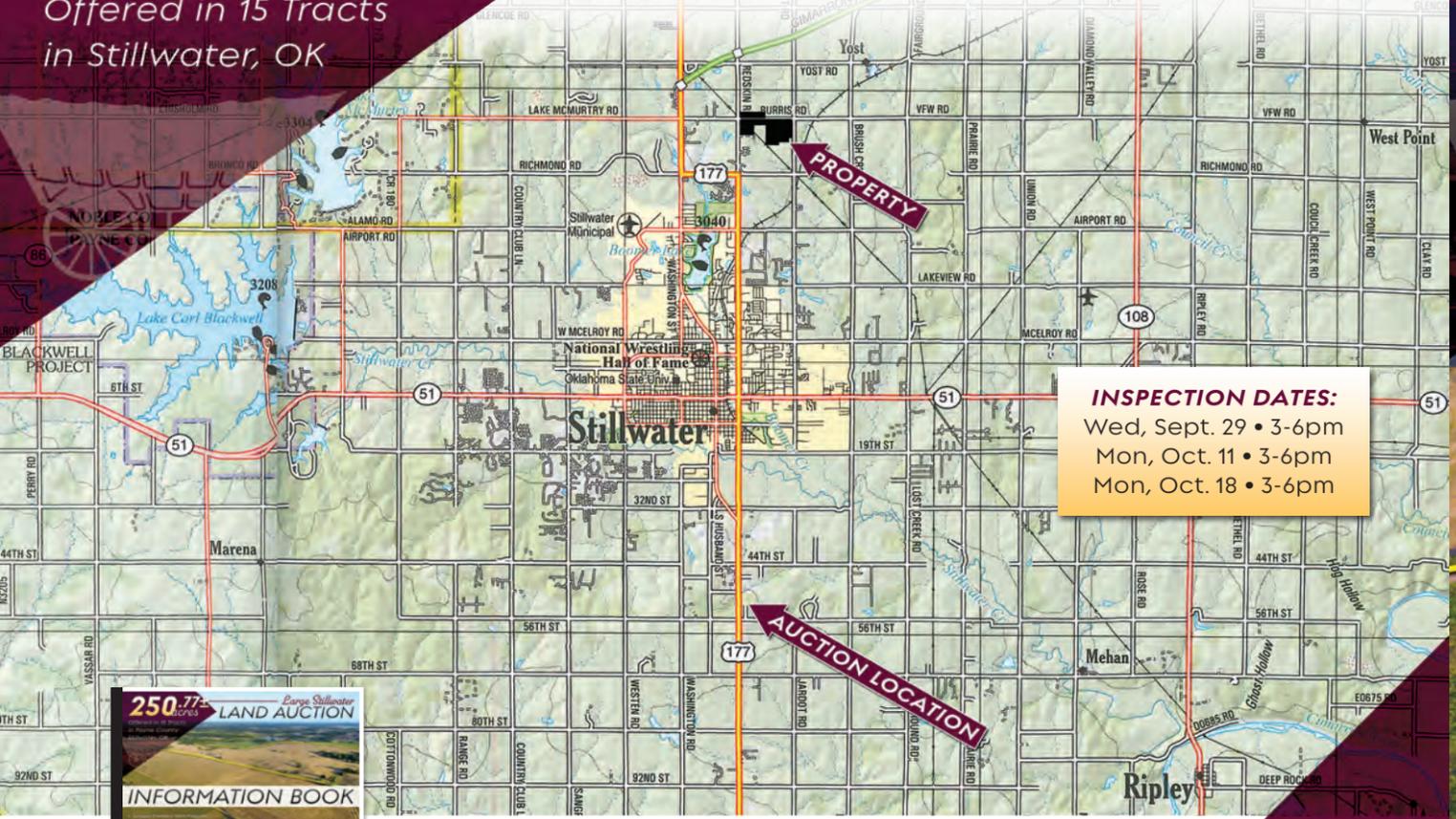


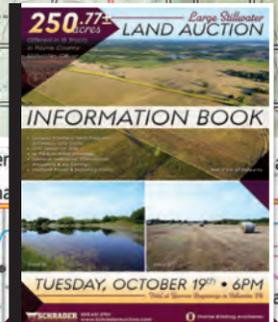
250.77± acres

Large Stillwater LAND AUCTION

Offered in 15 Tracts in Stillwater, OK



INSPECTION DATES:
 Wed, Sept. 29 • 3-6pm
 Mon, Oct. 11 • 3-6pm
 Mon, Oct. 18 • 3-6pm



