



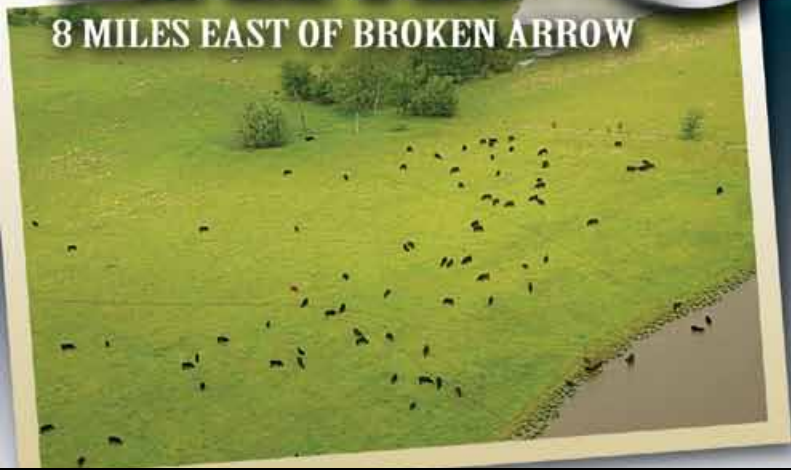
WAGONER COUNTY, OKLAHOMA

# LAND



# AUCTION

8 MILES EAST OF BROKEN ARROW



# 640<sup>±</sup> Acres

Offered in  
14 Tracts

Tracts Ranging from 6 Acres to 160 Acres

# INFORMATION BOOKLET

- Good Water Supply
- Excellent Location
- Potential Building Sites
- Pristine Views



## SCHRADER

*Real Estate and Auction Company, Inc.*

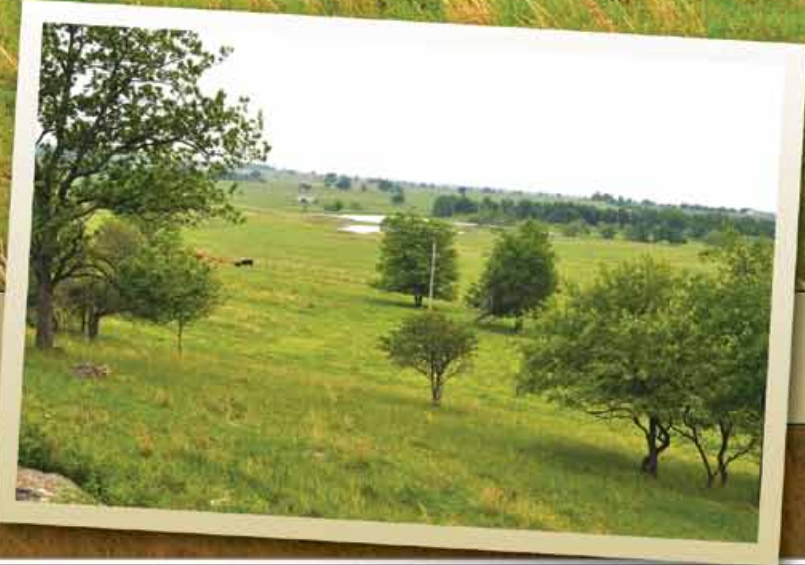
800.451.2709 • [SchraderAuction.com](http://SchraderAuction.com)

National  
Residential  
Auctioneers



877-895-7077

[NatResAuctions.com](http://NatResAuctions.com)

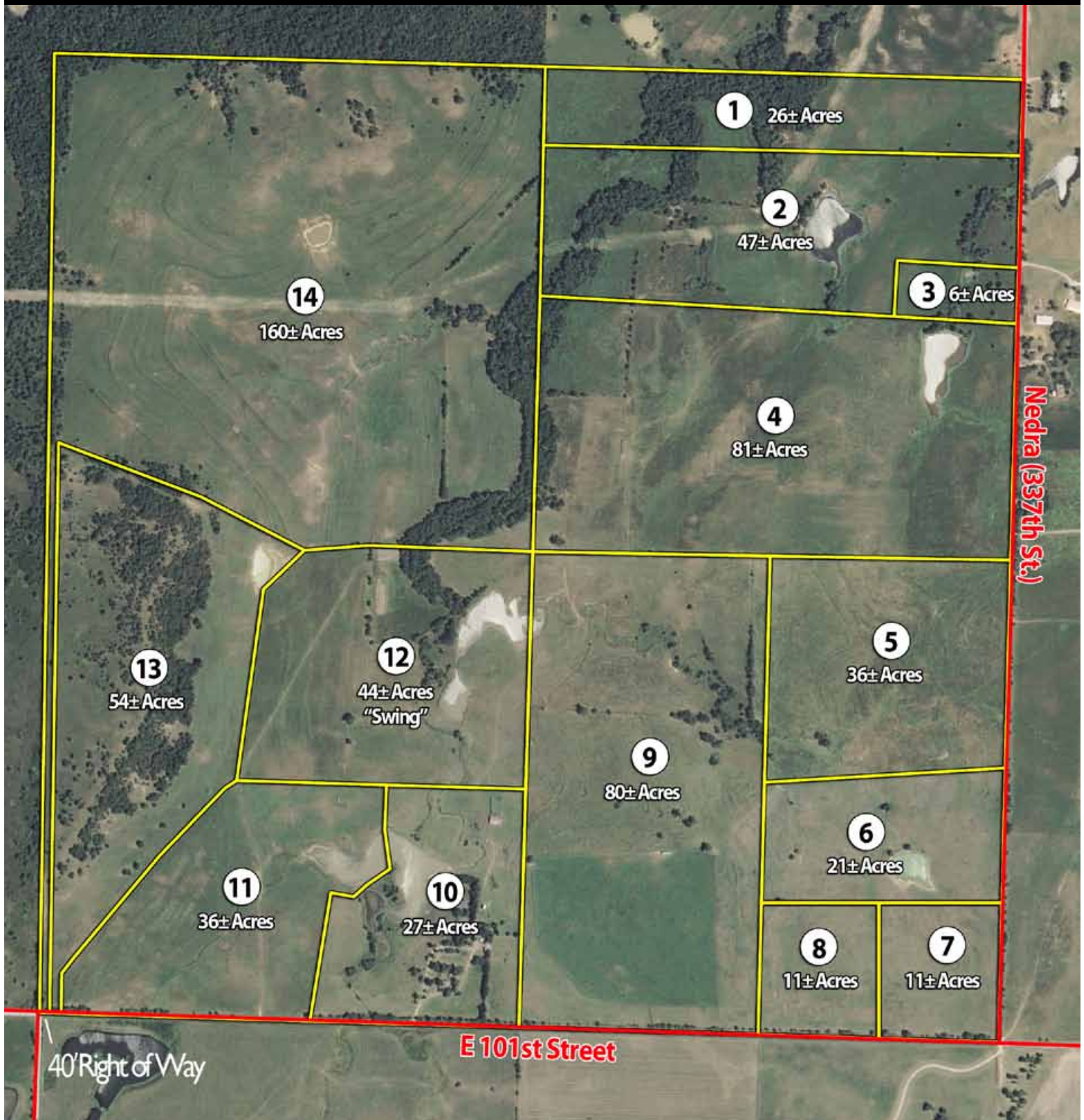


# THURSDAY, OCTOBER 20 - 6PM

Held at the Forest Ridge Golf Club - Broken Arrow, OK



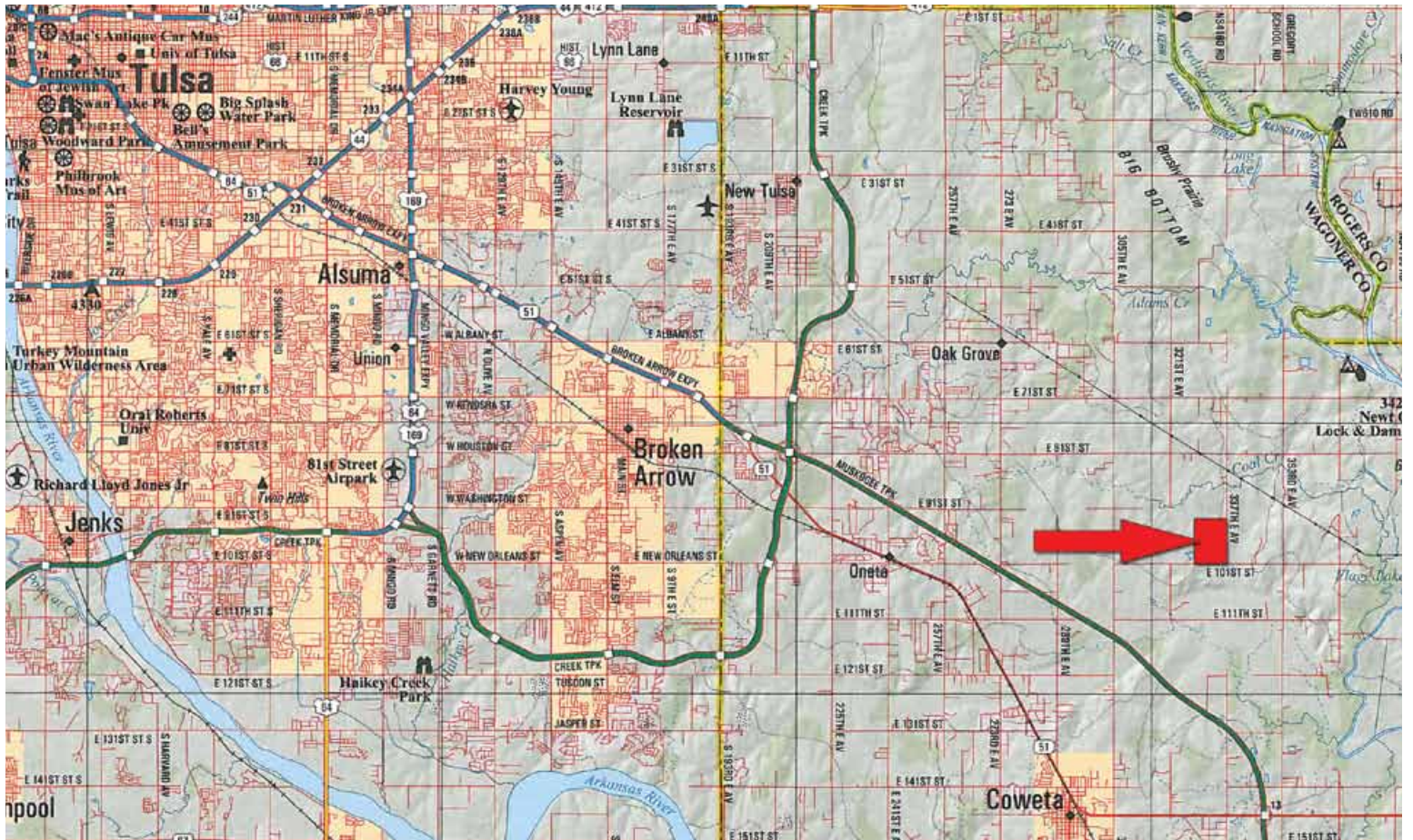
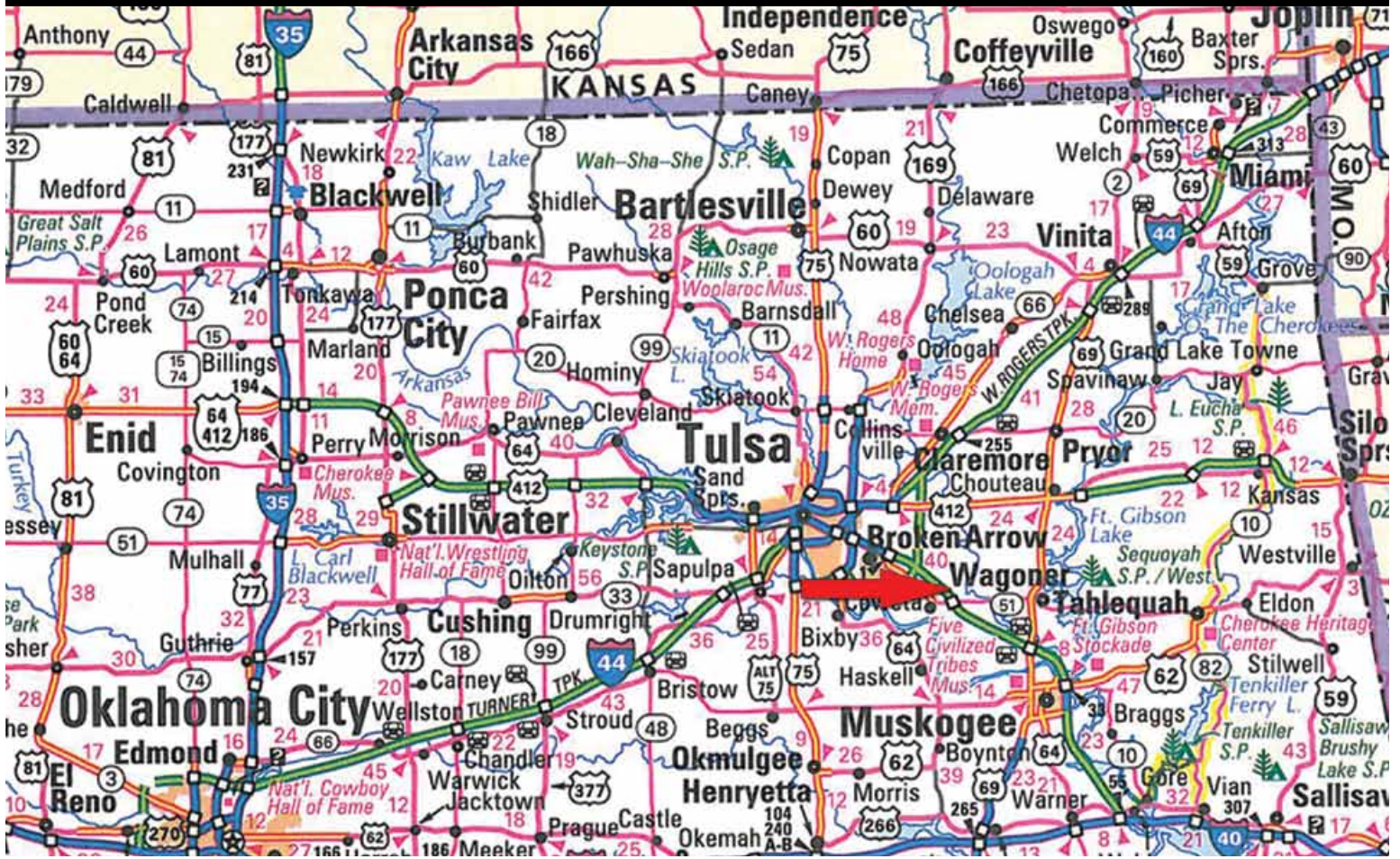
# AERIAL MAP



