

COMMERCIAL LAND

0.6[±] ACRES • SEPT. 13 • 2 PM

INTERNET ONLY BIDDING

COMMERCIAL LAND Auction

ENDS • SEPT 13 • 2 PM
ONLINE ONLY BIDDING

PROPERTY LOCATION: 402 W. THOMAS AVE.

Commercial Land for sale in Childress Industrial Park on the north side of Stillwater, Oklahoma. Great opportunity to buy commercially land just off of Hwy 177 in a high-traffic, easy to access area.

For more information and complete terms visit website or contact Christa Barlow - 812.345-4545 or christab@ucstillwater.com.



405-377-1818 STILLWATER-OK-REALESTATE.COM

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United
Country
Real Estate

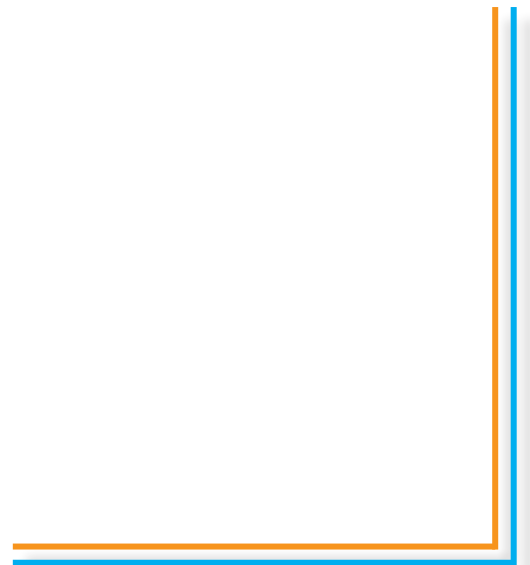
Landrun Realty
& Auction, Inc.

CHRISTA BARLOW - (812) 345-4545



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Terms & Conditions

TERMS & CONDITIONS

Real Estate Auction

402 W. Thomas Ave. | Stillwater, OK 74075
CHILDRESS INDUS PRK W/2 LOT 7 & ALL OF LOT 8 & E/2 LOT 9

- The property will be sold at Public Auction “Internet Only” Bid through Thursday – September 13, 2018 at 2:00pm
- To be approved as a bidder a signed copy of the terms and conditions along with a signed bidder’s certification must be received and approved by the auction office.
- The property will be Sold Subject to Seller’s Confirmation. The seller reserves the right to reject any and all bids.
- Property sells as-Is with no warranties expressed or implied
- Property included in the sale is the real estate only.
- 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
 - An **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 by direct wire transfer within 24 hours of acceptance of the auction contract by the Sellers payable to United Country – Landrun Realty & Auction, Inc. The down payment deposit will be non-refundable; your bidding is not conditional upon financing, so be sure you are prepared to pay cash at closing or have arranged your financing prior to bidding. The balance of the purchase price including the buyer’s premium will be due via a wire transfer to the closing company, on delivery of insurable title on or before October 12, 2018.
 - 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 Warranty Deed
- Real Estate Taxes: the taxes will be prorated to the day of closing.

- Closing:
Closing shall take place at the office of: Oklahoma Closing & Title Services, Stillwater, OK
 - Closing fee will be paid by the buyer.
 - Closing will be held on or before 10:00am – October 12, 2018
- Possession will be granted on day of final closing.
- The successful Bidder shall execute a “Real Estate Auction 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 their representatives are exclusive agents of the Seller.
- Seller: Pheland Lucas
- All announcements made up to the final close of the Auction bidding take precedence over all advertising, oral or printed material.
- All marketing information and PIP materials were gathered from reliable sources and are believed to be correct as of the date they were 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



Terms & Conditions

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: ONLINE ONLY

VIEWING INSTRUCTIONS: Preview: By Appointment – contact Christa Barlow – 812-345-4545

The viewing of the property will be at the viewer’s own risk the Seller, neither Auctioneer nor the Listing Agency be held responsible for accidents.

For questions call United Country - Landrun Realty & Auction (405) 377-1818 office.

I do hereby agree to these Auction Terms & Conditions.

Seller

Date

Seller

Date

Bidder

Date

Buyer

Date

Buyer



Contacts

**UNITED COUNTRY
LANDRUN REALTY & AUCTION
CHRISTA BARLOW**
812-345-4545
CHRISTAB@UCSTILLWATER.COM
WWW.STILLWATER-OK-REALESTATE.COM

Area Contacts:

COUNTY ASSESSOR
(405) 747-8300

COUNTY CLERK
(405) 747-8310

SHERIFF OFFICE
(405) 372-4522

TREASURER
(405) 624-9411

COMMISSIONER
(405) 747-8339

CITY POLICE DEPT.
(405) 372-4171

Websites of Interest:

<http://stillwater.org/>
<http://www.paynecounty.org/>
<http://www.stillwaterchamber.org/>



Bid Certification

Internal Office Use
Received _____
Time By _____

Approved By _____ Date _____



BID CERTIFICATION

I acknowledge this is a confirmation auction and that my offer will be subject to the Seller's (Personal Representatives) approval.

