

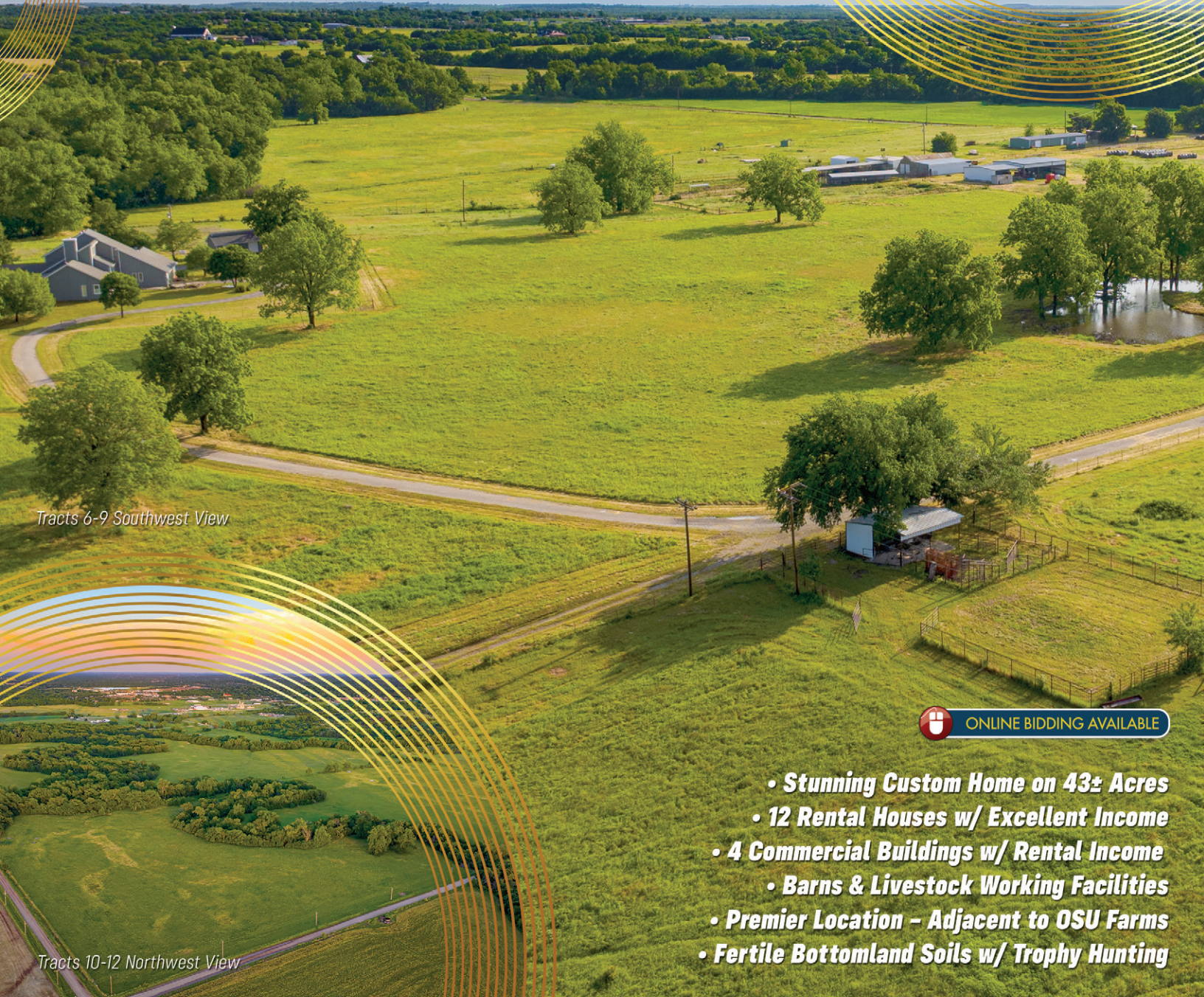
Stillwater, Oklahoma

Auction

13 Homes - Commercial Buildings - Fertile Bottomland Soils

402± acres

Offered in 13 Tracts



Tracts 6-9 Southwest View

Tracts 10-12 Northwest View

 ONLINE BIDDING AVAILABLE

- **Stunning Custom Home on 43± Acres**
- **12 Rental Houses w/ Excellent Income**
- **4 Commercial Buildings w/ Rental Income**
- **Barns & Livestock Working Facilities**
- **Premier Location - Adjacent to OSU Farms**
- **Fertile Bottomland Soils w/ Trophy Hunting**

Arguably the Most Diverse Offering of Real Estate in Stillwater's History!

Thursday, July 11 • 6pm

Held at Meditations Weddings & Events
1205 N Country Club Rd, Stillwater, OK

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

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Amassed by the late Dr. Jakie Hair and his wife Jana over a period of many years, Nu Era farms is arguably the most diverse offering of real estate holdings in Stillwater's vibrant history. Comprised of 402± acres and situated along the western edge of the Stillwater growth corridor sits this fantastic holding of property. A custom 2,347 sq. ft. home, with modern and tasteful updates throughout, is nestled amongst towering pecan trees. An attractive portfolio of 10 rental homes, completed by Todd Kraybill Construction in 2016 generate a healthy rental income in a welcoming setting. 4 well-constructed metal buildings offer additional rental potential, with one actively rented to a long-term tenant. The farm working facilities are functionally designed and ready to go to work for the next owner. A bonus to the allure of these attractive improvements are the fertile bottomland soils of Stillwater creek, ideal for row crop, hay or grazing uses - not to mention the trophy whitetail deer that frequent these bottomlands! This is truly an offering where we can say with confidence, there is something for everyone!

