

# LAND AUCTION

## 14.89 ± ACRES

FRIDAY • APRIL 15 • 1 PM

LIVE & ONLINE BIDDING



405.377.1818

LEROY HENDREN  
918.695.0808

Hendren & Associates Inc. & Landrun Realty & Auction, Inc.

STILLWATER-OK-REALSTATE.COM

1506 S. COTTONWOOD | STILLWATER, OK



LEROY HENDREN

UNITED COUNTRY - HENDREN & ASSOCIATES

(918) 695-0808  
JAY, OKLAHOMA

UNITED COUNTRY

LANDRUN REALTY & AUCTION

(405) 377-1818  
120 N. PERKINS RD. | SUITE D  
STILLWATER, OKLAHOMA

STILLWATER-OK-REALSTATE.COM



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## PROPERTY DESCRIPTION

### STILLWATER, OKLAHOMA LAND FOR SALE AT AUCTION

LIVE & ONLINE BIDDING - APRIL 15, 2016 AT 1:00 PM CT

LIVE AUCTION TO BE HELD AT: UNITED COUNTRY - LANDRUN REALTY & AUCTION, INC.  
120 N. PERKINS RD. | SUITE D | STILLWATER, OKLAHOMA

1506 S. COTTONWOOD  
STILLWATER, OK 74075

THIS PROPERTY IS 14.89 ACRES OF HIGHLY SOUGHT AFTER LAND CLOSE TO STILLWATER, JUST OUTSIDE CITY LIMITS. A PERFECT PLACE TO BUILD YOUR DREAM HOME, THE PROPERTY HAS BEEN FENCED, SURVEYED, AND HAS BUILDER'S WATER TAP ALREADY INSTALLED.

THERE IS ALSO A LARGE POND LOCATED ON THE PROPERTY AND LOTS OF BEAUTIFUL TREES. THE LAND IS PARTIALLY CLEARED. LOCATED JUST 5 MILES FROM OKLAHOMA STATE UNIVERSITY (HOME OF THE COWBOYS), CLOSE TO WAL-MART SUPERCENTER, RETAIL SHOPS, RESTAURANTS, CAR DEALERSHIPS, HOTELS, AND MORE. ONLY 3 MILES TO SANGER RIDGE ELEMENTARY. A PERFECT, PRIVATE, COUNTRY SETTING WITH ALL THE CONVENIENCE OF TOWN JUST MINUTES AWAY.



## TERMS & CONDITIONS

### Black - Real Estate Auction

**1506 S. Cottonwood  
Stillwater, OK 74075**

### Legal Description

A PART OF THE SE/4 OF SECTION 23, TOWNSHIP 19, RANGE 1 EAST I.M., PAYNE COUNTY, OKLAHOMA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SE/4; THENCE N00°38'13"W ALONG THE EAST LINE OF THE SE/4 DISTANCE OF 1354.34 FEET TO THE POINT OF BEGINNING; THENCE S89°57'45"W 619.41 FEET; THENCE S58°51'30"W 40.27 FEET; THENCE S10°46'34"W 518.04 FEET; THENCE S13°55'40"W 251.71 FEET; THENCE S35°52'31"W 227.92 FEET; THENCE S36°07'56"W 91.88 FEET; THENCE S22°05'55"W 347.97 FEET TO THE SOUTH LINE OF THE SE/4; THENCE S89°55'33"W ALONG THE SOUTH LINE OF SE/4 A DISTANCE OF 125.50 FEET; THENCE N02°51'33"W 307.91 FEET; THENCE N00°14'06"E 359.43 FEET; THENCE N89°55'33"E 1304.97 FEET TO THE EAST LINE OF THE SE/4; THENCE S00°38'13" E ALONG THE EAST LINE OF THESE/4 A DISTANCE OF 33.32 FEET TO THE POINT OF BEGINNING.