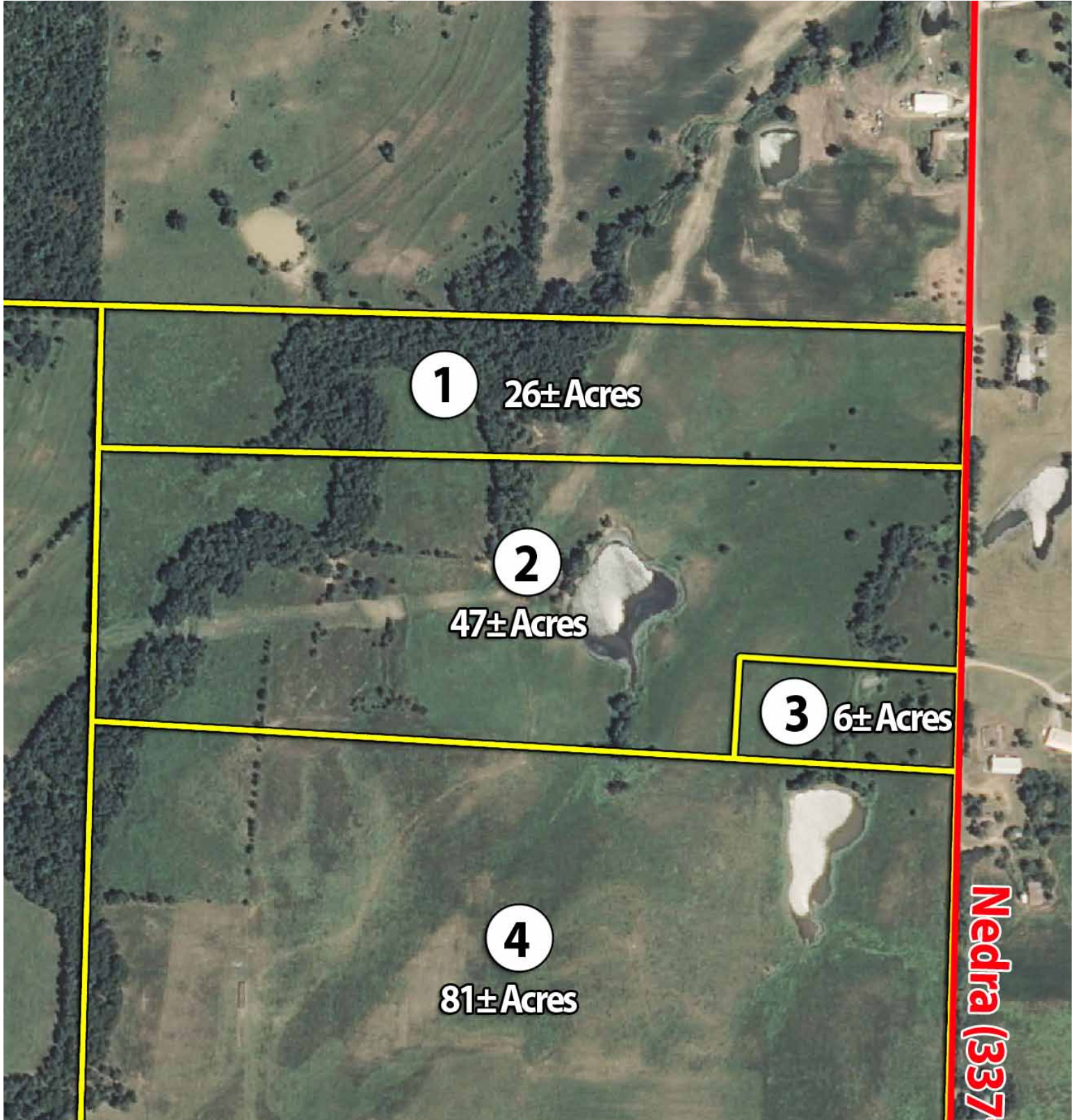
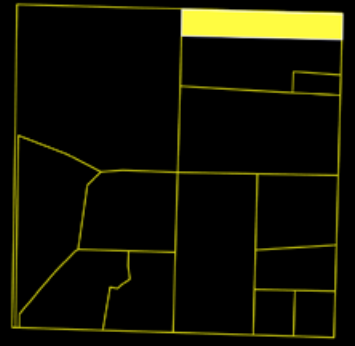
Today (August 24, 2011) I spoke with Arvil Morgan of the Wagoner County Rural Water District #5. After reviewing a picture of the Sherman Trust Auction tract divisions, he informed me that a 2" water line runs down both E 101st Street and 337th Avenue. Mr. Morgan feels that the waterline could hold up to 14 taps maximum as long as the water usage is not extreme. There is also a 6" water line that is a mile due East of Tract 7. Taps (or water meters) are \$1250 each plus an additional \$300 for the water company bringing it to a total of \$1550.

- Krista Rosenogle, Schrader Real Estate and Auction Co., Inc.