W McElroy Rd / E0610 Rd

N Cottonwood Rd / N3280 Rd

Range Rd / N3290 Rd

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Auction Manager: Brent Wellings
Email: brent@schraderauction.com



Property Tour/Inspection Dates:
Monday, June 17:
 Tract 2 Rentals: 2pm Sharp
 Rest of Property: 4-7pm
Monday, July 1:
 Tract 2 Rentals: 2pm Sharp
 Rest of Property: 4-7pm
Wednesday, July 10:
 Tract 2 Rentals: 2pm Sharp
 Rest of Property: 4-7pm

Tracts 1-9 West View

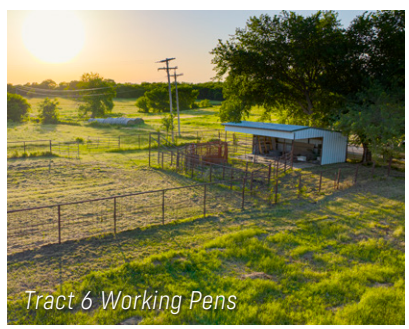
- TRACT 1: 3± ACRES** on Range Rd, adjacent to OSU Farms.
- TRACT 2: 17± ACRES** that includes the 10 rental homes completed in 2016 with additional acreage included for future expansion of the community.
- TRACT 3: 3± ACRES** on Range Rd, adjacent to OSU Farms.
- TRACT 4: 3.5± ACRES** on Range Rd, adjacent to OSU Farms.
- TRACT 5: 4± ACRES** that includes an excellent commercial building with office suite in front and climate controlled warehouse space. Fully paved parking lot with two storm shelters (former RWD#3 Building).
- TRACT 6: 55± ACRES** fronting Range Rd, excellent larger acreage tract suitable for development, long term holding or a stunning home site. Includes two ponds and a mixture of open pasture and dense cover on the west side.
- TRACT 7: 4.5± ACRES** which served as the headquarters for Nu-Era farms for many years. Includes 3 metal buildings, fully insulated, red iron construction, concrete floors with drains throughout, office area, each building is heated and buildings #1 and #2 are both equipped with A/C. Excellent potential commercial rentals that have never been offered to the public.
- TRACT 8: 43± ACRES** that includes the 2,347 sq. ft. custom home overlooking the farm. Truly a magnificent setting! The home was built in 1998 but has been tastefully updated throughout over the last couple of years. Check out the extensive photos and 3D tour!



Tract 3



Tract 4



Tract 6 Working Pens



Tract 7 Building Southeast View



Tract 2 Southwest View



Tract 5 Building

TRACT 9: 43± ACRES which include the 1,280 sq. ft. farmhouse, 100'x30' metal garage, 2 covered cattle working areas, multiple runs, and 100'x40' steel framed pole barn. Excellent stand-alone facility, great to combine with an adjoining parcel.

TRACT 10: 57± ACRES along McElroy Rd, excellent farm or hay ground with primarily Pulaski Fine Sandy Loam and Easpor Loam soils. Excellent hunting along Stillwater Creek!

TRACT 11: 60± ACRES fronting both McElroy and Cottonwood roads, another excellent agricultural tract along Stillwater creek with excellent soils.

TRACT 12: 107± ACRES fronting Cottonwood Rd and comprised of an attractive combination of open agriculture land, Easpor Loam and Ashport Silty Clay Loam soils are dominant on the tract. The balance of the property is comprised of dense timber, towering oak trees and excellent habitat for trophy whitetail (check out the trail camera pics!).

TRACT 13: 2± ACRES that include a charming 1,206 sq. ft. farmhouse originally constructed in 1936, but updated throughout the years. Beautiful setting overlooking the Stillwater Creek bottomlands below!



Tract 8



Tract 8



Tract 8



Tract 8



Tracts 10-12

TERMS AND CONDITIONS:

PROCEDURE: Tracts 1 through 13 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 auction 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 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, 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 Trustees Deed or an appropriate form of Fiduciary Deed, as applicable.

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: Shall be delivered at Closing, subject to the rights of current tenants.

REAL ESTATE TAXES: 2024 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 and dimensions 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 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.



Tract 9 Working Facilities



Tract 11 Trail Cam



Tract 13

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Property

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Auction Location: Meditations Weddings & Events - 1205 N Country Club Rd, Stillwater, OK 74075

Property Location: 320 N Range Rd, Stillwater, OK 74075

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800.451.2709 • 260.244.7606

Oklahoma Office: Branch Office - Stillwater, OK #172583
101 N Main St, Stillwater, OK 74075

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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	31			

Auction Manager:

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

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Tract 8

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