- The property will be sold at Public Auction - Internet & Live Auction", bidding ending Friday April 15, 2016 at 1:00pm
- The property will be sold subject to seller confirmation.
- Property sells as-Is with no warranties expressed or implied
- The auction is Subject to prior sale (the property can be purchased prior to the end of the auction)
- The seller reserves the right to cancel the auction at any time prior to the final bid closing
- Buyers Premium
  - A **10%** buyer's premium will be added to the final bid and charged to the buyer, the final bid plus the 10% buyer's premium will establish the final sales price.
- A **\$5,000.00 down payment** must be paid by the successful bidder at the end of the auction for onsite bidders or by direct wire transfer by 12:00 NOON Monday April 18, 2016 payable to Oklahoma Title & Closing Services. The down payment deposit will be non-refundable; your bidding is not conditional upon financing, so be sure you have arranged financing, if needed, and are capable of paying cash at closing. The balance of the purchase price will be due via a wire transfer to the closing company, on delivery of insurable title on or before May 15, 2016.
  - A promissory note will be signed along with the down payment.
- Final closing is NOT contingent upon financing.
- The property will be conveyed by a Trustee's or Warranty Deed
- The seller agrees to furnish buyer(s) with an owner's policy of Title Insurance Policy at closing.
- Real Estate Taxes: the taxes will be prorated to the day of closing.
- Closing:
  - Closing shall take place at the office of: **Oklahoma Title & Closing Services, 601 S. Husband, Stillwater, OK 74074**
  - Closing fee will be paid by the buyer.
  - Closing will be held on or before May 15, 2016
- Possession will be granted at final closing.
- The successful Bidder shall execute an "Auction Real Estate Sales Contract" for the property immediately after being declared the Successful Bidder by the Auctioneer.
- Each potential Bidder is responsible for conducting at their own risk, their own independent inspections, investigations, and due diligence concerning the property.
  - Further; Property sells as-is with no warranties expressed or implied
- United Country – Landrun Realty & Auction and United Country – Hendren & Associates and their representatives are exclusive agents of the Seller.
- All announcements made up to the final close of the Auction bidding take precedence over all advertising, oral or printed material.



# TERMS AND CONDITIONS

- All information was gathered from reliable sources and is believed to be correct as of the date this brochure is published; however the seller or auctioneers have not independently verified this information. Auction plats and drawings are not to be relied on and are for representation purposes only. Its accuracy is not warranted in any way. There is no obligation on the part of the sellers or auctioneer to update this information.

**SALE SITE: Internet & Live Bidding at 120 N. Perkins Rd. | Stillwater, OK 74075**

**VIEWING INSTRUCTIONS: By Appointment only**

The viewing of the property will be at the viewer's own risk the Seller, Auctioneer nor the Listing Agency be held responsible for accidents.

For questions call LeRoy Hendren at United Country – Hendren & Associates (918) 695-0808.

I do hereby agree to these Auction Terms & Conditions.

