

**Land Auction 138+/- Acres Offered in 10 Tracts in Payne County, OK**  
Intersection of Lakeview Rd. & Brush Creek Rd.  
Stillwater, OK 74074

**138± Acres  
Payne County**





## Land Auction 138+/- Acres Offered in 10 Tracts in Payne County, OK Stillwater, OK / Payne County

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### SUMMARY

#### **Address**

Intersection of Lakeview Rd. & Brush Creek Rd.

#### **City, State Zip**

Stillwater, OK 74074

#### **County**

Payne County

#### **Type**

Recreational Land

#### **Latitude / Longitude**

36.148572 / -97.018519

#### **Acreage**

138

#### **Property Website**

<https://legendary.land/property/land-auction-138-acres-offered-in-10-tracts-in-payne-county-ok-payne-oklahoma/44283/>



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### **PROPERTY DESCRIPTION**

**Auction Date 10/05/2023 6:00pm**

**Click the link below to contact Brent Wellings at Schrader+Wellings Real Estate & Auction Company, Inc. with questions or to receive detailed info about this auction.**

**Auction Link:**

[138+/- Acres Stillwater, OK](#)

### **Property Information:**

- Lakeview Road & Brush Creek - NE Stillwater
- Fifty-One East Water Availability
- Numerous Potential Building Sites
- Extensive Paved Road Frontage
- Multiple Ponds
- Excellent Topography with Mature Trees

Looking for a "Show Place" or the next successful development in the Stillwater community? The Adams Family has owned this exceptional property since 1946 and the time has come to pass the acreage on to the next generation of ownership. Buyers will have the opportunity to submit bids on any of the excellent individual tracts offered, as well as bid on any combination of tracts that fit your needs! See individual tract descriptions for more details on each.

### **Property Locations:**

Property is located at the intersection of Lakeview Rd. & Brush Creek Rd, Stillwater, OK.

Open House/ Inspection Dates

Tuesday, August 29th from 5-7PM

Tuesday, September 19th from 5-7PM

Friday, September 29th from 5-7PM

Meet Brent Wellings on Auction Tract 1

### **Auction Location:**

White Barn Estates

Stillwater, OK

### **Tract Descriptions:**

**Tract 1: 4.5± ac** premier building site located at the intersection of Lakeview Rd and Brush Creek Rd. Tract includes large, mature pecan trees, mixed cedar, and a balance of open space blending together to make an excellent setting.

**Tract 2: 4.5± ac** located along Lakeview Rd, excellent topography and views of the landscape to the south.

**Tract 3: 4.5± ac** located along Lakeview Rd, another potential building site with paved road access!



**Tract 4: 46.5± ac** located along Lakeview Rd, outstanding combination of open pasture and mature trees. Two ponds are included on the tract and the back field could make an outstanding hay meadow if desired. Plenty of room to tuck your dream home far from the road, by one of the ponds!

**Tract 5: 5± ac** located along Brush Creek Rd, level topography with a wonderful view of the surrounding land.

**Tract 6: 5± ac** of mostly open land and a mixture of nice trees along the center of the property!

**Tract 7: 8± ac** located along Brush Creek Rd with an outstanding mixture of open land and mature timber along the creek that dissects this parcel. Plenty of space to tuck your home away from the view any passerby, perhaps near the pond located in the center of the tract.

**Tract 8: 10± ac** located along Brush Creek Rd with an excellent buffer of massive trees along the frontage and an open field on the back side of this piece; the combination makes a terrific potential building site.

**Tract 9: 10± ac** located along Brush Creek Rd, another excellent potential building site with level topography and views for days.

**Tract 10: 40± ac** that is a premier tract in the auction, includes the outstanding hay meadow along the back half of the property. The tract is dissected by a creek, lined with massive pecan trees and scattered oaks. This is a really beautiful piece of land!