# AERIAL MAP



# TRACT 01



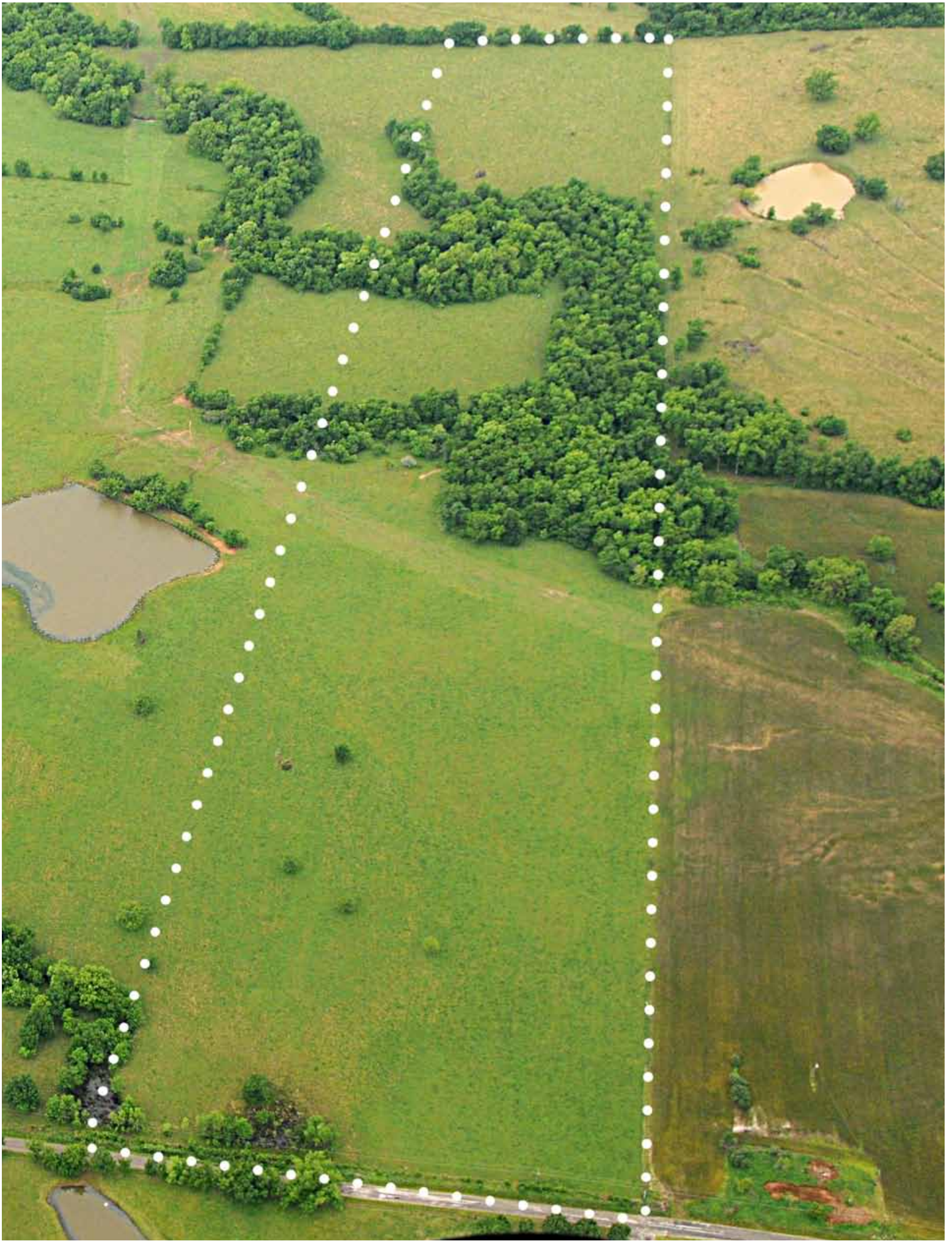
**1** 26± Acres

**2** 47± Acres

**3** 6± Acres

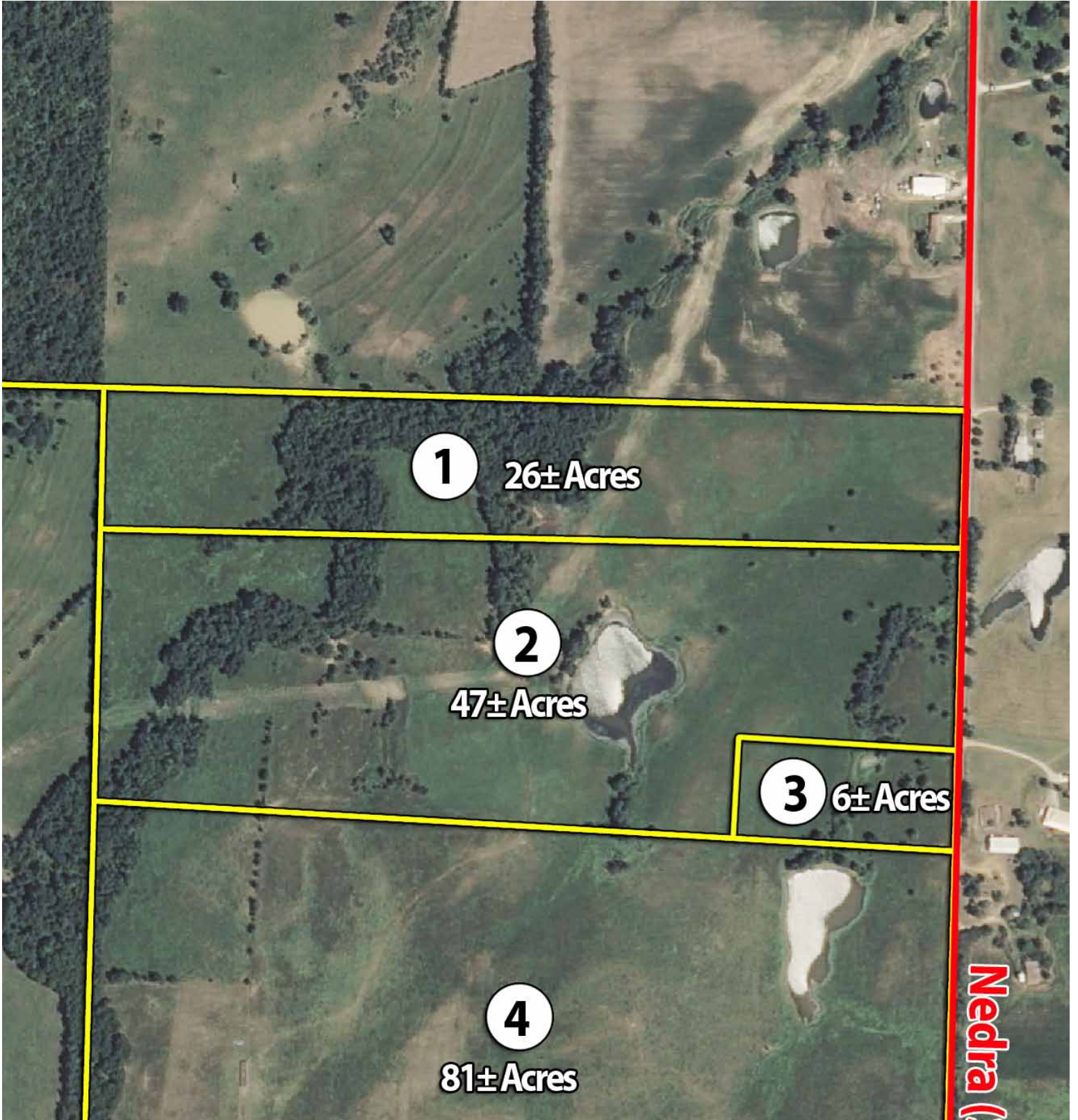
**4** 81± Acres

**Nedra (337)**



**TRACT**

**02**



**1** 26± Acres

**2** 47± Acres

**3** 6± Acres

**4** 81± Acres

**Nedra**









**TRACT**

**03**



**1**

**26± Acres**

**2**

**47± Acres**

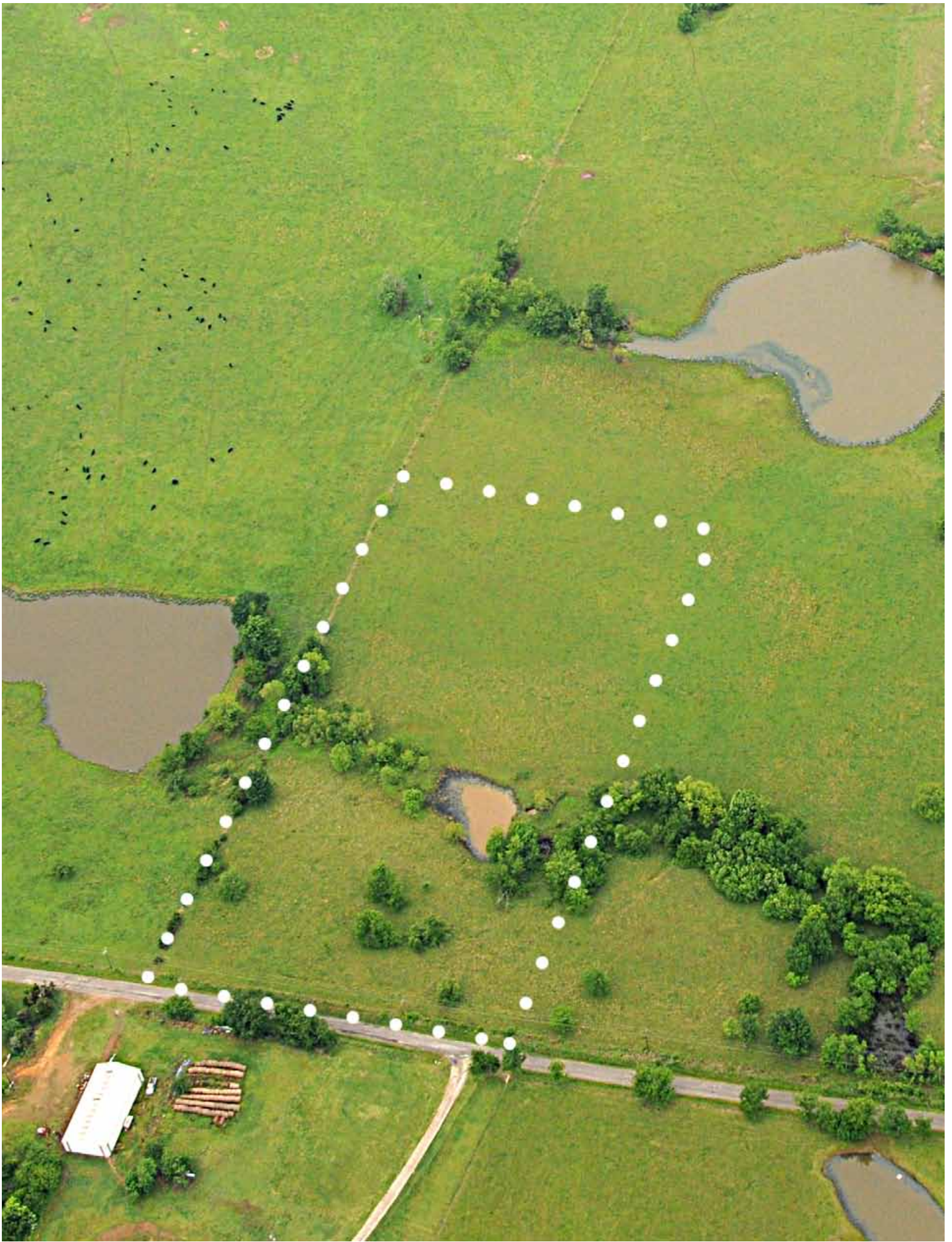
**3**

**6± Acres**

**4**

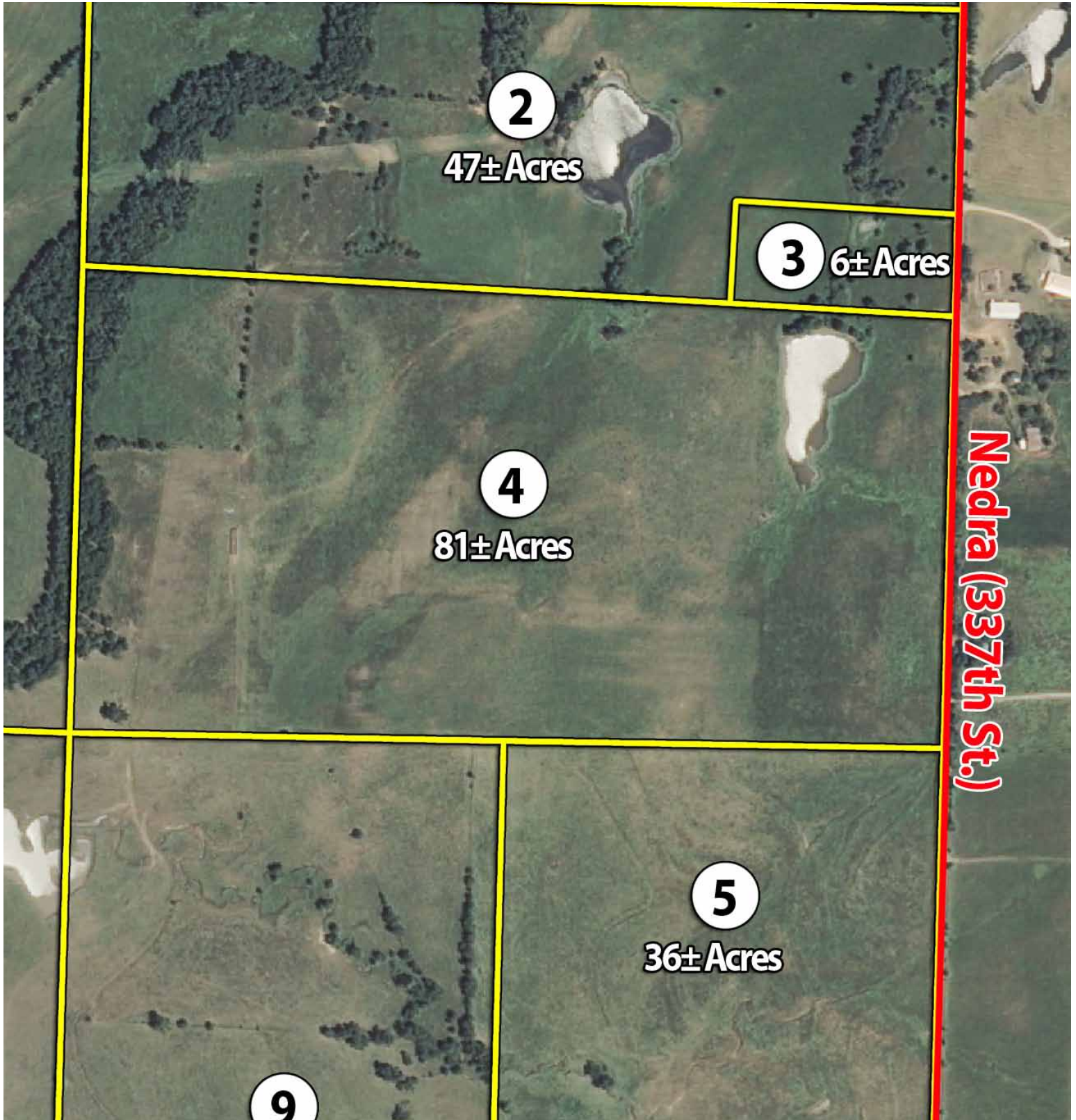
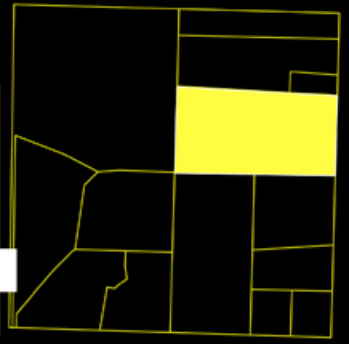
**81± Acres**

