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619 S. Lewis, Stillwater, OK 74074
Pickens Auctions

Large tracts | Superior Grazing | Ponds | Live Streams | Building Sites | Excellent Recreation



1,100 ACRES
NEAR STILLWATER, OKLAHOMA

Sells at Auction

Friday, May 17th

*Land offered in desirable
tracts & combinations*

*Hard Surface Roads
&
Minutes from Stillwater, Okla.*

Pickens Auctions
GREGG PICKENS, Broker/Auctioneer 405.747.9304
pickensauctions.com • 405.533.2600

Payne County LAND AUCTION

Seller: Katz Cattle & Land LP
(Formerly Max Katz)

1,100 ACRES

NEAR STILLWATER, OKLAHOMA

*Land offered in desirable
tracts & combinations*

2 Large Contiguous Tracts!



*Once in a generation
opportunity!*

*This is a once-in-a-generation opportunity to
own large contiguous acres of prime pasture
land in the Stillwater, Oklahoma area.*

*Previously owned by one of Oklahoma's
legendary cattleman, Max Katz- these large
tracts offers superior grazing, ponds, live streams,
and building sites as well as excellent recreation.*

*Easy access to Stillwater and Oklahoma State
University! Tulsa and Oklahoma City are
approximately 1 hour away by car and daily
flights to Dallas from Stillwater Regional Airport
provide access to the World.*

Sells

Friday, May 17th
@10 am

Auction Location:
COMMUNITY BUILDING
at Payne County Expo Center
4518 Expo Circle, Stillwater, OK

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Tracts 1-6 Are located just south of Stillwater on 44th Street between Jardot and Brush Creek Roads. Hard surface road frontage on all tracts with the exception of tract 4. WATCH FOR SIGNS. Tracts are in Section 6-T18N-R3E and Section 31-T19N-R

Tract 1: 154+/- Acres, “The Judge Place”

Has 44th Street frontage, highly versatile tract with awesome building sites. Land is rolling terrain with crop land, grass and scattered timber providing excellent wildlife habitat.

NOTE: Tracts 2-6 were originally owned by Oklahoma State University and were known as the North and South “Aggie” Farms. Max Katz purchased these farms at public auction in the early 1970’s.

Tract 2: 40 +/- Acres

Has 44th Street frontage, nice building sites and is a very versatile acreage with crop land and some timber.

Tract 3: 35 +/- Acres

Has 44th Street and Brush Creek frontage. Acreage is heavily wooded with some awesome building sites.

Tract 4: 80+/- Acres

Has Brush Creek Road frontage. This acreage is mostly grass with a creek and pond and offers one the best views of Stillwater.

Tract 5: 80 +/- Acres

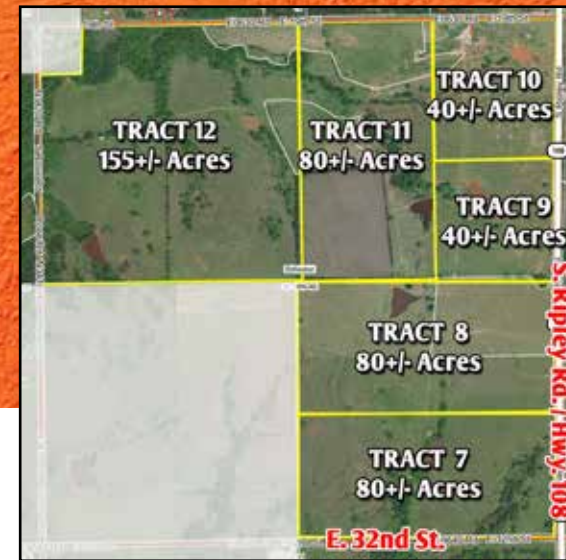
Located at the corner of Brush Creek and 44th. Nice Acreage with creek bottom farm land and Bermuda grass pasture.

Tract 6: 80 +/- Acres

Has 44th Street frontage and features Bermuda grass pasture and nice pond along with great building sites.



TERMS: \$25,000 per parcel or \$250,000 for the entirety down, the day of the auction with the balance due upon delivery of merchantable title. Closing on or before July 1, 2019. Possession at closing. Selling surface rights only. 5% Buyer's Premium will be added to the High Bid to establish the Purchase Contract Price.



TRACTS 7-12: Located East of Stillwater, OK. Go East on 6th Street (HWY 51) to Highway 108 South, then South on Highway 108 1 mile to 19th. Located on the west side of road. Tracts are in Section 30-T19N-R4E.

These tracts are known as the Pitts, Potter & Spurlock Places and are some of the best grass farms in Payne County. The Pitts place is the 1st farm Max bought all those many years ago and served as his Headquarters throughout his career

Tract 7: 80 +/- Acres

Located on the corner of Highway 108 and 32nd with Highway 108 and 32nd frontage. Good grass and nice pond.

Tract 8: 80 +/- Acres

None nicer than this acreage that features excellent grass with Native meadow and a large pond PLUS Highway 108 frontage.

Tract 9: 40+/- Acres

Features good grass and a pond with Highway 108 frontage.

Tract 10: 40 +/- Acres

Located at the corner of 19th and Highway 108. This tract served as the “Headquarters” and boasts lots of possibilities! It features grass, a pond and great visibility.

Tract 11: 80 +/- Acres

This acreage has 19th Street frontage, nice grass, a large pond and hay meadow.

Tract 12: 155 +/- Acres

This tract features good grass with a creek and 2 ponds providing recreational opportunities.

TRACTS 13,14 LAND IN NORTH CENTRAL OKLAHOMA

Tracts 13,14 and 15 are located East of Stillwater. Go East on 6th ST(Highway 51) to Highway 108 North towards Glencoe. Go North 4 miles and the farm is located on the West side at the Corner of Richmond and Highway 108.

Legal: Tracts are in the SE4 of Section 25-T20N-R3E

Tract 13: 37 +/- Acres

Located at the corner of Highway 108 and Richmond and offers mostly open terrain with some great building sites.

Tracts 14: 40 +/- Acres

Has Highway 108 frontage. This tract is mostly open as well with good access and building sites.

Tract 15: 80 +/- Acres

Has Richmond Road frontage, a large pond, scattered timber and good grass.