

SCHRADER
Real Estate and Auction Company, Inc.
101 N Main St, Stillwater, OK 74075
CORPORATE OFFICE: PO Box 508
950 N Liberty Dr • Columbia City, IN 46725
800.451.2709 • 260.244.7606

Auction Manager:
BRENT WELLINGS • 405.332.5505
brent@schraderauction.com • Lic#158091

| 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 |
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| 26 | 27 | 28 | 29 | 30 | | |

Land Auction Sept 28 • Equipment Auction Sept 30

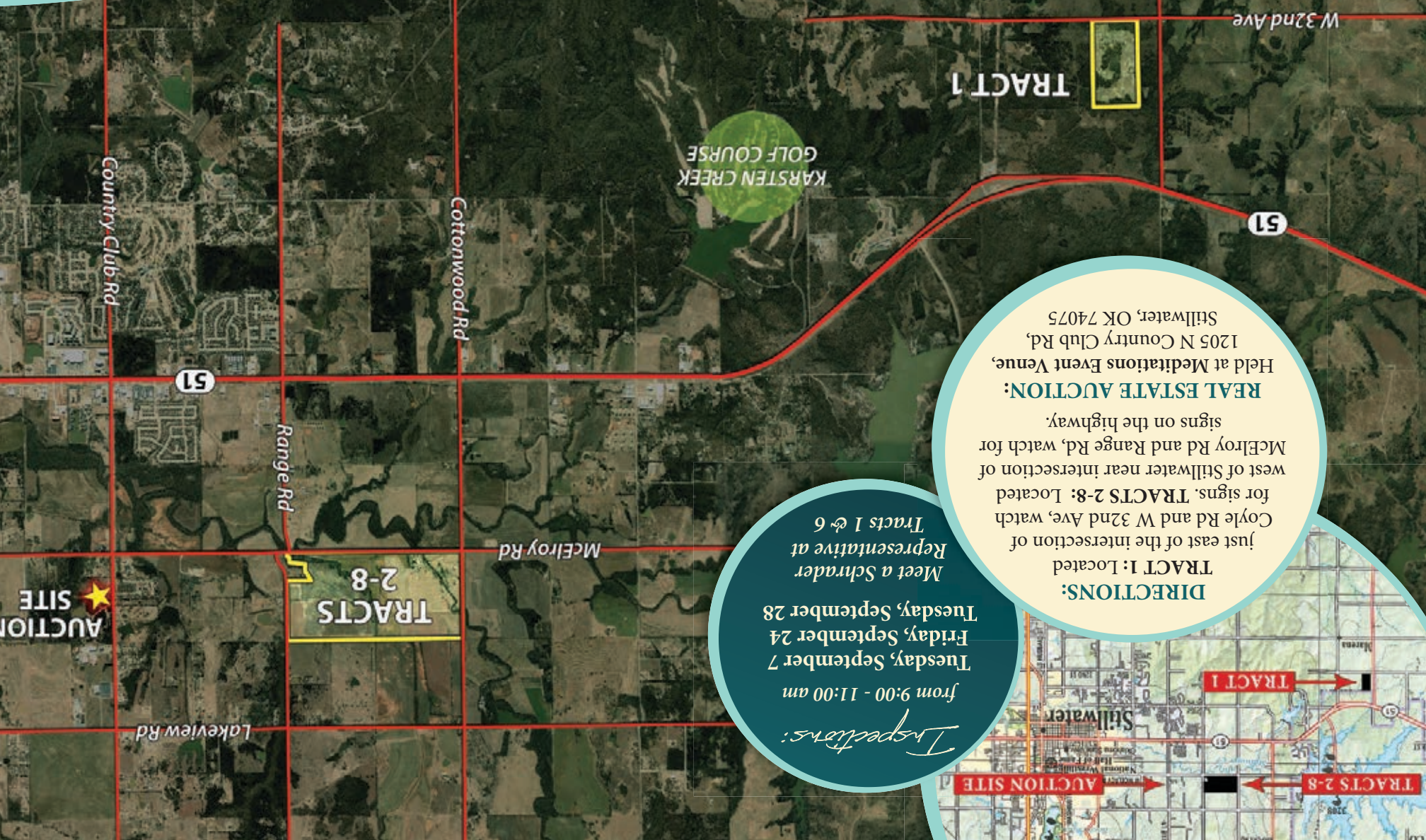
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You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schradder Auction Co.