**Nedra (337)**



**TRACT**

**04**



**2**

**47± Acres**

**3**

**6± Acres**

**4**

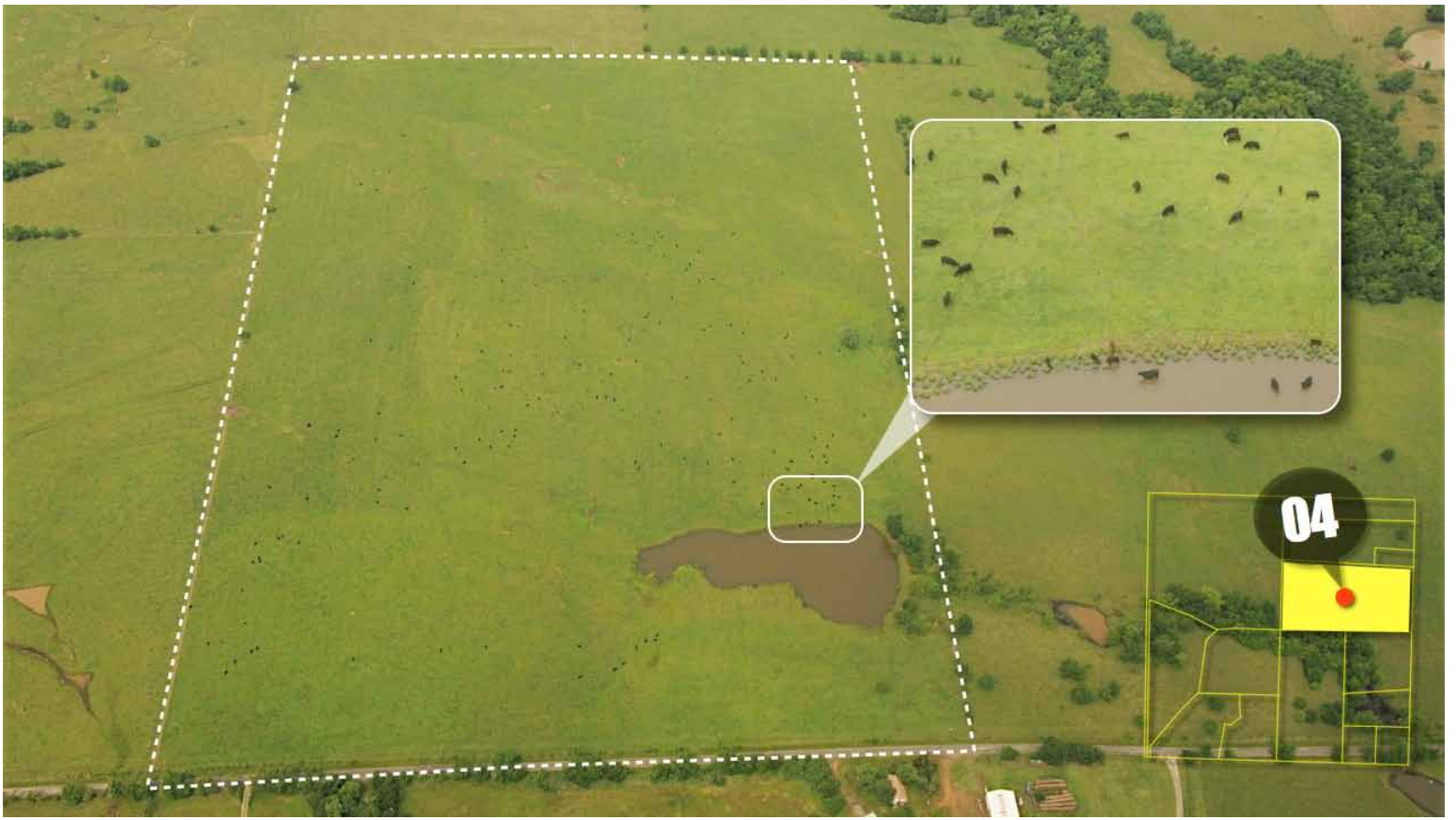
**81± Acres**

**5**

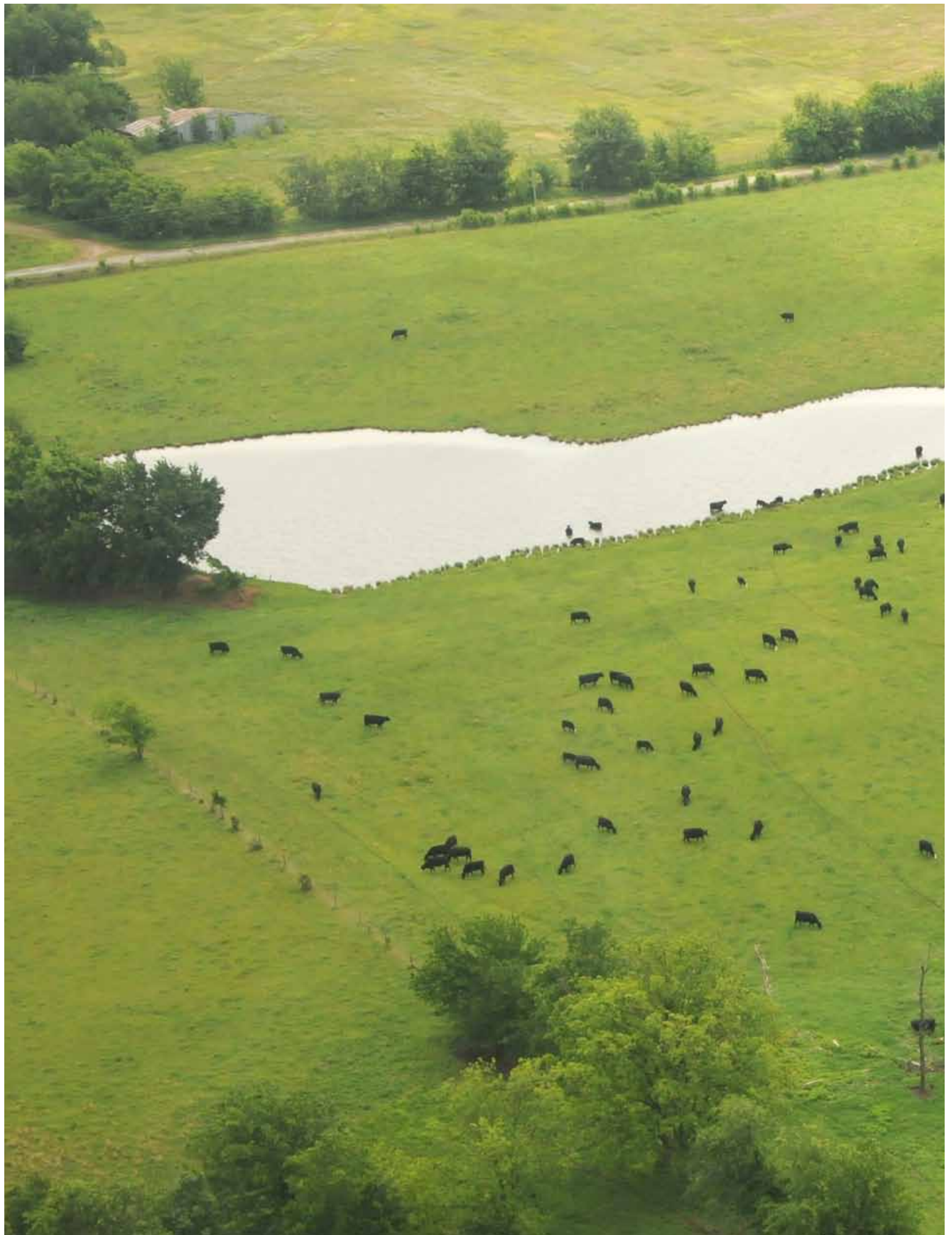
**36± Acres**

**9**

**Nedra (337th St.)**

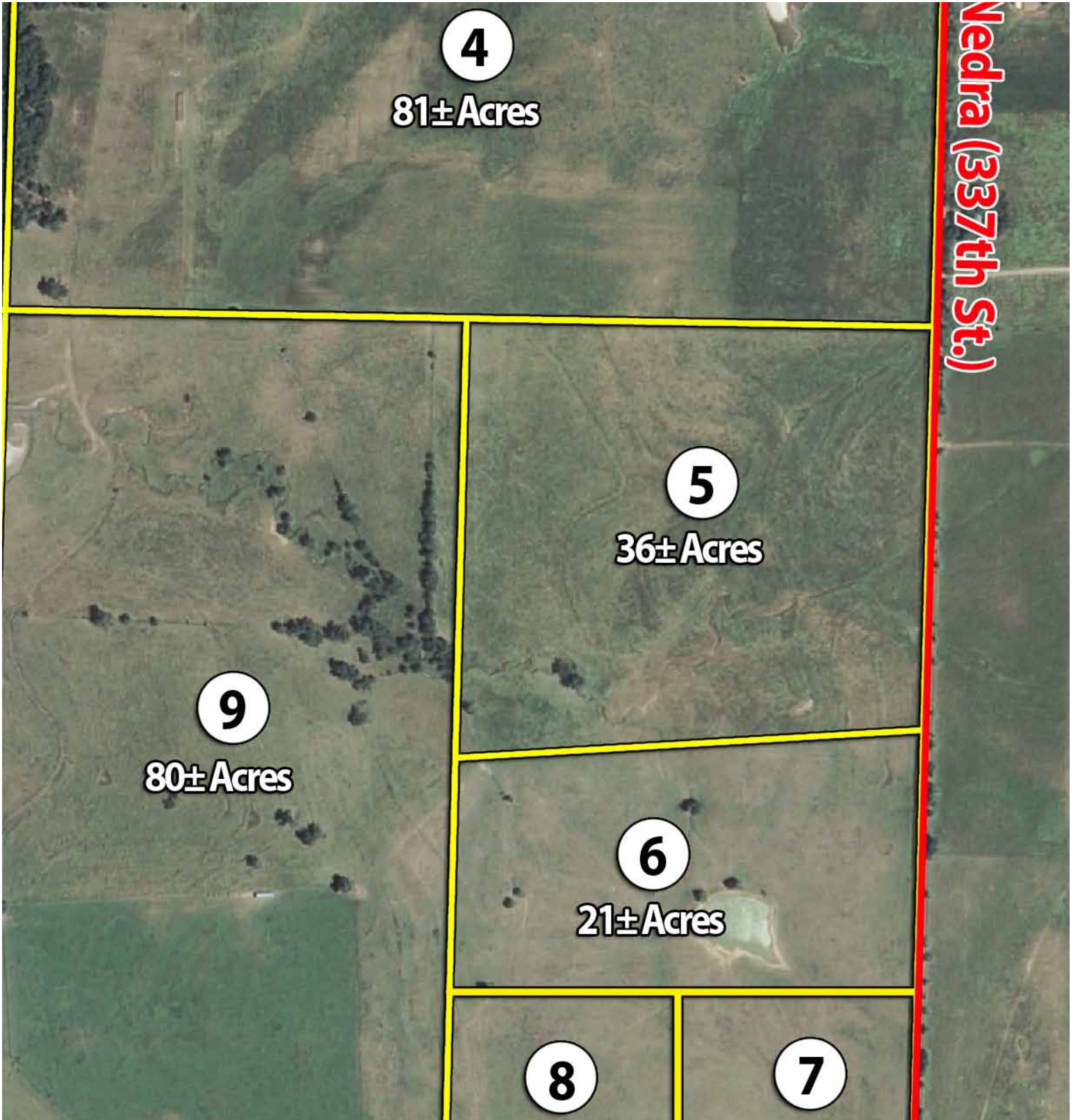






**TRACT**

**05**



**4**

**81± Acres**

**Nedra (337th St.)**

**5**

**36± Acres**

**9**

**80± Acres**

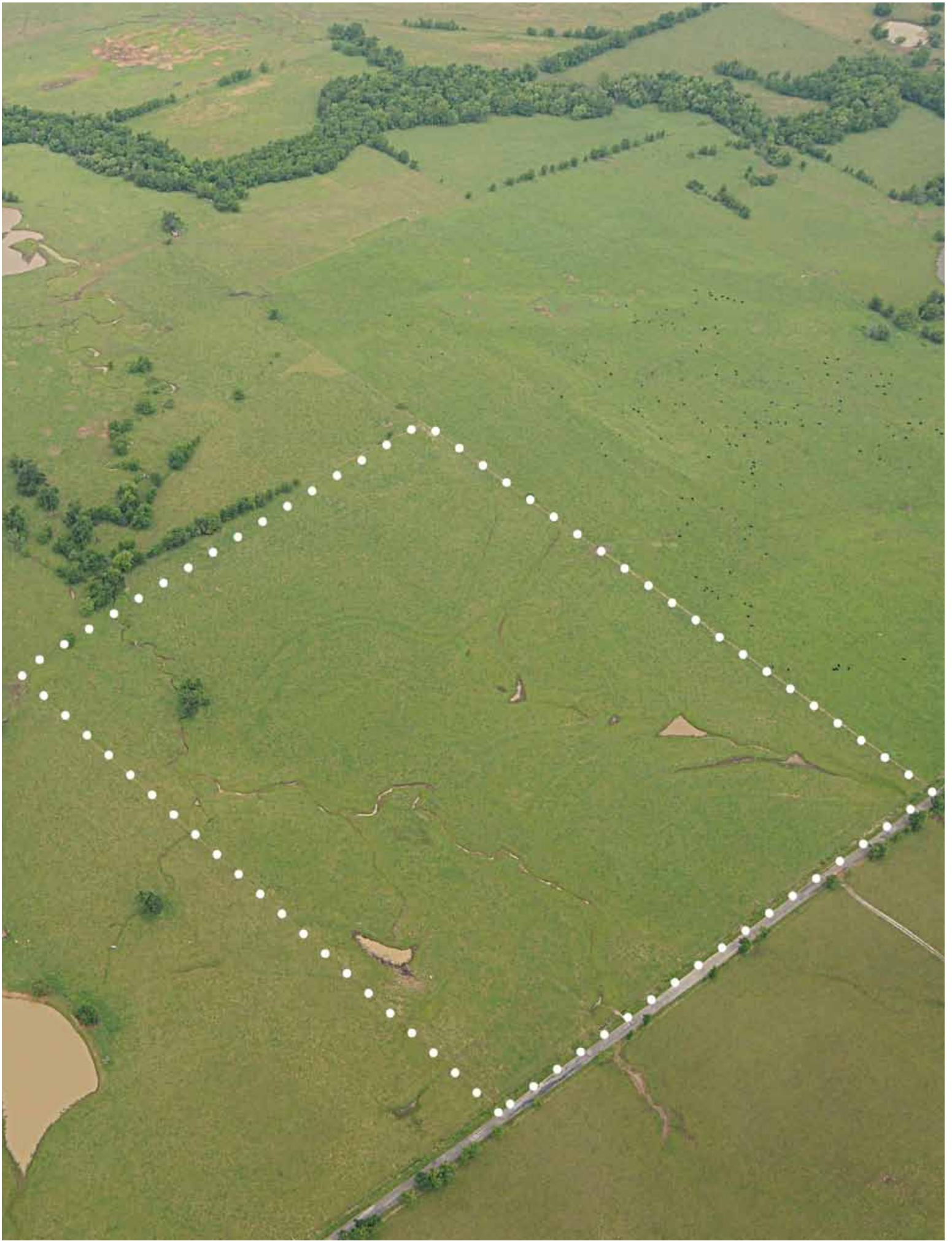