Contact the Auction Company for a detailed Information Booklet with additional due diligence materials, including:
 soil maps, tax & FSA details, etc.

AUCTION LOCATION: Sparrow Beginnings • 5317 S Hartford Street Stillwater, OK
DIRECTIONS TO PROPERTY: See auction website for detailed maps of all tracts and locations.

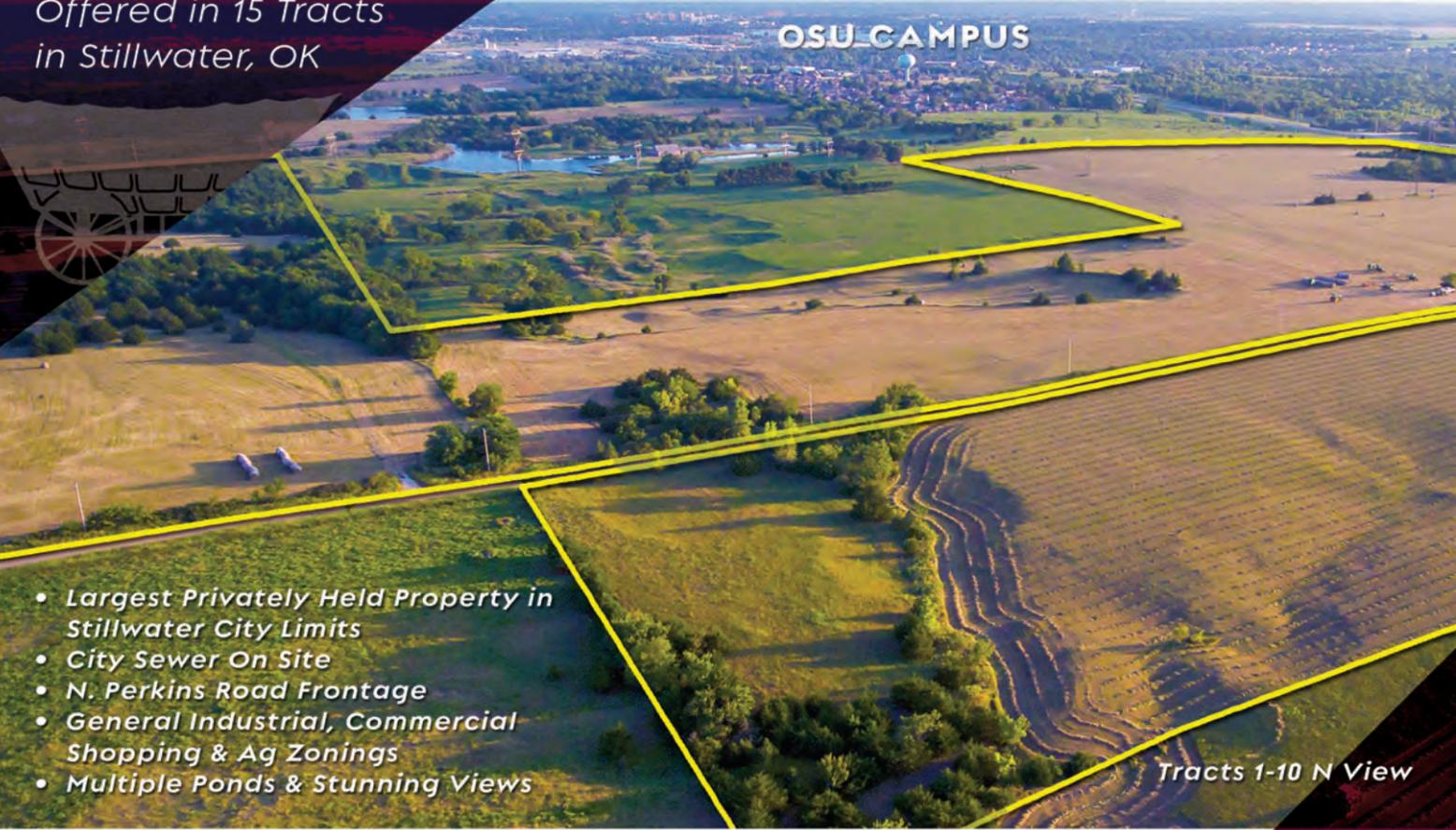
TUESDAY, OCTOBER 19th • 5PM

Held at Sparrow Beginnings in Stillwater, Ok

250.77± acres

Large Stillwater LAND AUCTION

Offered in 15 Tracts in Stillwater, OK