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SCHRADER
THE ORIGINAL MULTI-TRACT AUCTIONS
LIVE WITH VIRTUAL
TIMED ONLINE ONLY

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Inspectors:
from 9:00 - 11:00 am
Tuesday, September 7
Friday, September 24
Tuesday, September 28
Meet a Schradder Representative at Tracts 1 & 6

DIRECTIONS:
TRACT 1: Located just east of the intersection of Coyle Rd and W 32nd Ave, watch for signs. TRACTS 2-8: Located west of Stillwater near intersection of McElroy Rd and Range Rd, watch for signs on the highway.
Held at Meditations Event Venue, 1205 N Country Club Rd, Stillwater, OK 74075



Major **LAND AUCTION**
Farm Equipment & Personal Property

392 ± acres
PAYNE COUNTY, OK

offered in 8 Tracts and Combinations



Major **LAND AUCTION**
PAYNE COUNTY, OK
Tuesday, September 28
Starting at 5:00pm at Meditations Event Venue, Stillwater • Online Bidding Available

plus Farm Equipment & Personal Property
Timed Online Only - Begins Closing September 30 at 10am



392 ± acres

offered in 8 Tracts and Combinations

- 312± Contiguous Acres on McElroy Rd
- 80± Acres Bordering OSU Land!
- Potential Building Sites
- Productive Tillable Land
- Established Hay Meadows
- Excellent Recreational Property
- Numerous Ponds
- Low Hour Farm Equipment

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LAND AUCTION
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Major PAYNE COUNTY, OK LAND AUCTION

Tuesday, September 28 Starting at 5:00pm at Meditations Event Venue, Stillwater • Online Bidding Available

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392[±] acres
offered in 8 Tracts and Combinations

Rarely does an opportunity such as the Hair Ranch present itself to the marketplace. 312± contiguous acres just outside Stillwater city limits, which feature: tillable bottomland, established hay meadows, excellent native & improved grass pastures plus potential building sites. The Hair Ranch offers something for a large variety of different Buyers. Additionally, Tract 1 off Coyle Road is an outstanding recreational property and place to build a home with rural water in place. Bordering OSU land, this parcel represents an opportunity to acquire some of Payne County's most premier hunting & recreational land (check out the trail camera photos). Don't miss the opportunity to evaluate such an exciting land offering in Payne County!



TRACT 1: 80± acres located on W 32nd Ave just east of Coyle Road that is a beautiful property! Two awesome ponds, mixture of open meadows, mature oak trees and other hardwoods along with a metal pole barn, electric and rural water in place. Do not overlook this beautiful property and the opportunity for a recreational paradise or potential building site that borders Oklahoma State University land!

TRACT 2: 13± acres located off N Range Road with incredible views of the eastern sky, currently in native grass hay production, this is an excellent tract!

TRACT 3: 61± acres off Range Road with an excellent pond and unbeatable views of the western sunset, currently in native grass hay production.

TRACT 4: 45± acres off Range Road that borders Dry Creek, huge trees and lots of potential here to make it your own.

TRACT 5: 33± acres off McElroy Road, 24 tillable acres per FSA with Easpor Loam and Port Silt Loam soils, productive Stillwater Creek bottomland!

TRACT 6: 57± acres off McElroy Road that is a combination of tillable land and pasture, along with an excellent stock pond.

TRACT 7: 73± acres, cross-fenced with huge trees lining the creek. Also included is a 1 Bedroom, 1 Bath, 845 sq. ft. farmhouse currently leased for rental income, working pens, 2 barns and an open bay equipment shed with electric and rural water in place.

TRACT 8: 30± acres, established Hay Meadow with awesome views to both east and west skies!



EQUIPMENT & PERSONAL PROPERTY
Timed Online Only
Begins Closing September 30 at 10am
Visit www.SchraderAuction.com for equipment list and bidding information.
Contact Tom Berry 405.747.0654 for inspection dates & times, load out and equipment questions.



LAND AUCTION MANAGER • BRENT WELLINGS • 405.332.5505 • brent@schraderauction.com Contact the auction manager or visit our website for more information and photos!

Land Auction Terms and Conditions:
PROCEDURE: Tracts 1 through 8 will be offered in individual tracts, in any combination of these tracts, or as a total unit per auction date and time. 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.
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.
BUYER'S PREMIUM: A 4% Buyer's Premium will be added to the Bid Price and included in the Contract Purchase Price.
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 of the land 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.
SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres, if a new survey is determined to be necessary by the Seller.
ACREAGE, SQUARE FOOTAGES AND TRACTS: All acreages 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 direction and discretion of the Auctioneer. The Seller and Selling Agent 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 STATEMENTS MADE.
CORRECTIONS AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes or additions to the property information.

Personal Property Terms:
Payments may be made online in the form of credit card (4% surcharge on credit card payments). Or call in to the main office at 800-451-2709 to pay by ACH (check by phone), wire transfer, or credit card. Please do not mail in checks.

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