**6**

**21± Acres**

**8**

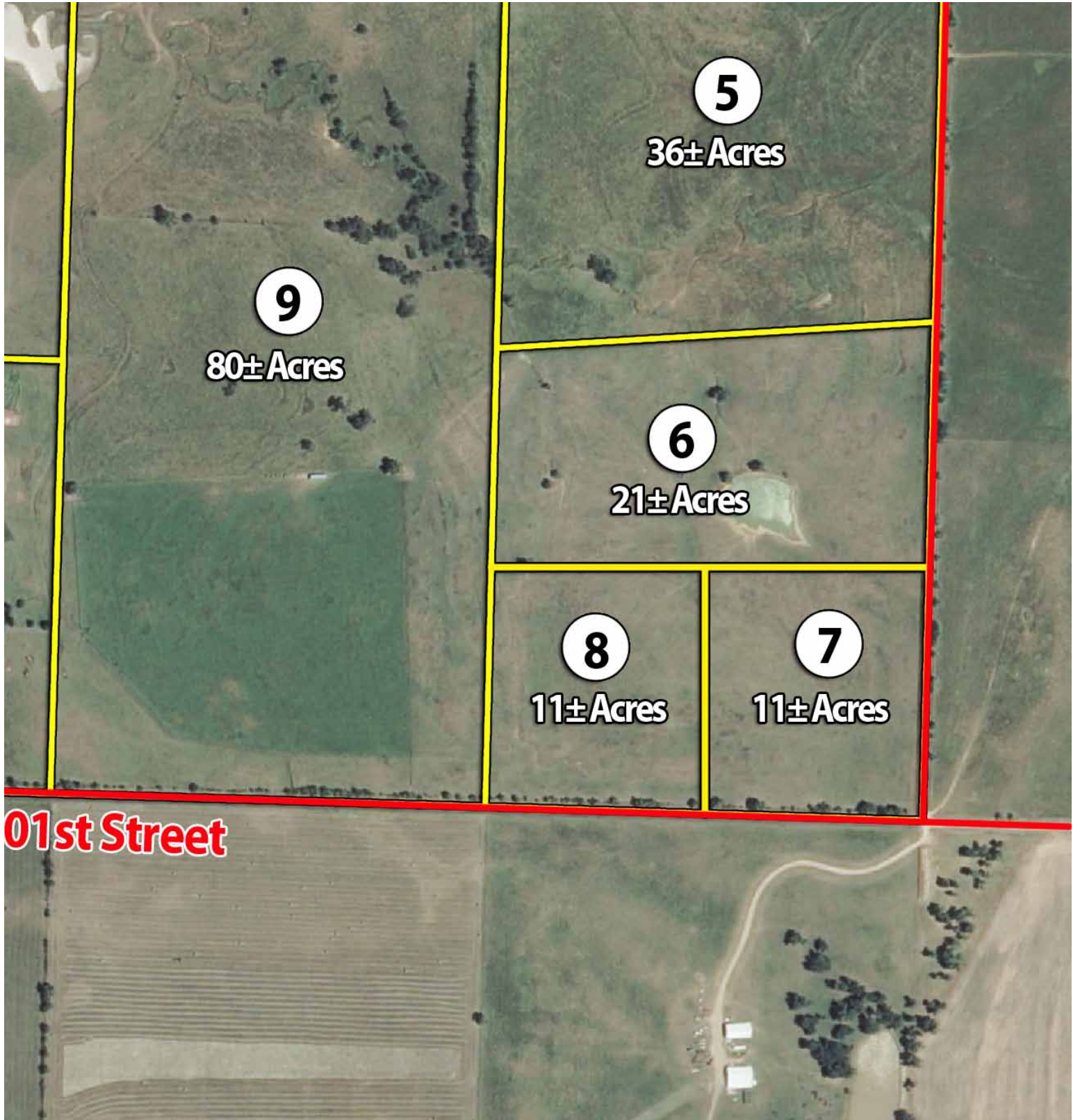
**7**





**TRACT**

**06**



**9**

**80± Acres**

**5**

**36± Acres**

**6**

**21± Acres**

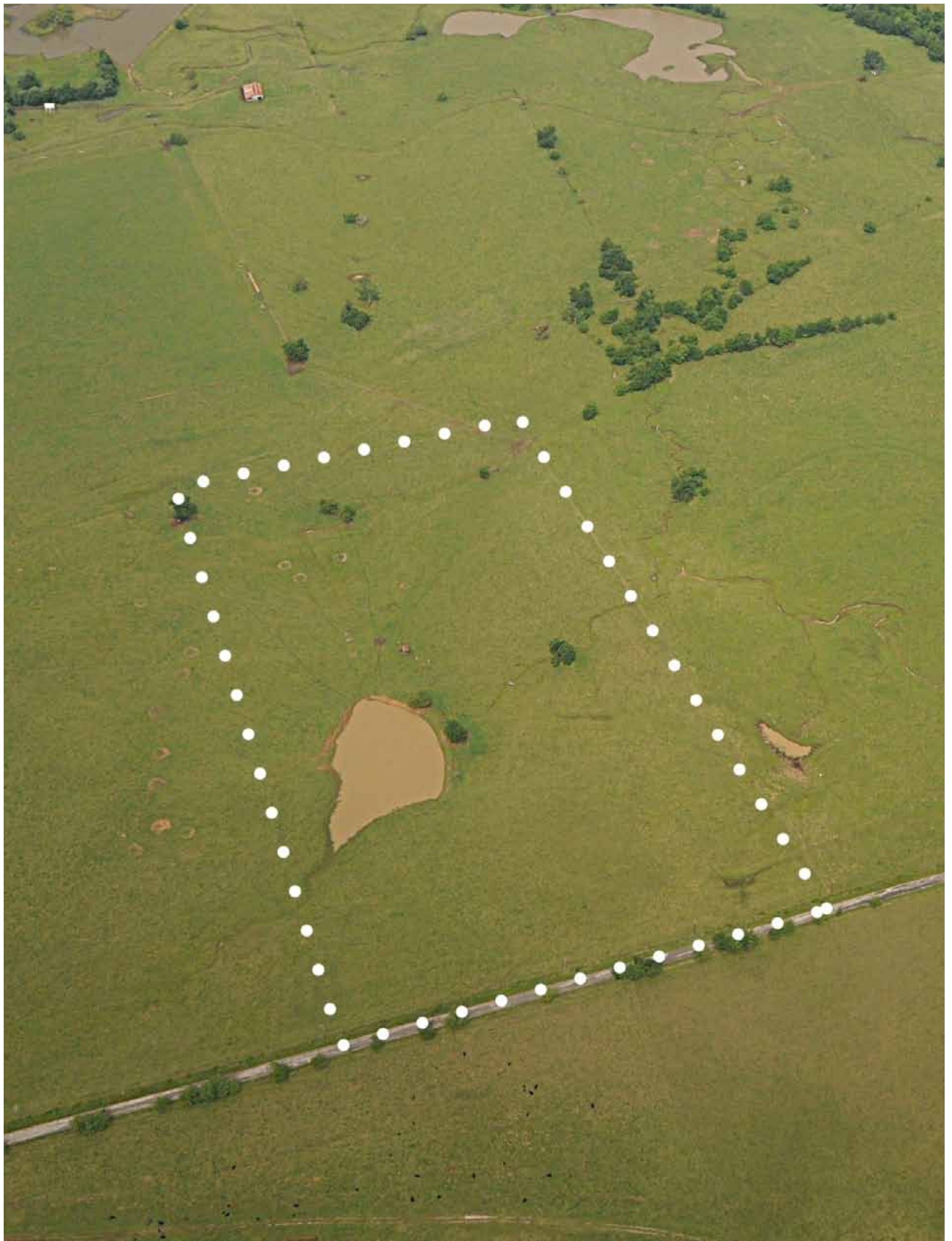
**8**

**11± Acres**

**7**

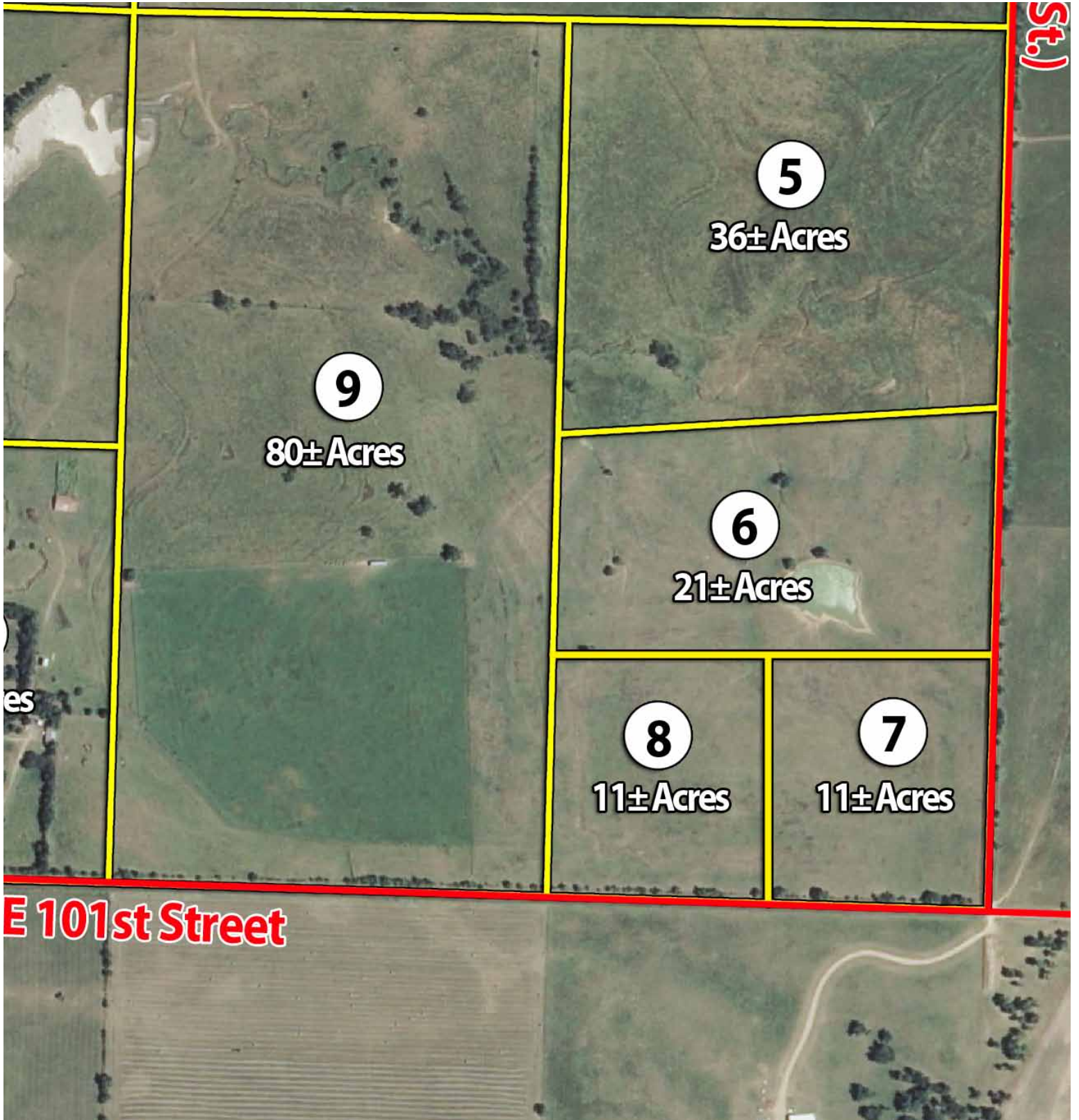
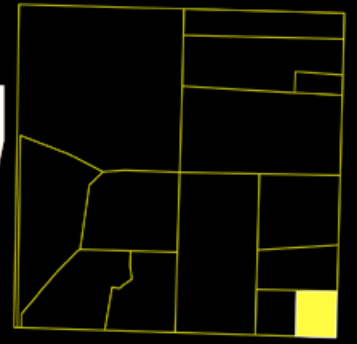
**11± Acres**