\_\_\_\_\_  
Buyer

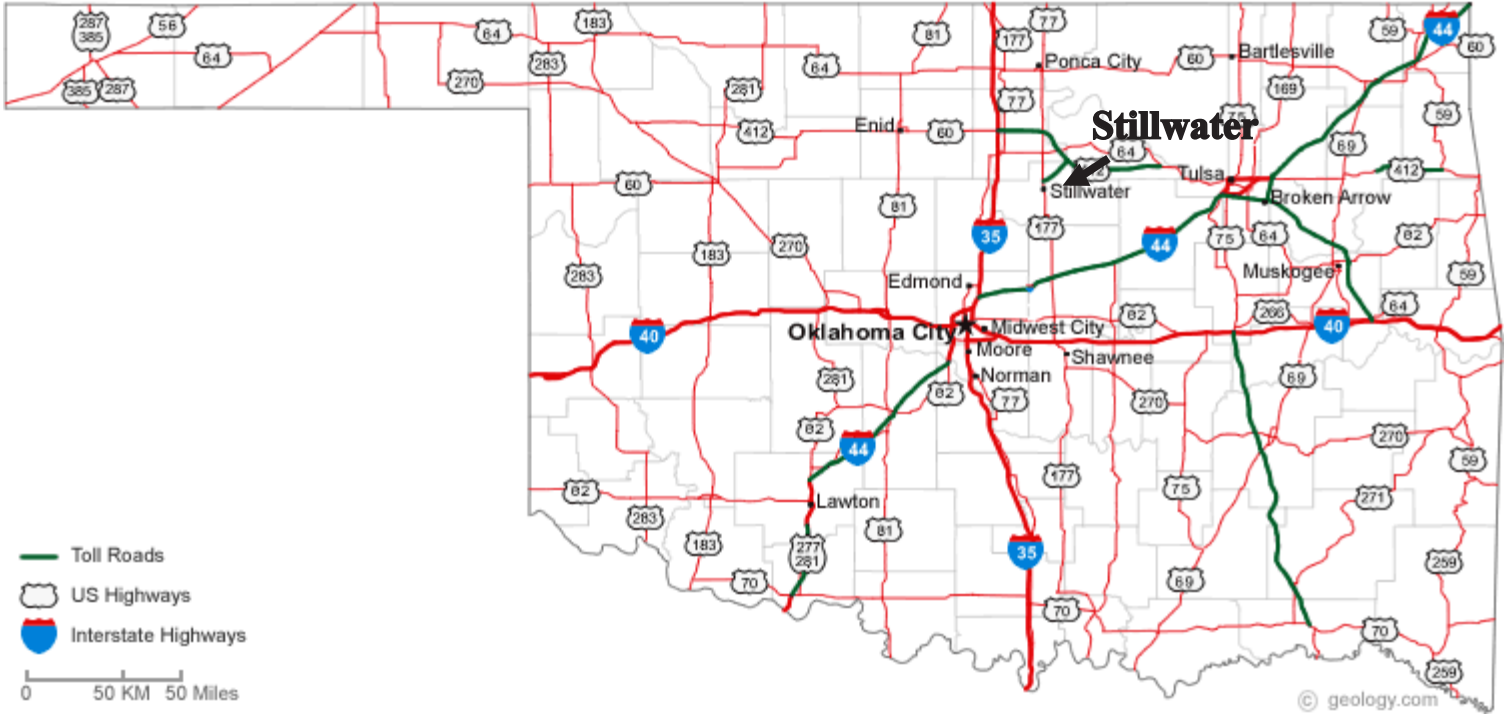
\_\_\_\_\_  
Date

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Date



# STATE MAP



# LOCAL MAP



AERIAL MAP





## PROPERTY RELATED CONTACTS

UNITED COUNTRY LANDRUN REALTY & AUCTION  
405.377.1818

CHRISTAB@UCSTILLWATER.COM

WWW.STILLWATER-OK-REALESTATE.COM

UNITED COUNTRY HENDREN & ASSOCIATES

LEROY HENDREN

918-695-0808

WWW.JAYOKREALESTATE.COM

COUNTY ASSESSOR  
(405) 747-8300

COUNTY EXTENSION OFFICE  
405-747-8320

COUNTY CLERK  
(405) 747-8310

COUNTRY TREASURER  
405-624-9411

COUNTY COMMISSIONER  
ZACH CAVETT - (918) 225-1330  
CHRIS REDDING - (405) 747-8339  
KENT BRADLEY - (405) 372-7758

CITY POLICE DEPARTMENT  
405-372-4171

SHERIFF OFFICE  
(405) 372-4522

CHAMBER OF COMMERCE  
(405) 372-5573

ECONOMIC DEVELOPMENT  
[HTTP://STILLWATER.ORG/BUSINESS/ECONOMIC\\_DEVELOPMENT.PHP](http://stillwater.org/business/economic_development.php)

OKLAHOMA DEPARTMENT OF WILDLIFE CONSERVATION  
[HTTP://WWW.WILDLIFEDEPARTMENT.COM/LAWS\\_REGS/LAWSTATEMAP.HTM](http://www.wildlifedepartment.com/laws_regs/lawstatemap.htm)

WEBSITES OF INTEREST  
[HTTP://STILLWATER.ORG/](http://stillwater.org/)  
[HTTP://WWW.STILLWATERSCHOOLS.COM/](http://www.stillwaterschools.com/)

