

GENERAL DESCRIPTION:

The Jay Ranch is an exceptional property that we are proud to offer to the public for the first time in decades! With many exciting features, this property offers something for many buyers. To begin, the property is located along Highway 51 on the southwest side of Stillwater in line with the natural growth of our community. With great visibility and topography, the highway frontage on this property should excite the commercial investor. Cottonwood Road runs along the western boundary of the property, and is a well maintained "chip & tar" surface. We are offering numerous potential building sites; which feature clean pastures, huge trees, creek bottoms and awesome views! Two billboards on the Highway frontage also generate income. Look over the Auction Tract Map to pick the land that best fits your needs!

TRACT 5

Stillwater, OK • Payne Co. **150± acres**

OFFERED IN 12 TRACTS

Sensational Southwest Stillwater
Land AUCTION

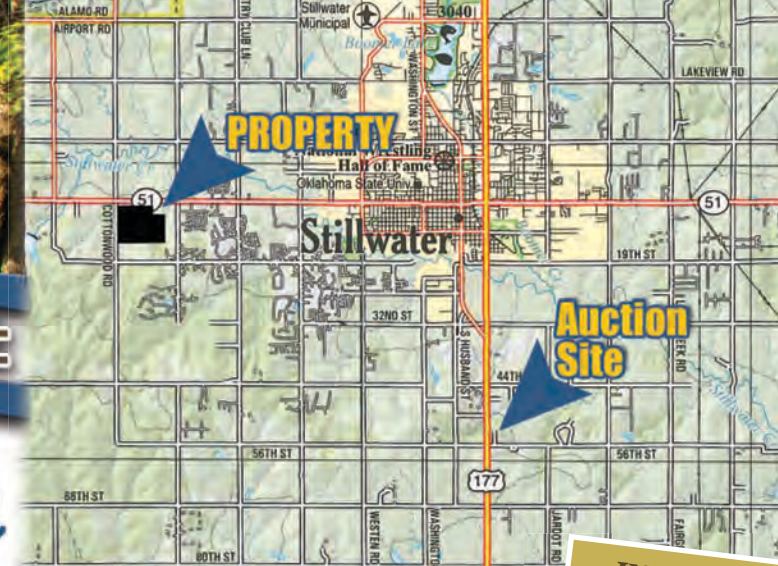
TUESDAY, JUNE 8 • 5 PM

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



TRACTS 3, 4 & 8

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



TRACT 1



TRACT 7



TRACT 5

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!

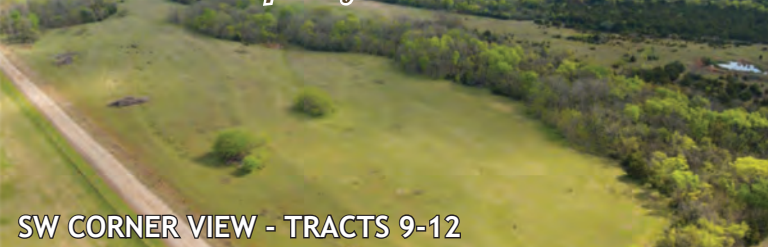
TRACT 9: 10± ACRES making another outstanding potential building site. Big trees, open land, and lots of options.

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

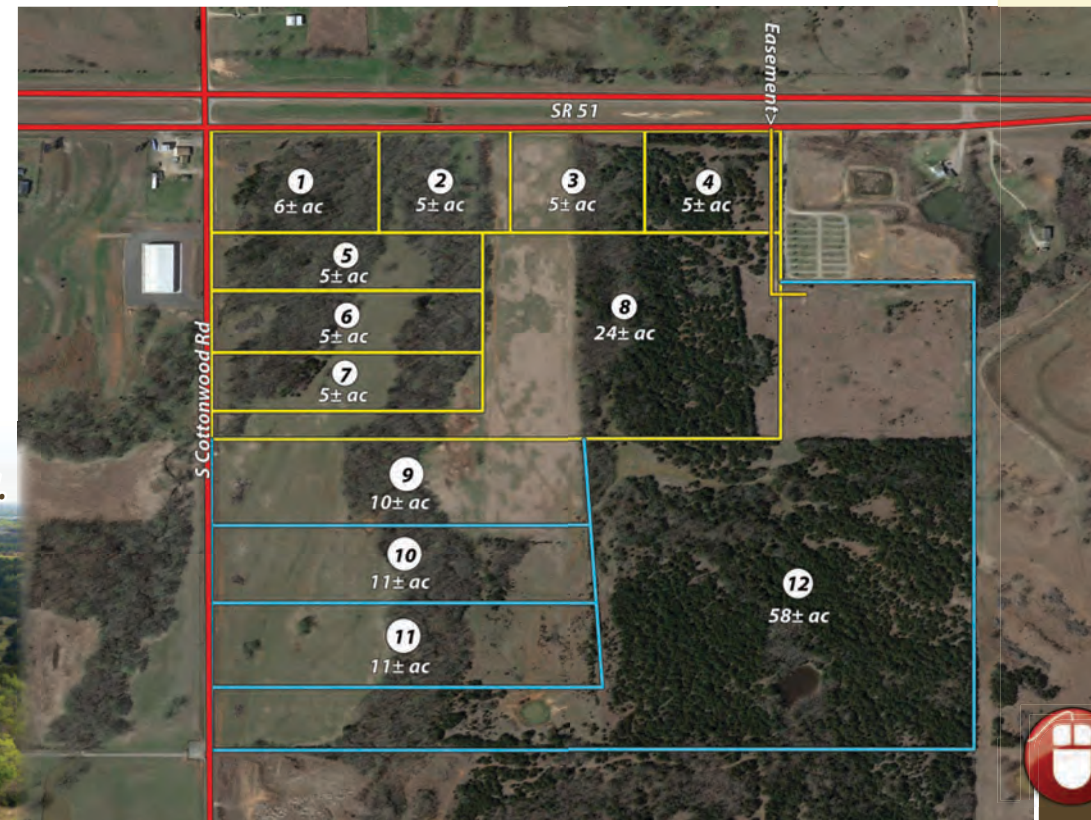
TRACT 11: 11± ACRES that is another awesome tract, the elevation here overlooking the creek in back is stunning!

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.



SW CORNER VIEW - TRACTS 9-12



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 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.

 **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.

AUCTION MANAGER:
Brent Wellings, 405-332-5505

800-451-2709 • SchraderAuction.com