**01st Street**



**TRACT**

**07**



**9**

**80± Acres**

**5**

**36± Acres**

**6**

**21± Acres**

**8**

**11± Acres**

**7**

**11± Acres**

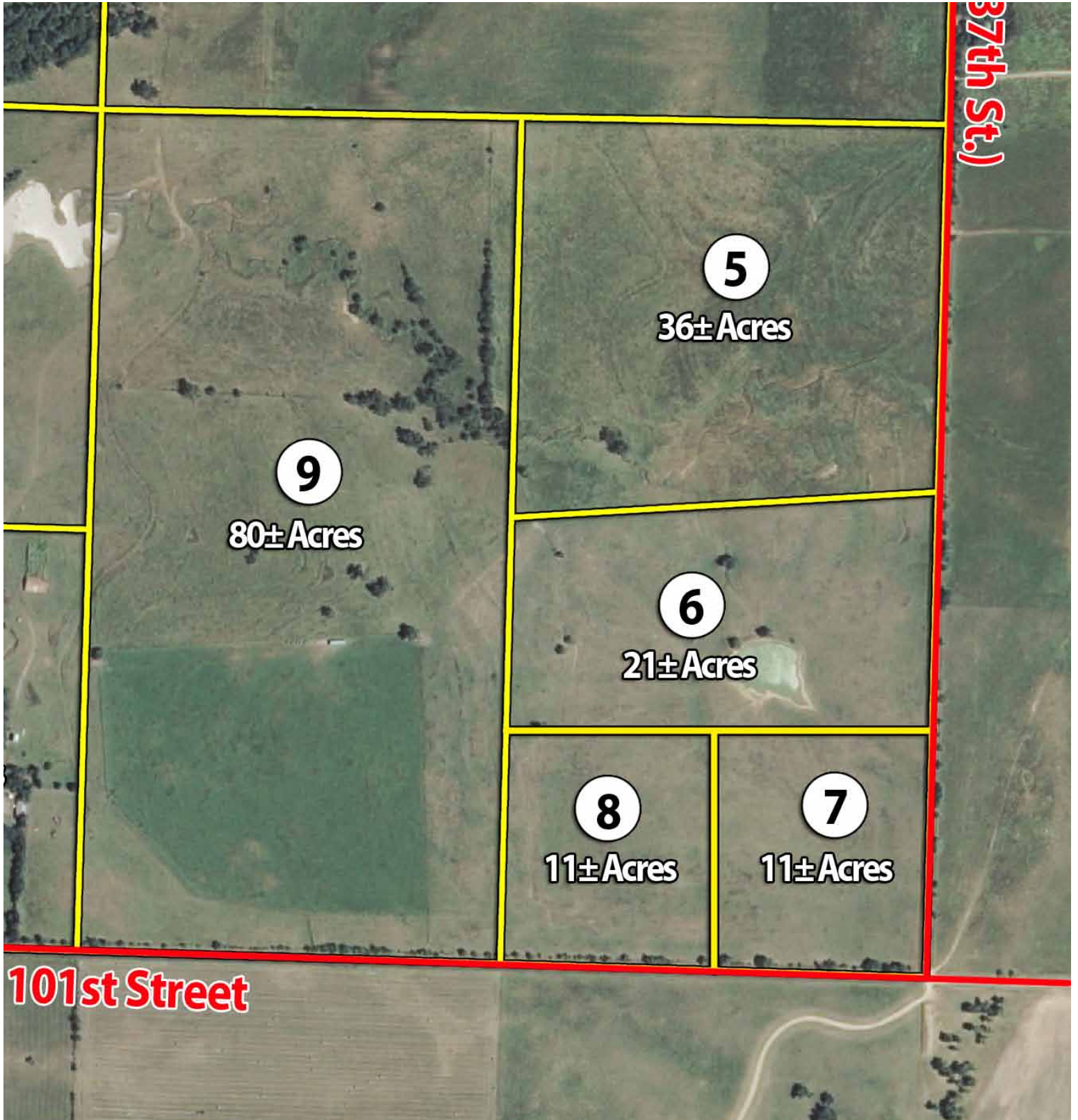
**E 101st Street**

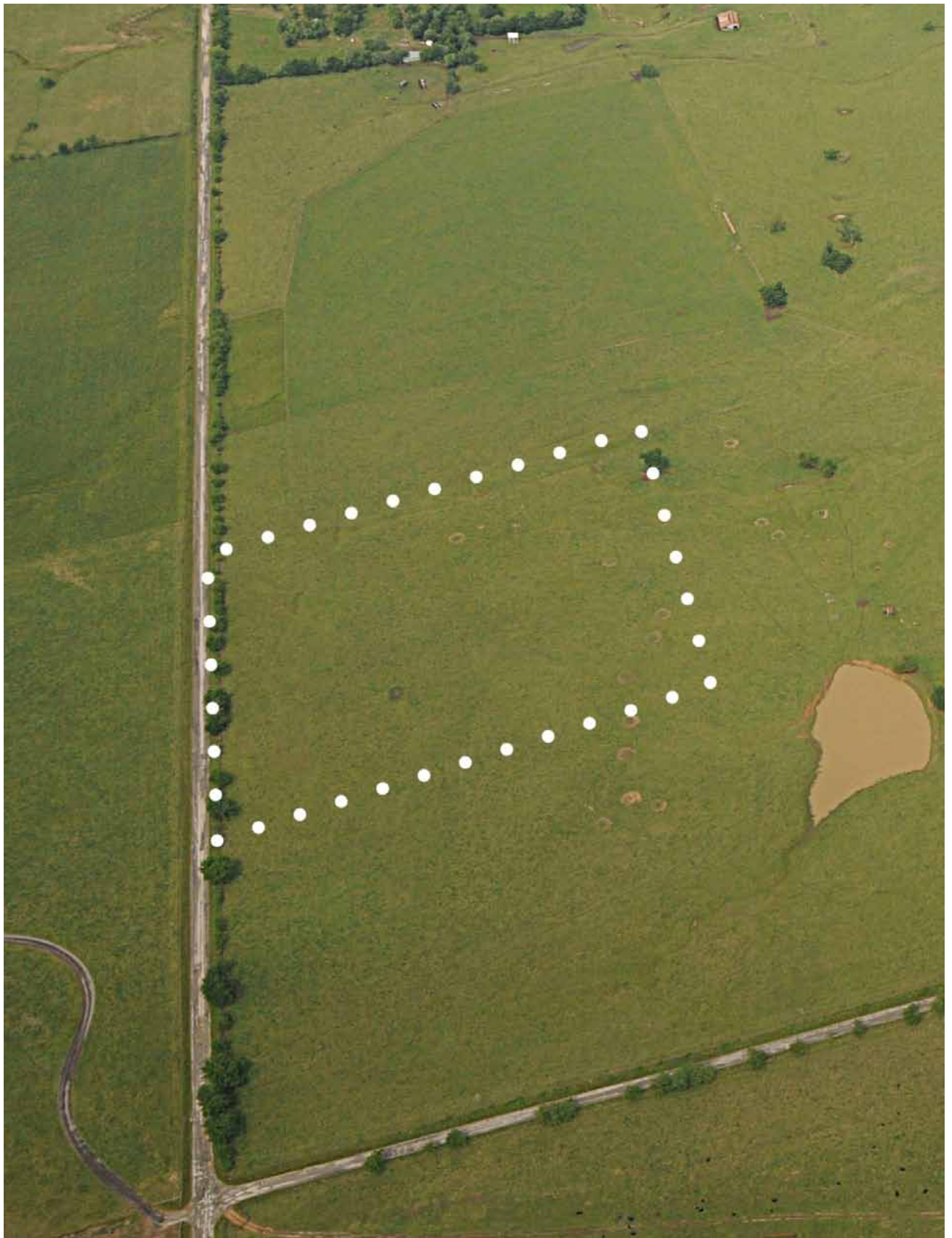
**(St.)**



**TRACT**

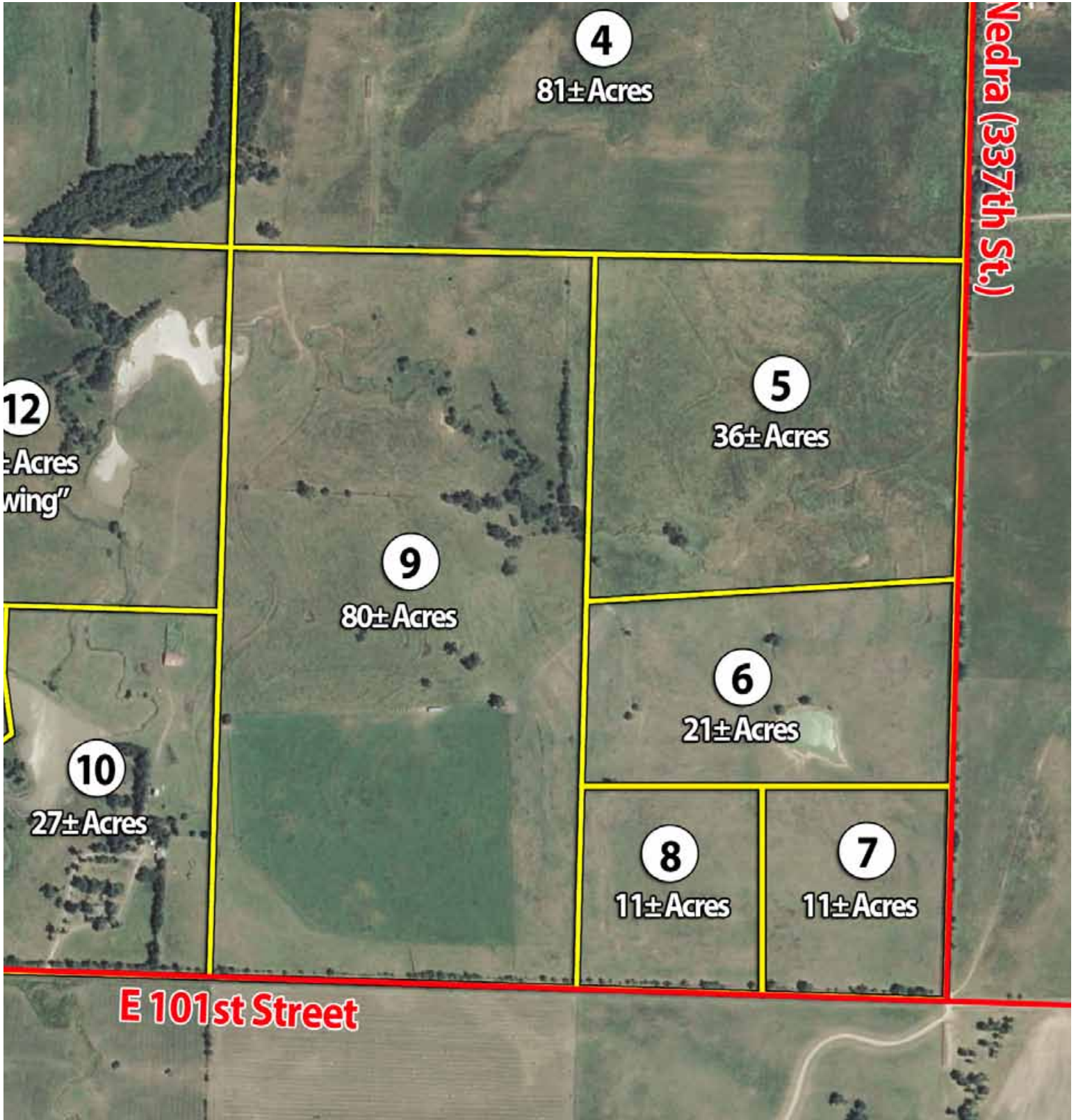
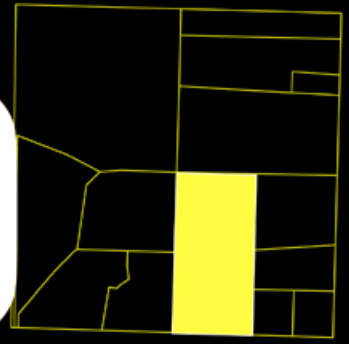
**08**





**TRACT**

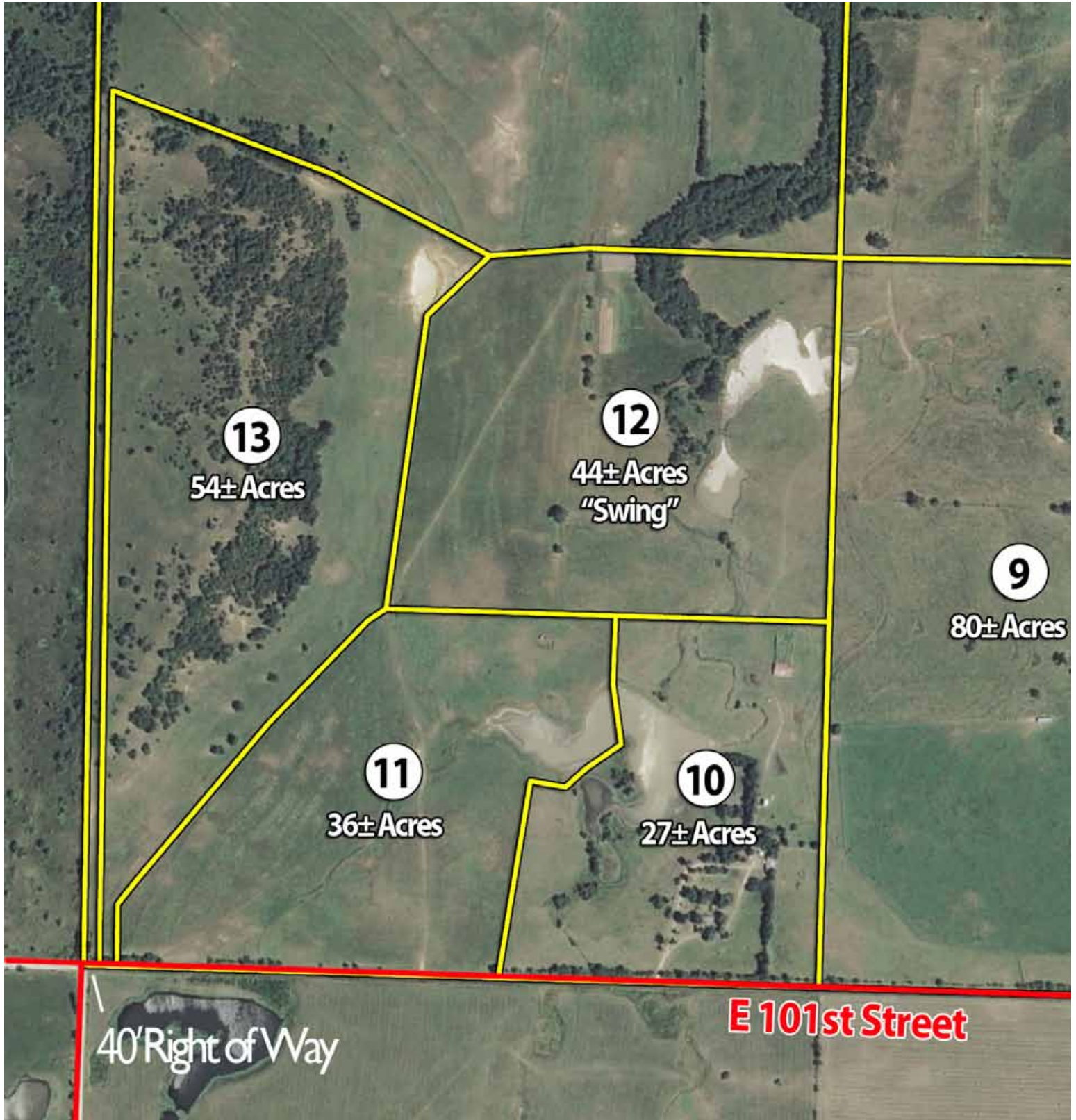
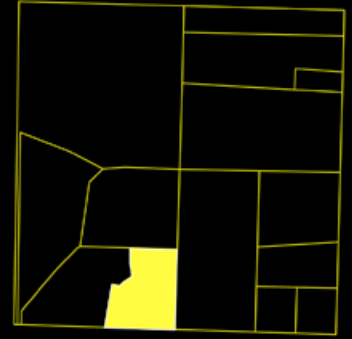
**09**