## CITY/COUNTY INFORMATION

### **STILLWATER, OKLAHOMA | PAYNE COUNTY**

STILLWATER IS A CITY IN NORTH EAST OKLAHOMA AT THE INTERSECTION OF US-177 AND STATE HIGHWAY 51. IT IS THE COUNTY SEAT OF PAYNE COUNTY, OKLAHOMA, UNITED STATES. AS OF 2012, THE CITY POPULATION WAS ESTIMATED TO BE 46,560, MAKING IT THE TENTH LARGEST CITY IN OKLAHOMA. STILLWATER IS THE PRINCIPAL CITY OF THE STILLWATER MICROPOLITAN STATISTICAL AREA WHICH HAD A POPULATION OF 78,399 ACCORDING TO THE 2012 CENSUS ESTIMATE. STILLWATER WAS PART OF THE FIRST OKLAHOMA LAND RUN HELD APRIL 22, 1889, WHEN THE UNASSIGNED LANDS WERE OPENED FOR SETTLEMENT AND BECAME THE CORE OF THE NEW OKLAHOMA TERRITORY. THE CITY CHARTER WAS ADOPTED ON AUGUST 24 LATER THAT YEAR. STILLWATER IS HOME TO OKLAHOMA STATE UNIVERSITY, A BRANCH OF NORTHERN OKLAHOMA COLLEGE, MERIDIAN TECHNOLOGY CENTER, AND THE OKLAHOMA DEPARTMENT OF CAREER AND TECHNOLOGY EDUCATION.

STILLWATER HAS A DIVERSE ECONOMY WITH A FOUNDATION IN AEROSPACE, AGRIBUSINESS, BIOTECHNOLOGY, OPTOELECTRONICS, PRINTING AND PUBLISHING, AND SOFTWARE AND STANDARD MANUFACTURING. THE CITY OPERATES UNDER A COUNCIL-MAYOR GOVERNMENT SYSTEM. THE CITY'S LARGEST EMPLOYER IS OKLAHOMA STATE UNIVERSITY. IT WAS ONE OF THE 100 TOP PLACES TO LIVE IN 2010, ACCORDING TO CNN MONEY MAGAZINE.

STILLWATER IS LOCATED IN THE AREA POPULARLY KNOWN AS "TORNADO ALLEY". IT HAS A HUMID SUBTROPICAL CLIMATE AND THE HIGHEST RECORDED TEMPERATURE WAS 115 °F ON AUGUST 11, 1936 (46 °C).

THE CITY IS HOME TO THE NATIONAL WRESTLING HALL OF FAME AND MUSEUM AND THE OKLAHOMA STATE COWBOYS , AS WELL AS THE COWBOYS AND COWGIRLS OF OTHER MAJOR COLLEGIATE SPORTS.

### **OKLAHOMA STATE UNIVERSITY**

OKLAHOMA STATE UNIVERSITY (ALSO REFERRED TO INFORMALLY AS OKLAHOMA STATE, OKSTATE, O-STATE, AND OSU) IS A LAND-GRANT, SUN-GRANT, COEDUCATIONAL PUBLIC RESEARCH UNIVERSITY LOCATED IN STILLWATER, OKLAHOMA, UNITED STATES. OSU WAS FOUNDED IN 1890 UNDER THE MORRILL ACT. ORIGINALLY KNOWN AS OKLAHOMA AGRICULTURAL AND MECHANICAL COLLEGE (OKLAHOMA A&M), IT IS THE FLAGSHIP INSTITUTION OF THE OKLAHOMA STATE UNIVERSITY SYSTEM. OFFICIAL ENROLLMENT FOR THE FALL 2010 SEMESTER SYSTEM-WIDE WAS 35,073, WITH 23,459 STUDENTS ENROLLED AT OSU-STILLWATER. ENROLLMENT SHOWS THE FRESHMAN CLASS OF 2012 WAS THE LARGEST ON RECORD WITH 4,298 STUDENTS. OSU IS CLASSIFIED BY THE CARNEGIE FOUNDATION AS A RESEARCH UNIVERSITY WITH HIGH RESEARCH ACTIVITY.