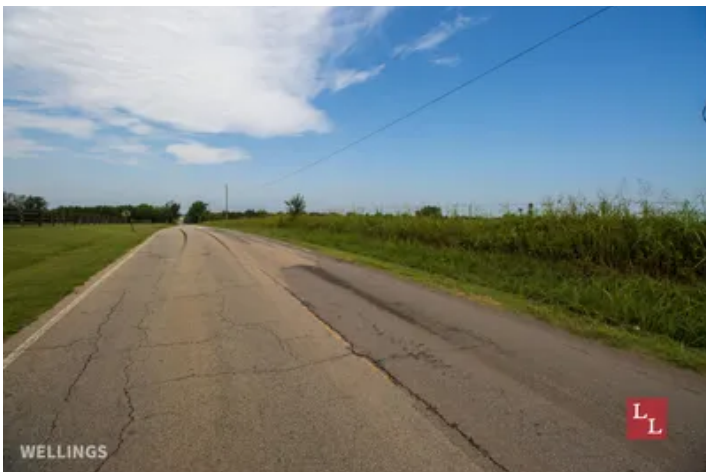
*Marketing in partnership with Schrader+Wellings Real Estate & Auction Company, Inc.*



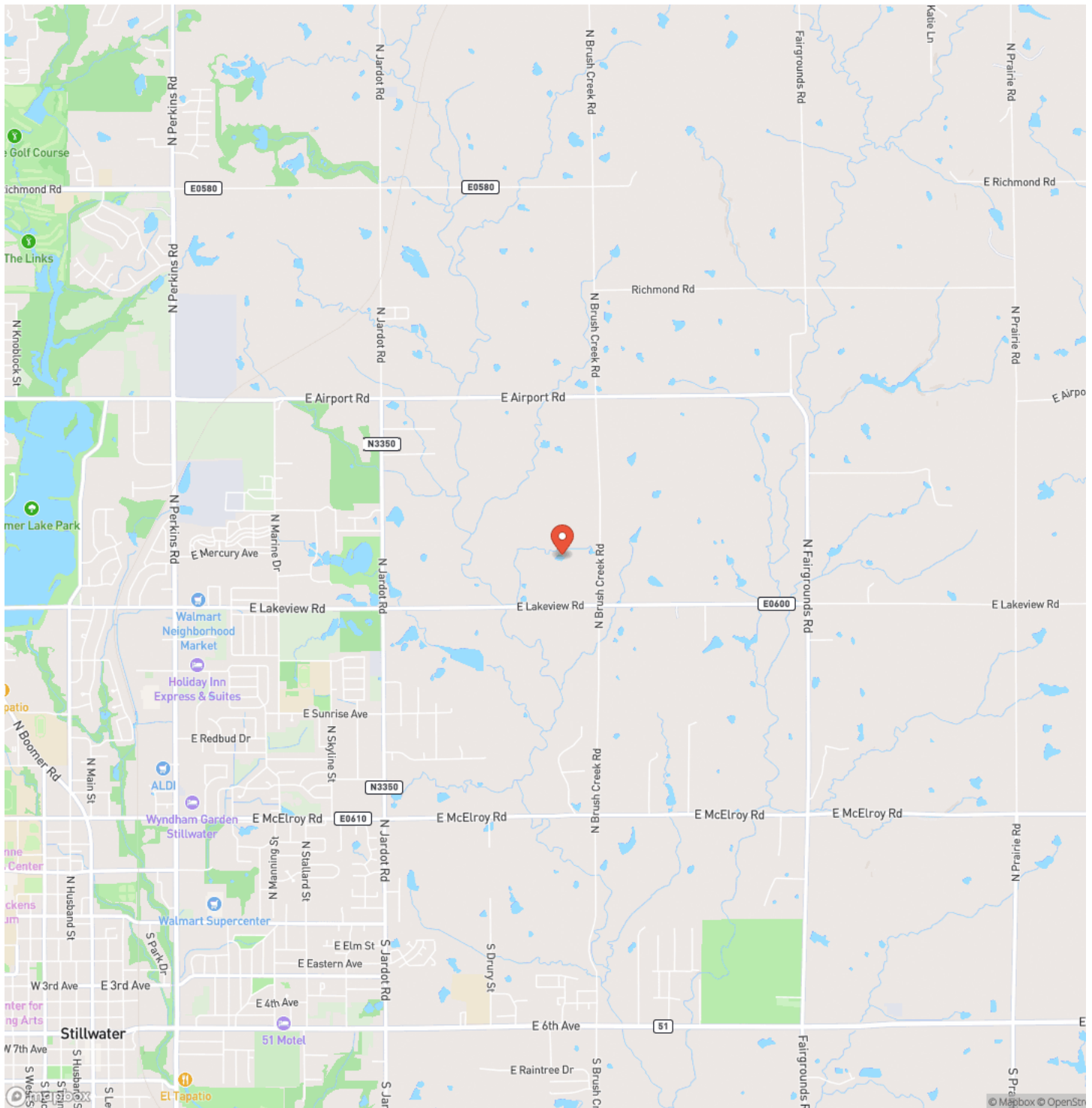


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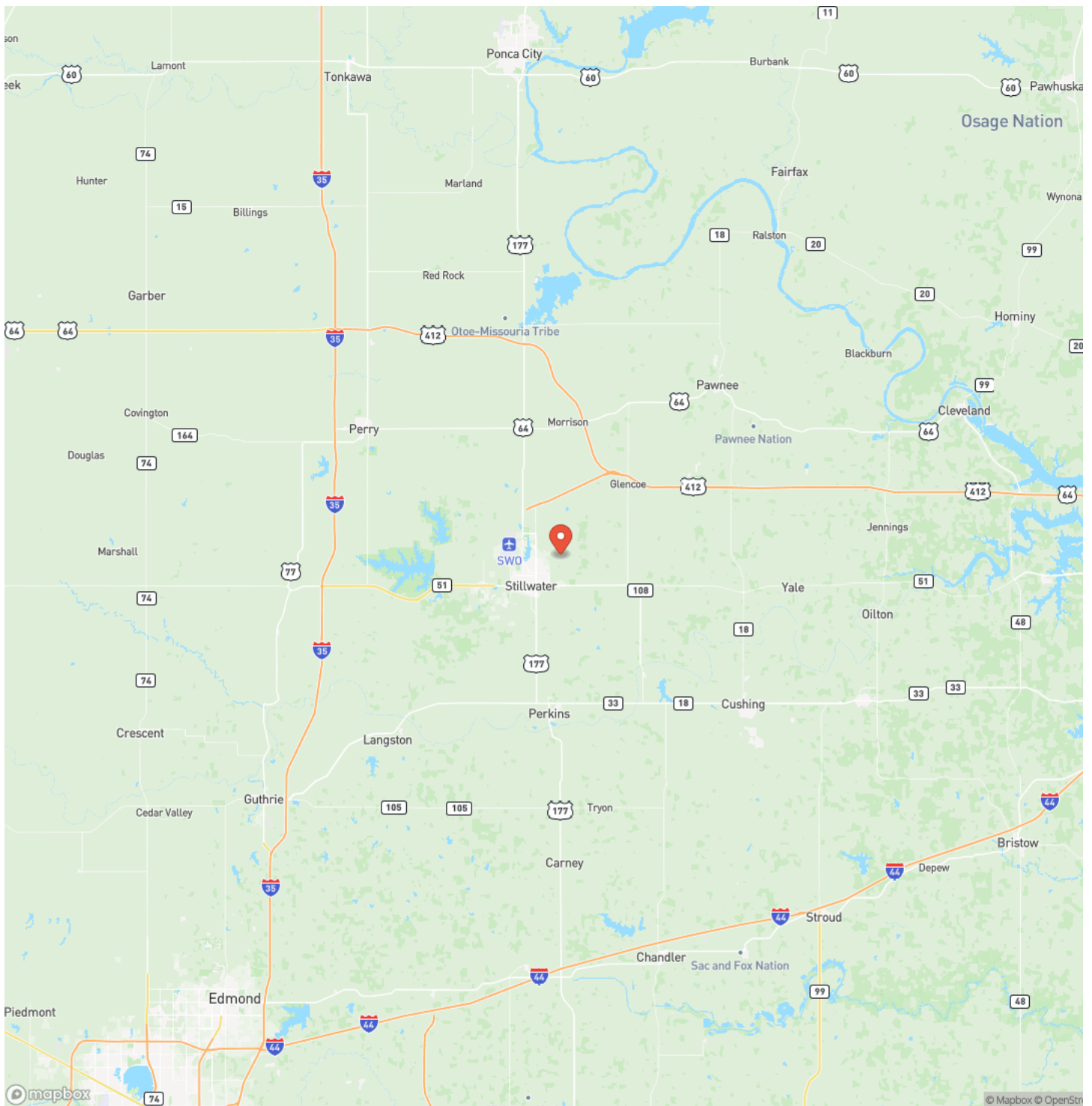
## Locator Map