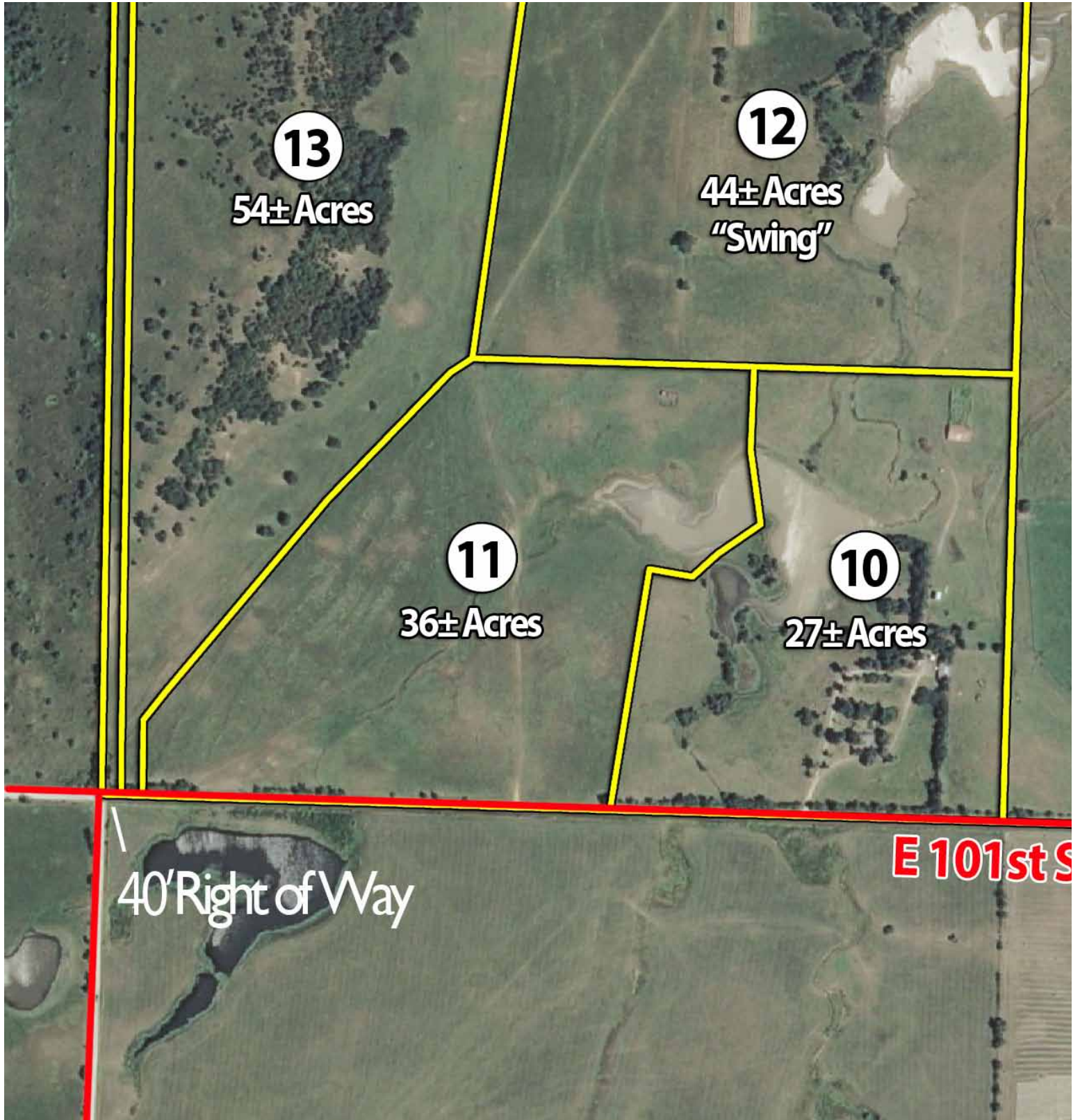
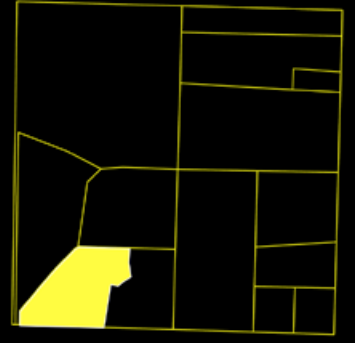
# TRACT 10





**TRACT**

**11**



**13**

54± Acres

**12**

44± Acres  
"Swing"

**11**

36± Acres

**10**

27± Acres

40' Right of Way

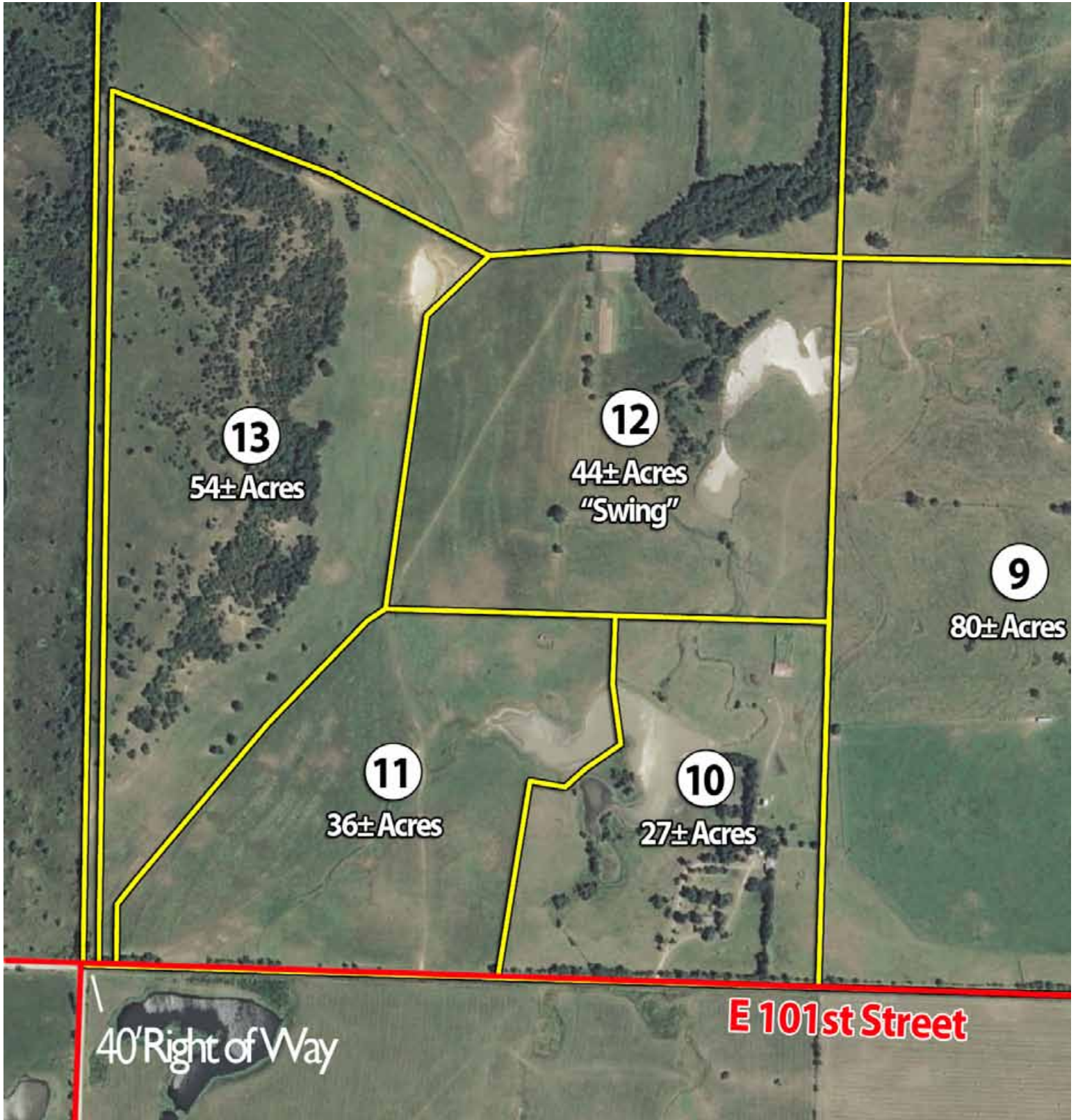
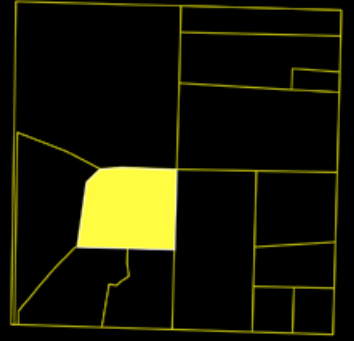
**E 101st St**







# TRACT 12



**13**  
54± Acres

**12**  
44± Acres  
"Swing"

**9**  
80± Acres

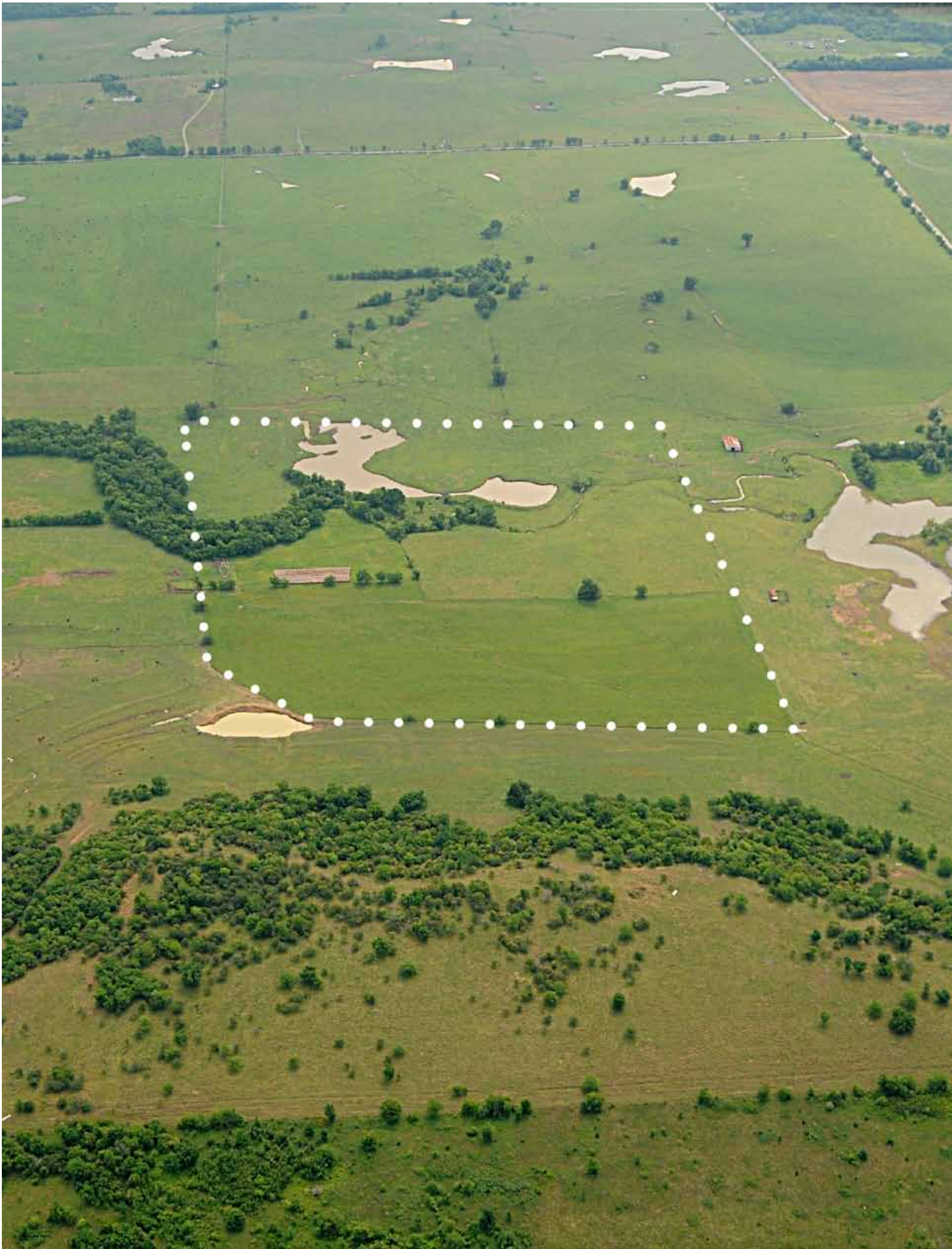
**11**  
36± Acres

**10**  
27± Acres

40' Right of Way

**E 101st Street**



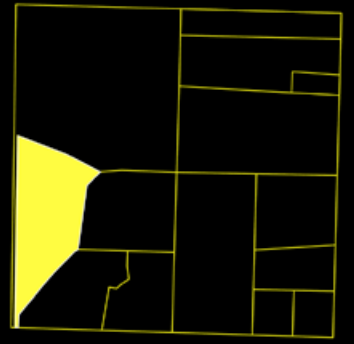






**TRACT**

**13**



**13**

54± Acres

**12**

44± Acres  
"Swing"