OKLAHOMA STATE UNIVERSITY IS LISTED BY THE PRINCETON REVIEW AS ONE OF 120 "BEST WESTERN COLLEGES" FOR 2011, AND AS ONE OF 50 "BEST VALUE COLLEGES – PUBLIC" FOR 2010. OKLAHOMA STATE UNIVERSITY IS ONE OF THE HIGHEST RATED VETERINARIAN COLLEGES IN THE US. IT IS RANKED BY U.S. NEWS & WORLD REPORT No. 66 AMONG "TOP PUBLIC SCHOOLS: NATIONAL UNIVERSITIES" AND No. 132 AMONG ALL NATIONAL UNIVERSITIES FOR 2011. [8] FOR 2009–10, KIPLINGER LISTED OSU AMONG ITS "100 BEST VALUES IN PUBLIC EDUCATION," WITH AN IN-STATE RANKING OF No. 91 AND AN OUT-OF-STATE RANKING OF No. 93. IN 2013, OKLAHOMA STATE WAS RANKED NUMBER 23 ON THE FORBES LIST OF "BEST VALUE COLLEGES."

THE OKLAHOMA STATE COWBOYS AND COWGIRLS' ATHLETIC HERITAGE INCLUDES 51 NATIONAL CHAMPIONSHIPS, A TOTAL GREATER THAN ALL BUT THREE NCAA DIVISION I SCHOOLS IN THE UNITED STATES, AND FIRST IN THE BIG 12 CONFERENCE. STUDENTS SPEND PART OF THE FALL SEMESTER PREPARING FOR OSU'S HOMECOMING CELEBRATION, BEGUN IN 1913, WHICH DRAWS MORE THAN 40,000 ALUMNI AND OVER 70,000 PARTICIPANTS EACH YEAR TO CAMPUS AND IS BILLED BY THE UNIVERSITY AS "AMERICA'S GREATEST HOMECOMING CELEBRATION."

# MLS SHEET

MLS # 112561

## ALL FIELDS DETAIL



<b>MLS #</b>	112561	<b>Improvements</b>	No
<b>Class</b>	LOTS/LAND	<b>Restrictions</b>	No
<b>Type</b>	Platted	<b>Easements</b>	No
<b>Area</b>	Southwest		
<b>Listing Price</b>	\$244,900		
<b>Address</b>	1506 S Cottonwood Road		
<b>City</b>	Stillwater		
<b>State</b>	OK		
<b>Zip</b>	74075		
<b>Status</b>	Active		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Y		



## GENERAL

<b>VOW Include</b>	Yes	<b>VOW Address</b>	Yes
<b>VOW Comment</b>	Yes	<b>VOW AVM</b>	Yes
<b>Acres # of</b>	14.89	<b>Realtor</b>	Christina Morrill
<b>Listing Office 1</b>	UNITED COUNTRY LANDRUN REALTY & AUCTION - Main: 405-377-1818	<b>Compensation CB</b>	1.5
<b>Prospect Reserved Y/N</b>	No	<b>VRC Y/N</b>	Yes
<b>Listing Date</b>	10/8/2015	<b>Expiration Date</b>	10/8/2016
<b>Owner</b>	Rodney Black	<b>Lot Dimensions (M/L)</b>	14.89
<b>County</b>	Payne	<b>Zoning</b>	None
<b>School</b>	Other	<b>Subdivision</b>	None
<b>Directions</b>	Headed W on 51 turn left onto S Cottonwood drive	<b>Legal Description</b>	23-19N-01E B-253
<b>Associated Document Count</b>	1	<b>Agent Hit Count</b>	55
<b>Client Hit Count</b>	12	<b>Update Date</b>	3/22/2016
<b>Status Date</b>	12/9/2015	<b>HotSheet Date</b>	1/27/2016
<b>Price Date</b>	1/27/2016	<b>Input Date</b>	12/9/2015 10:57 AM
<b>Original Price</b>	\$365,000	<b>Days On Market</b>	166
<b>Geocode Quality</b>	Exact Match With Bing	<b>Picture</b>	11

## FEATURES

<b>STREET SURFACE</b>	<b>TOPOGRAPHY</b>
Dirt	Hilly
	<b>REALTOR.COM</b>
	Yes

## FINANCIAL

**Taxes\$** \$3,891.35 **Tax Year** 2014

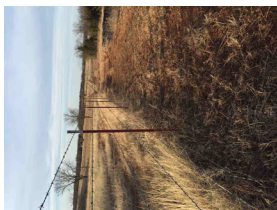
## REMARKS

Land Auction - Online and Live | April 15,2016 at 120 N. Perkins Road | Suite D | Stillwater, OK.