- Largest Privately Held Property in Stillwater City Limits
- City Sewer On Site
- N. Perkins Road Frontage
- General Industrial, Commercial Shopping & Ag Zonings
- Multiple Ponds & Stunning Views

Tracts 1-10 N View



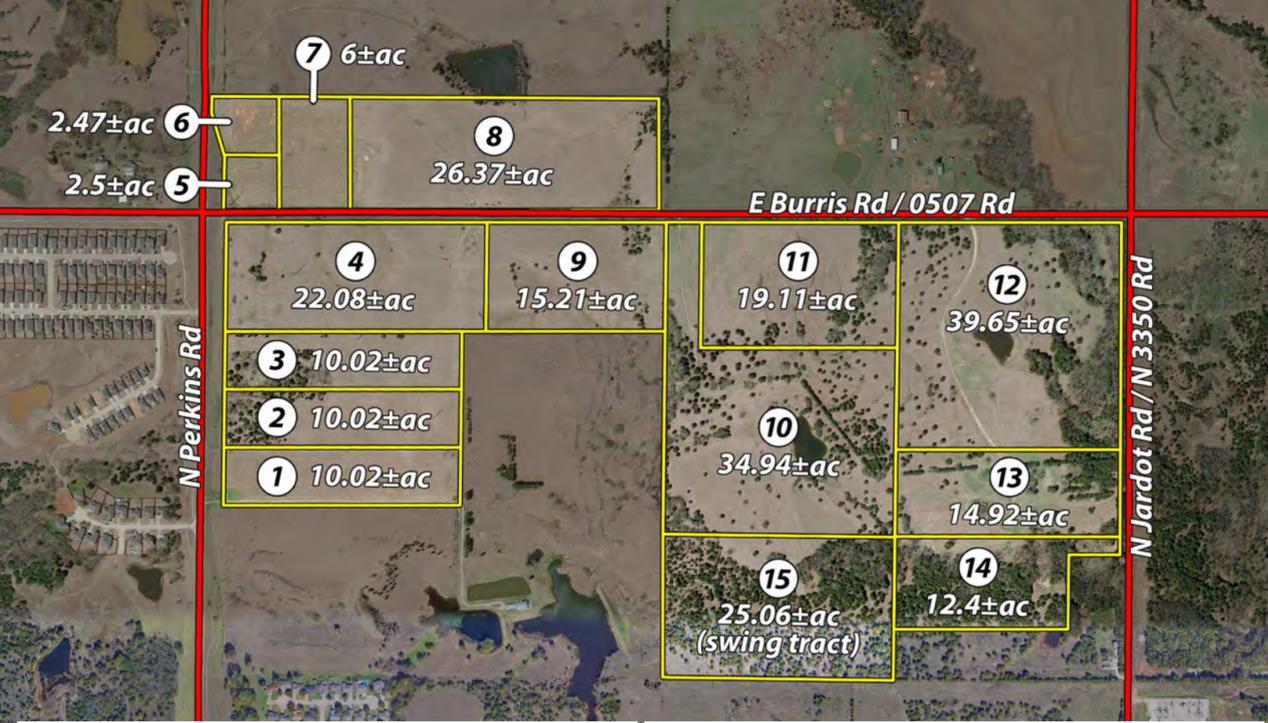
Tract 10



Tract 12

TUESDAY, OCTOBER 19th • 5PM

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SW Corner View of Property



Tracts 11-15 SW View



Tract 11



Tract 12



Whole Property NW View



NW Corner View

General Description:

The largest parcel of real estate inside of Stillwater city limits will be sold on October 19th, and we are excited to market this exceptional property! City sewer is present on the property along N Perkins Road and city water is located directly opposite the property on the West side of N Perkins Road. With successful residential developments just to the West and South, plus access to sewer and water, the property is well positioned for future development! Turnpike access is only 1 mile North of the property and extensive road frontage is provided by N Perkins, Burris and Jardot Roads. The property has a gently rolling topography and has been excellently maintained in native grass hay production. With stunning views of the East and West skies, as well as multiple ponds, spending some time exploring this outstanding piece of real estate will not disappoint!

Tract Descriptions:

TRACT 1: 10.02± ACRES along Perkins Road, gorgeous hay meadow with great views.
TRACT 2: 10.02± ACRES along Perkins Road, woods in front of the property provide some nice seclusion on this tract.
TRACT 3: 10.02± ACRES along Perkins Road, woods here on the front of the tract make for additional seclusion.
TRACT 4: 22.08± ACRES on the corner of Perkins Road and Burris. Great corner tract, mostly open hay meadow and mixed trees with gently rolling topography!
TRACT 5: 2.50± ACRES at the intersection of Perkins Road and Burris, another attractive corner lot.
TRACT 6: 2.47± ACRES fronting Perkins Road, level pad which has had dirt work completed in past.
TRACT 7: 6.0± ACRES along Burris Road, another level tract here with substantial dirt work already complete.
TRACT 8: 26.37± ACRES along Burris Road, another excellent tract with great views and good topography.
TRACT 9: 15.21± ACRES along Burris Road, beautiful setting with a small drainage that would make an excellent potential pond site.

TRACT 10: 34.94± ACRES along Burris Road, stunning tract with a secluded setting that surrounds a stunning clear water pond. A water well is also present on this tract.
TRACT 11: 19.11± ACRES along Burris Road, another stunning tract with excellent elevation of views of surrounding landscape.
TRACT 12: 39.65± ACRES along Burris and Jardot Road, beautiful mixture of trees, hay meadows and a nice pond in a very secluded setting.
TRACT 13: 14.92± ACRES on N. Jardot Road, another mix of hay meadow and large trees in a private setting.
TRACT 14: 12.4± ACRES on N. Jardot Road, this tract sits outside of city limits and offers big mature trees and open land also. This is a beautiful tract.
TRACT 15: 25.06± ACRES "SWING TRACT". Gorgeous mix of trees and hay meadows. Bidders may bid on this tract in combination with any other parcel that adjoins, take your pick of potential options!



Tract 12



Tract 13



Tract 14



Tract 2



Tract 4 Rd Frontage



Tracts 5-6 Rd Frontage



Tract 10

TERMS & CONDITIONS:
PROCEDURE: Tracts 1 through 15 will be offered in individual tracts, in any combination of these tracts, or as a total unit per auction date & time. There will be open bidding on all tracts & combinations during the auctions as determined by the Auctioneer. Bids on tracts, tract combinations & 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, w/ 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 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, & similar related matters. All tracts sold "AS-IS".
CLOSING: The closing shall take place approximately 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 & reserves all minerals, including without limitation, oil, gas, coal, coalbed methane, & all other hydrocarbons, lignite, & all metallic minerals, etc., if any, associated w/ the referenced real estate, & 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 & 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 & sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised & surveyed acres, if a new survey is determined to be necessary by the Seller.
ACREAGE & TRACTS: All acreages 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.**
CORRECTIONS & CHANGES: Please arrive prior to scheduled auction time to inspect any changes or additions to the property info.

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