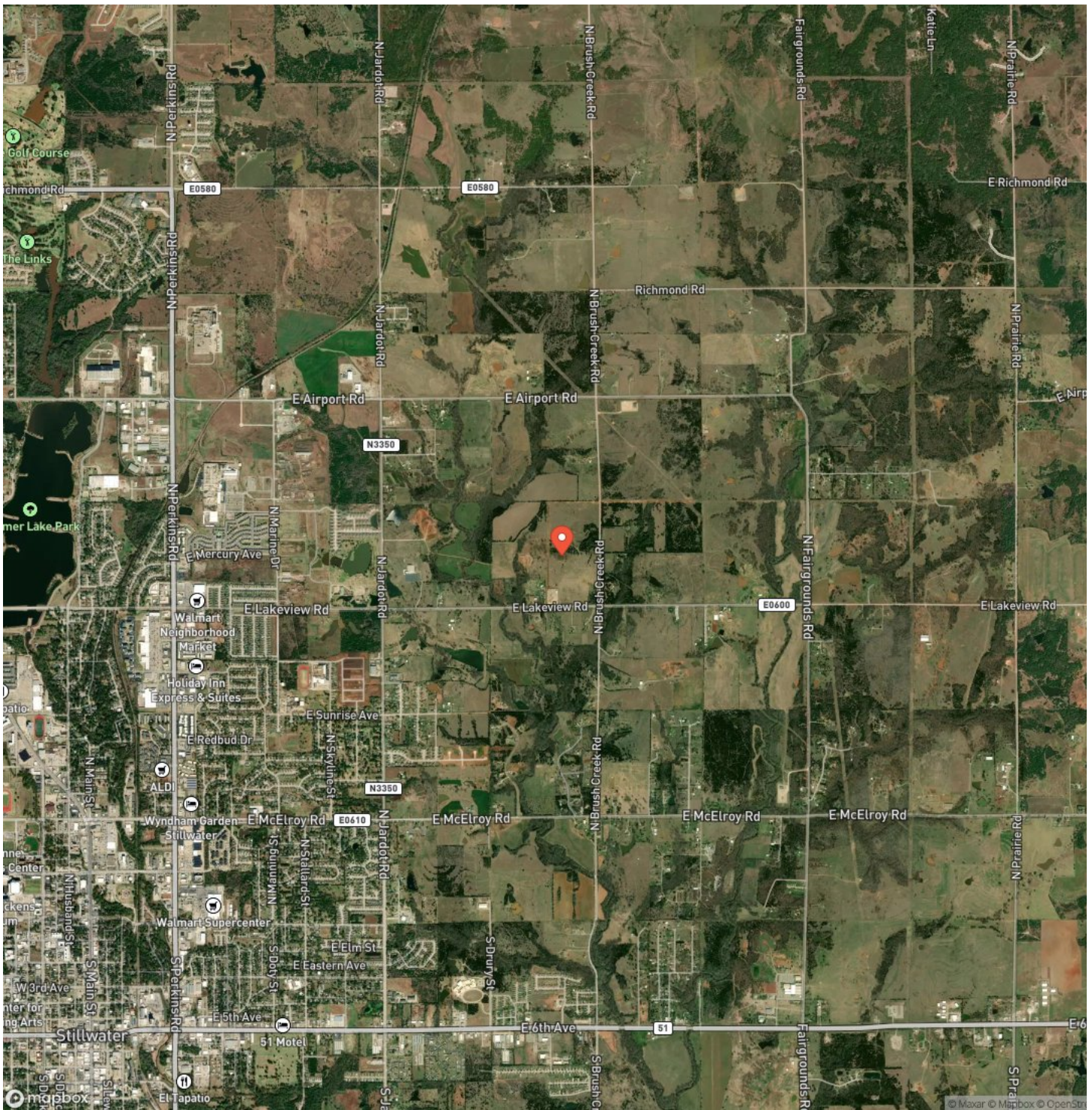
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## Locator Map





## Satellite Map





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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Dan Ward

## Mobile

(405) 206-0914

## Office

(405) 206-0914

## Email

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**Address**

10904 NW 26th St.

## City / State / Zip

Yukon, OK 73099

## NOTES



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## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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**Legendary Land Co**  
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