## REALTOR REMARKS

Contact Jimmie Dean Coffey for any questions regarding the Auction. [www.stillwater-ok-realestate.com](http://www.stillwater-ok-realestate.com)

## ADDITIONAL PICTURES



MLS # 112561



Landrun Realty  
& Auction, Inc.

## REAL ESTATE AUCTION PURCHASE CONTRACT

This Contract of sale made and entered this 15 day of April 2016, by and between  
Rodney Black hereinafter called the Seller(s) and  
\_\_\_\_\_ hereinafter called the Buyer(s):

The Buyer hereby agrees to purchase, the Seller hereby agrees to sell this property in "As is" condition (except conditions stated in statement of sale and Terms & Conditions)

Located at and commonly known as: 1506 S. Cottonwood  
in the City of Stillwater, County of Payne and State of Oklahoma.

Legally described as: A PART OF THE SE/4 OF SECTION 23, TOWNSHIP 19, RANGE 1 EAST I.M., PAYNE COUNTY, OKLAHOMA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SE/4; THENCE N00\*38'13"W ALONG THE EAST LINE OF THE SE/4 DISTANCE OF 1354.34 FEET TO THE POINT OF BEGINNING; THENCE S89\*57'45"W 619.41 FEET; THENCE S58\*51'30"W 40.27 FEET; THENCE S10\*46'34"W 518.04 FEET; THENCE S13\*55'40"W 251.71 FEET; THENCE S35\*52'31"W 227.92 FEET; THENCE S36\*07'56"W 91.88 FEET; THENCE S22\*05'55"W 347.97 FEET TO THE SOUTH LINE OF THE SE/4; THENCE S89\*55'33"W ALONG THE SOUTH LINE OF SE/4 A DISTANCE OF 125.50 FEET; THENCE N02\*51'33"W 307.91 FEET; THENCE N00\*14'06"E 359.43 FEET; THENCE N89\*55'33"E 1304.97 FEET TO THE EAST LINE OF THE SE/4; THENCE S00\*38'13" E ALONG THE EAST LINE OF THESE/4 A DISTANCE OF 33.32 FEET TO THE POINT OF BEGINNING.

Buyer herewith agrees to deposit with Oklahoma Closing & Title Services., \$ 5,000.00 dollars, as non-refundable earnest money deposit, and the balance of the purchase price will be due on delivery of clear title.

Seller(s) agrees to furnish a Warranty Deed with insurable title. Free from all encumbrances, and an Owners Title Insurance Policy at closing. If the seller is unable to convey clear and marketable title the buyer's down payment can be refunded.

Seller will furnish the buyer with an Owners Policy of Title Insurance at closing.

Real Estate Taxes: Will be pro-rated to date of closing.

Closing shall take place on or before May 15, 2016 and shall take place at the office of Oklahoma Closing & Title Services, Stillwater, Oklahoma.

The buyer will pay the closing fee.

Possession is to be given day of final closing.

Buyer agrees to pay all cost of obtaining a loan to include preparing and recording Deed & note, Title Opinion if desired.

Title is to be conveyed subject to all restrictions, easement and covenants of record, subject to zoning ordinance or laws of any governmental authority. These premises are to be in the same condition as they are as of the date of this contract, ordinary wear and tear excepted. Seller is expected to bear risk of loss through the date of deed. In the event the premises are wholly or partially destroyed before the consummation of the transaction or delivery of the final papers, the Buyer shall elect or choose whether or not he will go through with the transactions, and in the event he chooses to go through with it, all

# CONTRACT

insurance damages collectible as a result of the damage or destruction shall be assigned to him, the Buyer. If he chooses not to go through with the transaction, any earnest money held in escrow will be refunded in full.

