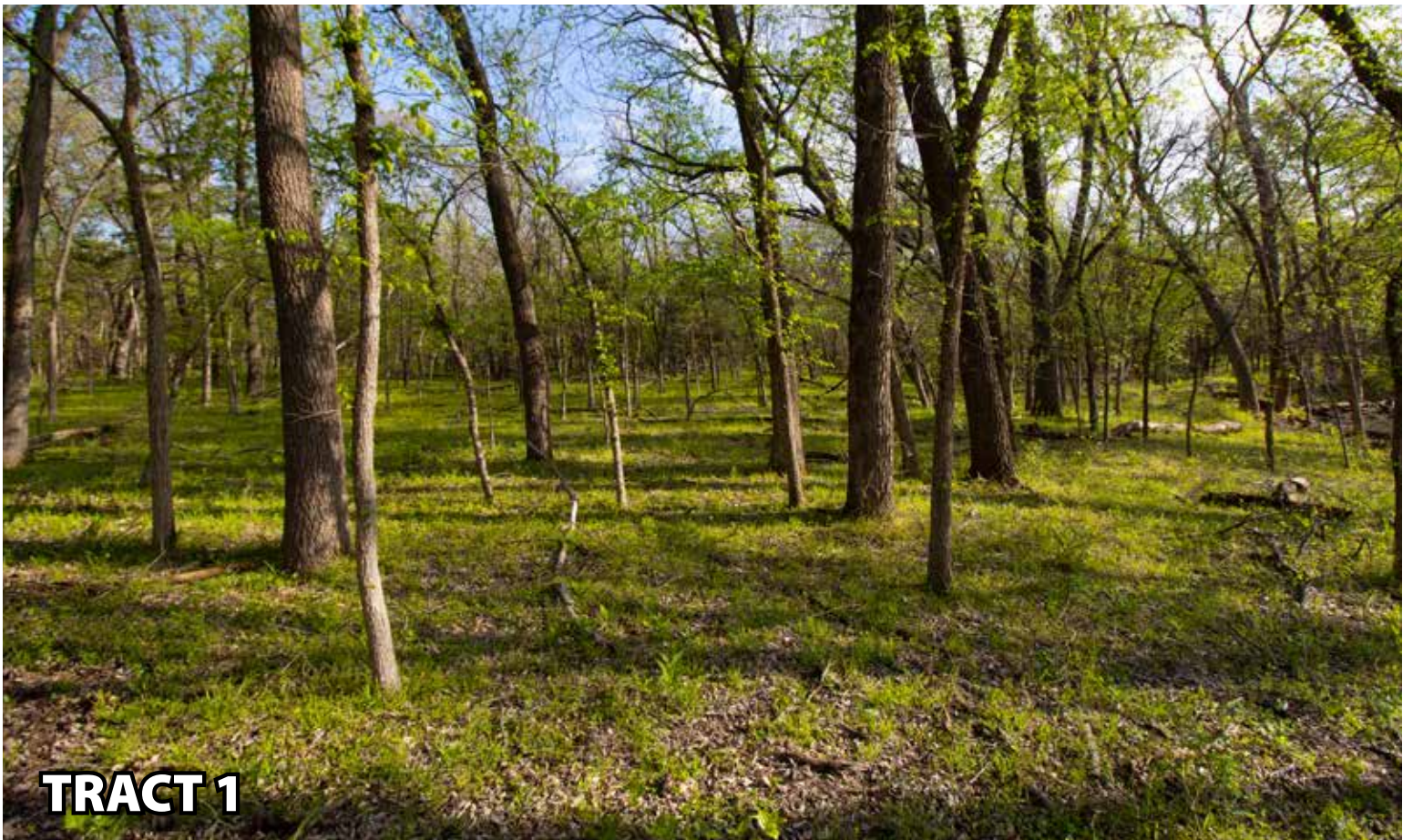


TRACT 1

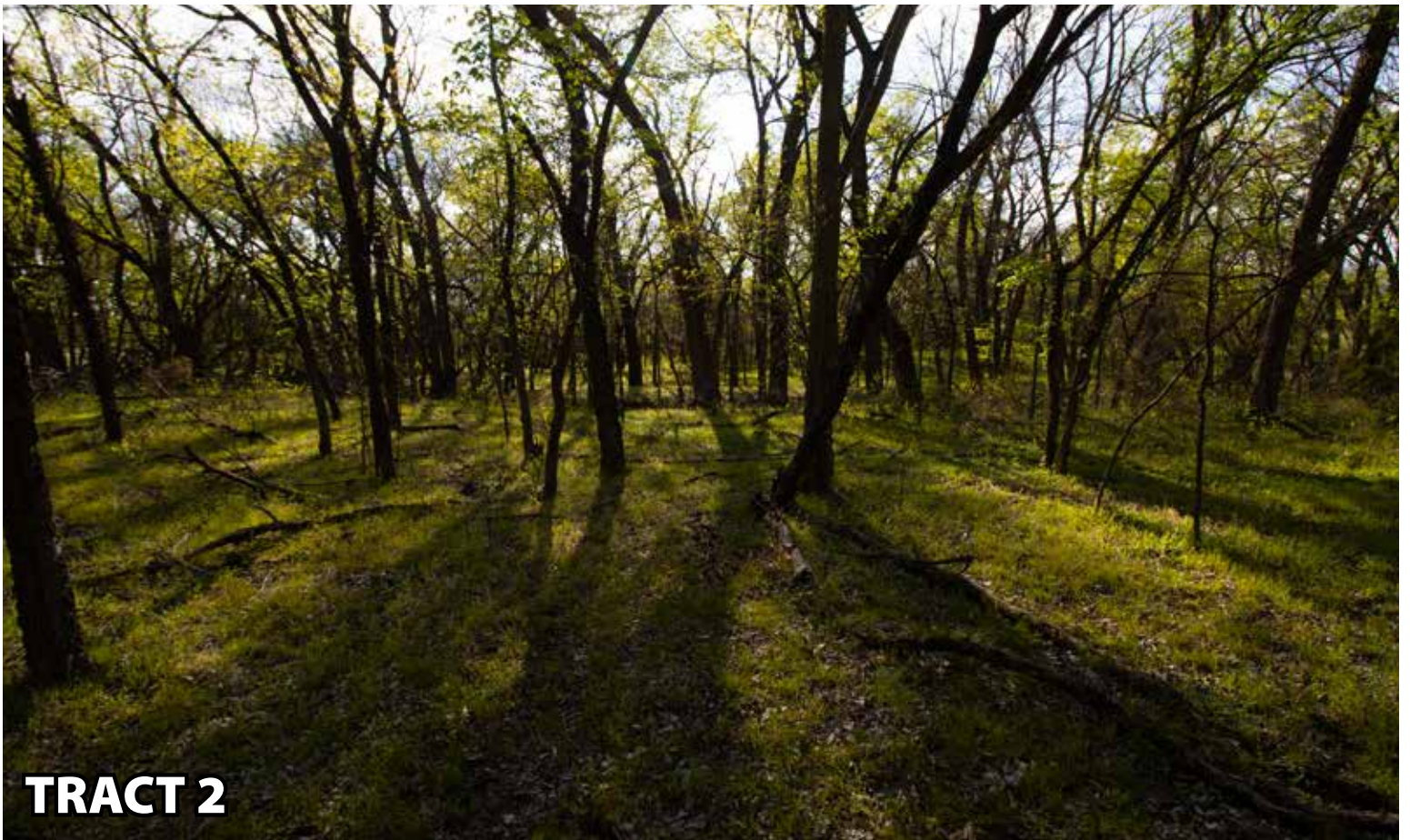


TRACT 1

PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



TRACT 5



TRACT 6

PHOTOS



TRACT 6



TRACT 6

PHOTOS



PHOTOS



TRACT 7



TRACT 8

PHOTOS



PHOTOS



PHOTOS



TRACT 9



TRACT 9

PHOTOS



PHOTOS



TRACT 10



TRACT 10

PHOTOS



TRACT 10



TRACT 11

PHOTOS



PHOTOS



TRACT 11



TRACT 12

PHOTOS



TRACT 12



TRACT 12

PHOTOS



TRACT 12



TRACT 12

PHOTOS



PHOTOS



PHOTOS



PHOTOS



TRACTS 3, 4 & 8 VIEW



SCHRADER REAL ESTATE & AUCTION CO., INC.

950 N. Liberty Dr., Columbia City, IN 46725

260-244-7606 or 800-451-2709

SchraderAuction.com