By signing this certification and returning it to the offices of United Country – Landrun Realty & Auction or an employee therein. **I hereby certify** that:

1. I have read the auction rules and bidding format as set out by the Auctioneers and contained in the terms and I completely understand them.
2. I understand that the terms and rules of the auction will be strictly enforced and that there will be no exceptions.
3. I currently have sufficient funds to meet the "Deposit" and "Further sum" requirements as called for by the agreement of purchase and sale.
4. I have examined the proposed agreement of purchase and sale given to me as part of the PIP and understand that it is a legally binding contract and is not contingent upon financing or anything else.
5. I understand that if I am the successful bidder, I will be required to sign the agreement of purchase and sale immediately upon notice of being the successful bidder. I agree to complete and sign the agreement of purchase and sale immediately upon such transmitted notice.
6. I understand that an 11% Buyers Premium will be added to my final bid and is due in addition to my final bid to complete the final purchase price.
7. I understand that the Auctioneers are working for the Seller and there is no relationship of dual agency.
8. I understand that my registration for the auction will not be accepted without providing ALL of the information below and signing and returning a copy of the Terms & Conditions of this auction and by doing so you are agreeing to the terms of the auction.
9. I understand that I am responsible for the down payment and that the wire transfer must be received by the time stated on the terms and conditions of the auction.

Property Address: 402 W. Thomas Ave., Stillwater, OK 74075

Printed Name: _____

Bidder Address: _____

Phone: _____

Email Address: _____

Signature: _____

Return to: 120 N. Perkins Rd. | Suite D | Stillwater, OK
74075 --- Fax: (405) 377-9090
E-mail: christab@ucstillwater.com



Oklahoma Land & Auction

Property Card

PAYNE COUNTY OKLAHOMA ASSESSOR'S OFFICE

600023551
402 W Thomas Ave

Lucas, Pheland
6831 E S E 116th S St
Bixby OK 74008-8251

Total Market Value
\$65,710

KEY INFORMATION

| | | | |
|-------------------|--|-----------------|------------------------|
| Parcel ID | 19N02E-02-1-SC300-000-0007 | Land Units | Lot |
| Land Size | 2.00 | School District | Stillwater Town (016T) |
| Class | Urban Commercial | Section | 2 |
| Homestead | - | Range | 2E/1 |
| Township | 19N | | |
| 2017 Taxes | \$416 | | |
| Neighborhood | Stillwater Northeast | | |
| Legal Description | CHILDRESS INDUS PRK W/2 LOT 7 & ALL OF LOT 8 & E/2 LOT 9 | | |

APPRAISAL DETAILS

| | |
|----------------------|----------|
| Land Value | \$65,710 |
| Total Building Value | \$0 |
| Total Yard Items | \$0 |
| 2018 Market Value | \$65,710 |

BUILDING (1)

Total Improvement Value \$0

| | | | |
|----------------|----------------|---------|------------|
| Type | Finished Sq Ft | - | Style |
| Quality | Condition | Average | Year Built |
| Exterior Walls | Full Bath | - | Roof Cover |
| Half Bath | HVAC | - | Bedrooms |
| Garage Type | | | |

SALES

| Sale Date | Sale Price | Deed Book | Deed Page | Instrument Type | Grantor |
|------------|-------------|-----------|-----------|-----------------|-----------------------------|
| 06/06/2018 | \$0 | 2459 | 171 | Quit Claim Deed | Cylx Corporation |
| 10/31/2007 | \$0 | 1743 | 483 | Quit Claim Deed | CYLX CORPORATION |
| 10/31/2007 | \$0 | 1743 | 127 | Warranty Deed | QUAPAW COMPANY THE |
| 10/31/2007 | \$12,000 | 1743 | 481 | Warranty Deed | QUAPAW COMPANY THE |
| 10/31/2007 | \$0 | 1743 | 482 | Quit Claim Deed | STILLWATER THOMAS LOT 8 LLC |
| 12/03/2004 | \$33,500 | 1539 | 760 | Warranty Deed | QUAPAW COMPANY THE |
| 05/30/1997 | \$1,175,500 | 1143 | 58 | Quit Claim Deed | W L CHILDRESS, INC |

LAND

| Unit Code | Description | Use Code | Acres / Lots | Use Value |
|-----------|-------------------------|-----------|--------------|-----------|
| 0727 | Childress Ind Prk, Comm | Square Ft | 27138.00 | \$67,850 |



Proeprty Card



Disclaimer

Payne OK Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.



Auction Advantages

Buyer Benefits

- **Purchase property at a 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 the lowest price possible**
- **Buyers can receive favorable financing**
- **Buyers set their own purchase price**



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