

Building Site & Development Land AUCTION

in Stillwater, OK

8.5[±] Acres

Scraper Paradise - Exciting Value Add Opportunity!

- Both RSS & RT Zonings - Duplex Potential
- Excellent Potential Build Site
- Paved Roads
- Scraper Paradise - Clean Up & Add Value!
- Road Frontage on 2 Sides - Husband & W 22nd

**Tuesday,
December 9th
at 2PM**

4% Buyer's Premium



405-332-5505 | SchraderAuction.com | SchraderWellings.com

Building Site & Development Land AUCTION

in Stillwater, OK



8.5[±] Acres

CORPORATE OFFICE:

950 N Liberty Dr
Columbia City, IN 46725
800.451.2709 • 260.244.7606

OKLAHOMA OFFICE:

101 N Main Street,
Stillwater, OK 74075



DECEMBER 2025

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	19	20
21	22	23	24	25	26	27
28	29	30	31			

AUCTION MANAGER:

Brent Wellings • 405-332-5505
Charles Brent Wellings, 158091
Schrader Real Estate and Auction Co Inc.
(Branch Office - Stillwater, OK), 172583
Schrader Real Estate and Auction Co Inc.,
112774

405-332-5505

SchraderAuction.com

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8.5± Acres Building Site & Development Land AUCTION in Stillwater, OK

Tuesday, December 9th at 2PM

Scraper Paradise - Exciting Value Add Opportunity!

AUCTION LOCATION: Held On-Site

PROPERTY LOCATION: 2302 S Husband Street, Stillwater, OK

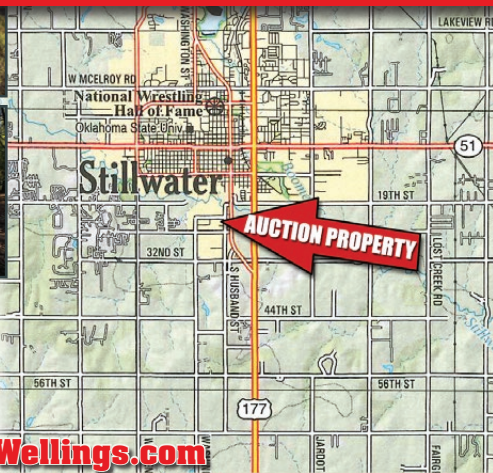
GENERAL DESCRIPTION:

South Stillwater potential building site and development parcel! Excellent location with frontage on both S. Husband Street and W 22nd Ave. The property is an outstanding combination of dense woods and open areas, creating a secluded setting only minutes away from downtown Stillwater! In addition to the excellent real estate, the offering will also include a large collection of personal property! Dozens of car bodies, equipment, stock trailers, camping trailers, appliances, lawn mowers, boats, trucks & vans will be conveyed along with the real estate - creating outstanding value add potential for the opportunistic investor! Come discover this excellent parcel of Stillwater real estate, take inventory of the personal property and bid your price on December 9th!



LAND TOUR/INSPECTION DATES:

- Monday, November 24th • 12-3PM •
- Monday, December 8th • 12-3PM •



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.



SCHRADER

Real Estate and Auction Company, Inc.

405-332-5505

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Terms and Conditions:

PROCEDURE: The property will be offered as a single tract on auction day and the purchase will include personal property located on the property.

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 title by Warranty Deed.

EVIDENCE OF TITLE; TITLE INSURANCE: Sellers shall furnish at Sellers' expense an updated title insurance commitment disclosing fee simple title to the real estate in the name of Sellers (free and clear of any material encumbrance that does not constitute a Permitted Exception) as of a date after the Auction and prior to closing, subject to all standard

requirements, conditions and exceptions and subject to the Permitted Exceptions. If Buyer and/or Buyer's lender elect(s) to purchase title insurance, the cost of issuing the owner's and/or lender's title insurance policy, and any desired endorsements, shall be at Buyer's sole expense.

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.

REAL ESTATE TAXES: 2025 taxes shall be prorated to the date of closing.

MINERALS: The sale shall include the minerals currently owned by the Seller (if any). However, no promise, warranty or representation will be made as to the existence or value of any minerals or the nature or extent of Seller's interest therein. To the Seller's knowledge, they do not own any minerals.

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 con-

tained 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.

CORRECTIONS AND CHANGES: Please arrive prior to scheduled auction time and routinely check the auction website at www.schraderwellings.com to inspect any changes or additions to the property information or terms of sale.