Time being of the essence of this agreement, if the Buyer shall fail or refuse to perform this agreement of Buyer's part, and the Seller shall be ready and willing to perform, the Seller shall be entitled to retain the entire down payment / earnest money as liquidated damages for the breach of this agreement.

"All successful bidders will be required to sign a note for the deposit amount. Note shall become null and void when undersigned shall complete all requirements for closing as set out in this contract."

Per the terms & conditions as contained herein and announced in "statement of sale", the property sells as shown below. This contract is subject to clearance of any check presented to **United Country – Landrun Realty & Auction, Inc.**

<b>High Bid Selling Price</b>	\$ _____	.00
<b>Plus 10% Buyer's Premium</b>	\$ _____	.00
	<b>Total Purchase Price</b>	<b>\$ _____ .00</b>
<b>Less Down Payment</b>	\$ _____	
	<b>Total Due at Closing</b>	<b>\$ _____ .00</b>

This offer will expire if not accepted on or before: Monday April 18, 2016 at 5:00pm

### Purchased By:

\_\_\_\_\_  
*Buyer* Date \_\_\_\_\_

\_\_\_\_\_  
*Printed* Phone \_\_\_\_\_  
Buyer Address: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

\_\_\_\_\_  
*Buyer* Date \_\_\_\_\_

\_\_\_\_\_  
*Printed* Phone \_\_\_\_\_  
Buyer Address: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

\_\_\_\_\_  
*Buyer's Agent* Date \_\_\_\_\_

\_\_\_\_\_  
*Printed* Phone \_\_\_\_\_  
Agent Address: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

**Names for Deed:** \_\_\_\_\_

### Accepted By:

\_\_\_\_\_  
*Seller* Date \_\_\_\_\_

Rodney Black  
*Printed* Time: \_\_\_\_\_



Landrun Realty & Auction, Inc.

**PROMISSORY NOTE**

**1506 S. Cottonwood  
Stillwater, OK 74075**

\$ \_\_\_\_\_  
Amount

April 15, 2016  
Date

**FOR VALUE RECEIVED**, the undersigned promises to pay by wire transfer to the Order of:  
**Oklahoma Closing & Title Services**  
601 S. Husband | Stillwater, OK 74075

The Sum of \_\_\_\_\_ -----dollars

(\$ \_\_\_\_\_), as a deposit for the purchase of real estate described in Contract of even date herewith and attached hereto executed the undersigned, payable at the closing of said Contract.

This promissory note shall bear no interest until the date of closing of the Contract; thereafter it shall bear interest at the highest rate allowable by law.

This Note shall become null and void if and when the undersigned shall complete all requirements for closing as set out in the attached Contract. If said requirements are not fulfilled this Note shall be fully enforceable at law.

If this Note is placed in the hands of an attorney for collection, by suite or otherwise, the undersigned agree to pay all costs of collection and litigation together with a reasonable attorney's fee.

\_\_\_\_\_  
Signature

\_\_\_\_\_, 2016  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_, 2016  
Date



## AUCTION ADVANTAGES

### **BUYER BENEFITS**

- PURCHASE PROPERTY AT FAIR MARKET VALUE
- ELIMINATE SOMETIMES LONG NEGOTIATION PERIODS
- REDUCE TIME TO PURCHASE PROPERTY
- GAIN CONFIDENCE AS THEY COMPETE
- DO NOT HAVE TO WORRY ABOUT CONTINGENCIES BECAUSE PURCHASING AND CLOSING DATES ARE KNOWN
- FEEL BETTER ABOUT A PURCHASE ± JUST KNOWING THERE IS A CONTENDING BID JUST ONE INCREMENT UNDER PURCHASE PRICE
- BUYERS KNOW PROPERTY OWNERS ARE MOTIVATED TO SELL
- BUYERS KNOW PROPERTY OWNERS SELL AT LOWEST PRICE POSSIBLE
- BUYERS CAN RECEIVE FAVORABLE FINANCING
- BUYERS SET THEIR OWN PURCHASE PRICE



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**Landrun Realty  
& Auction, Inc.**

Stillwater-OK-RealEstate.com  
405-377-1818