**11**

36± Acres

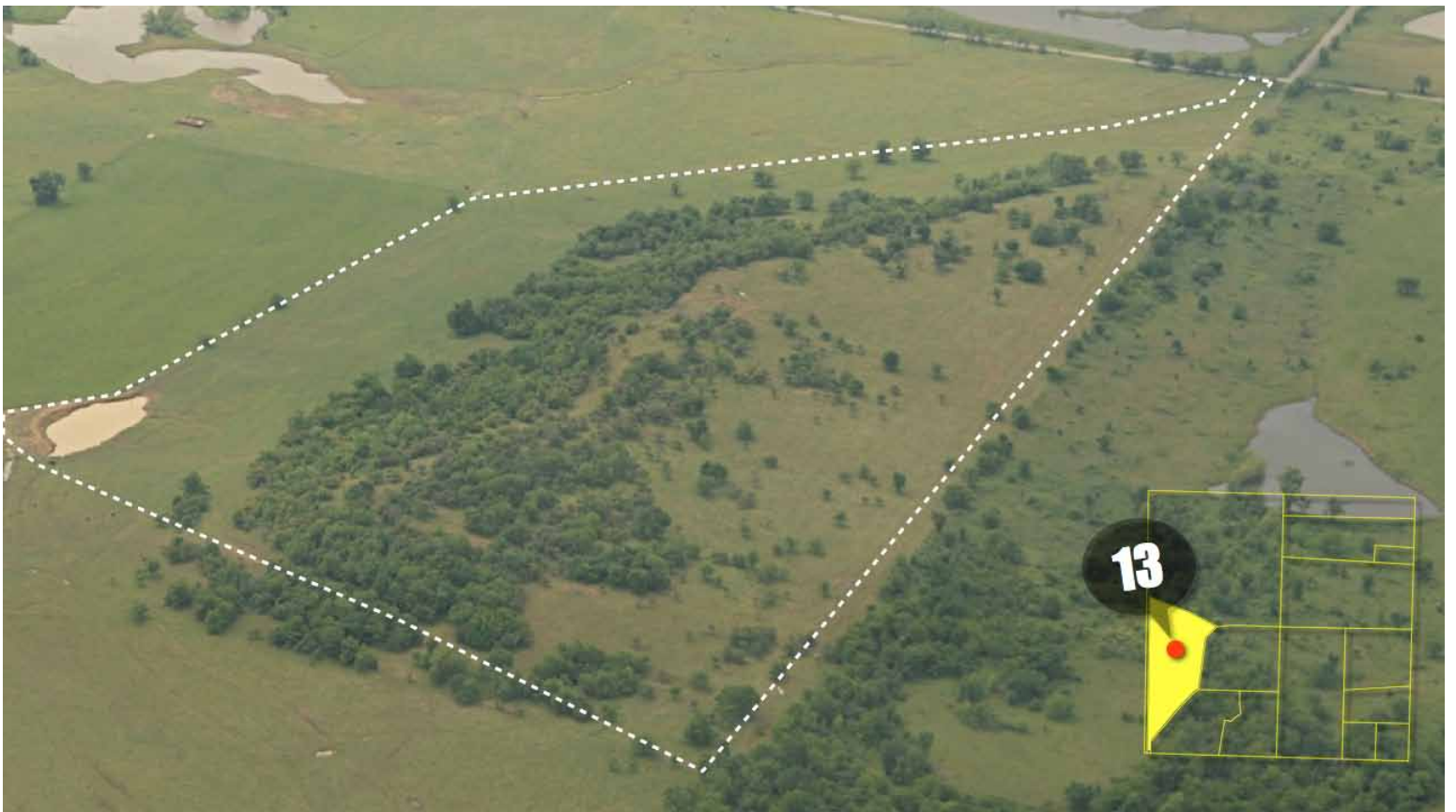
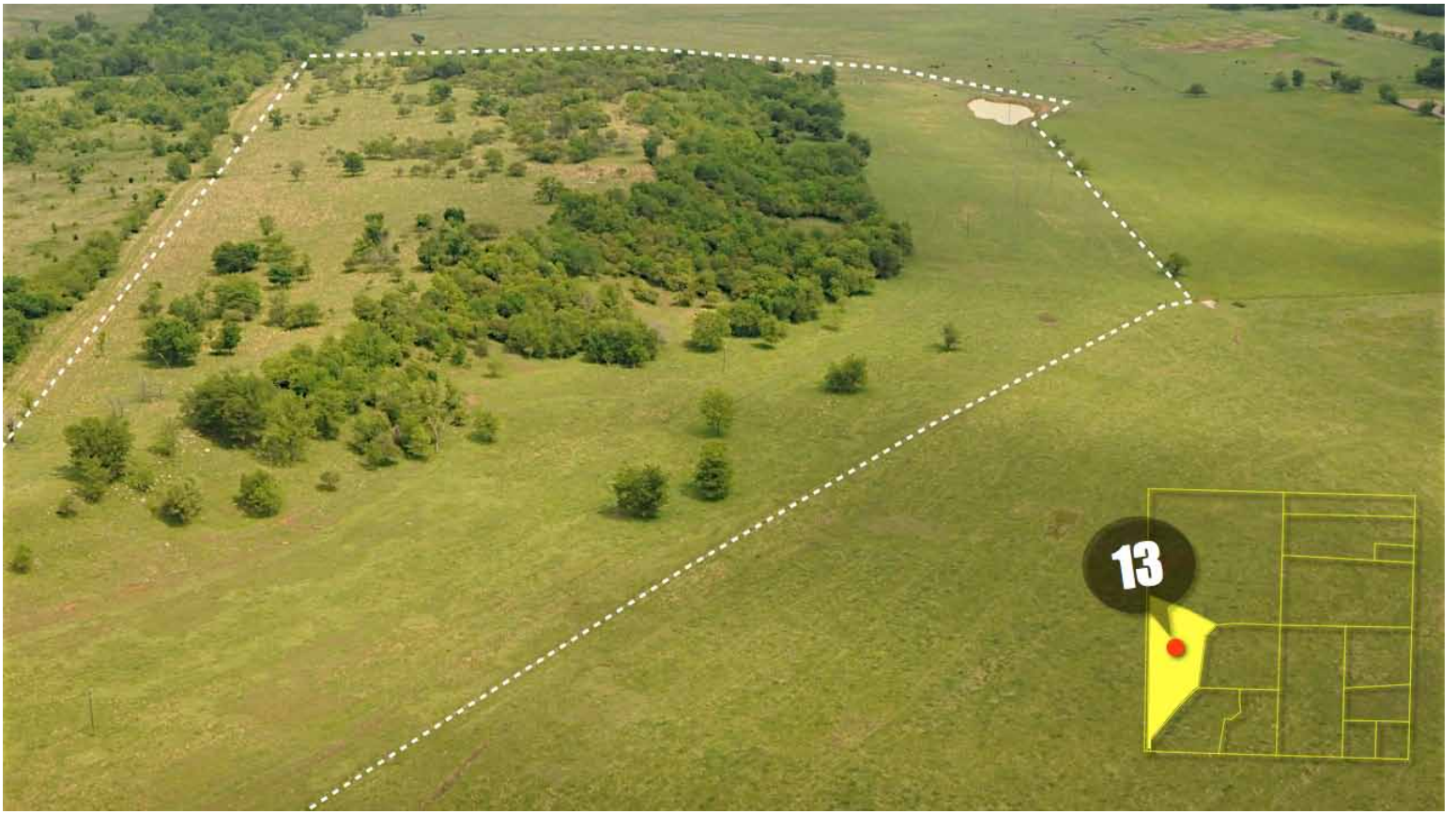
**10**

27± Acres

80±

40' Right of Way

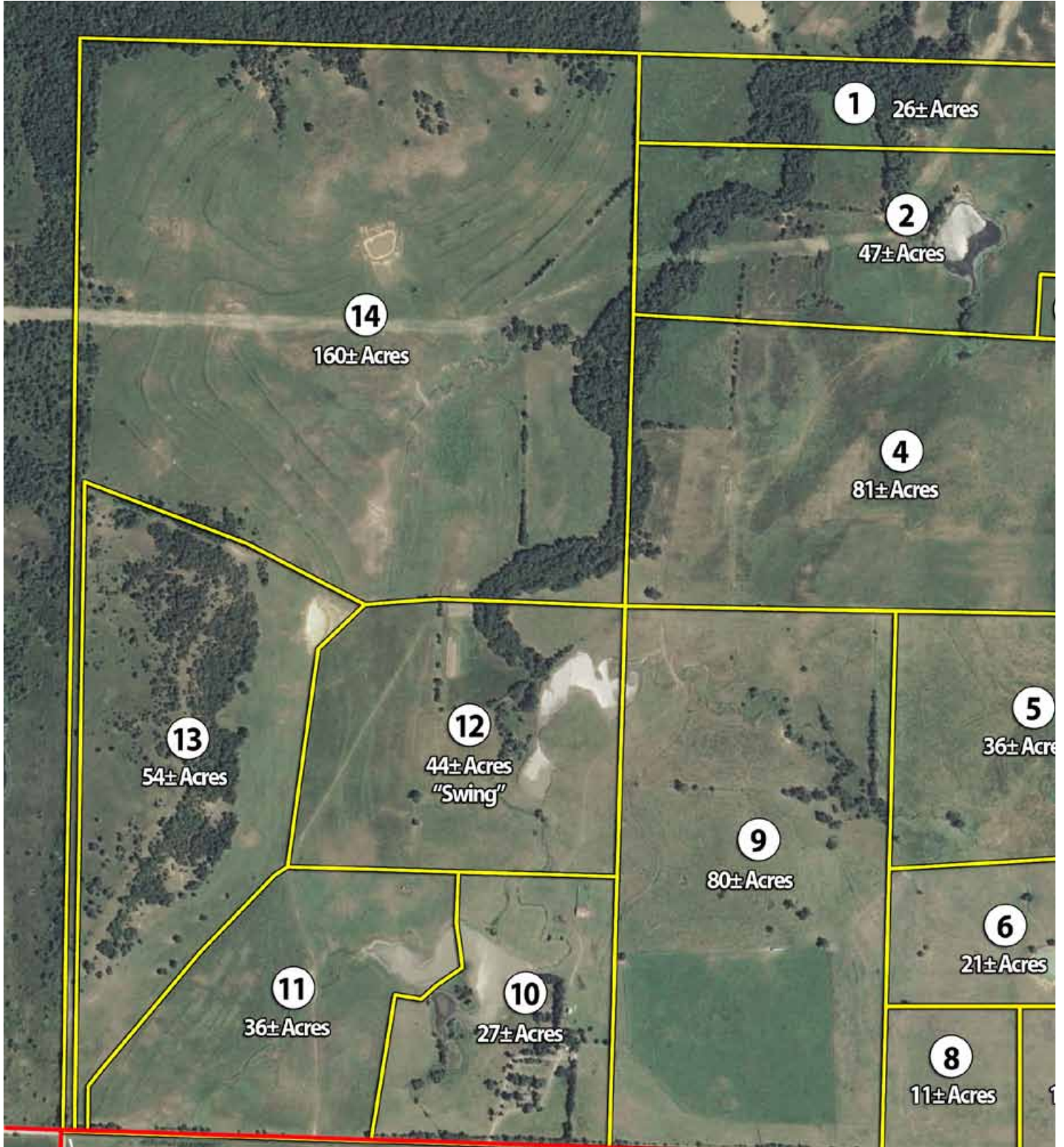
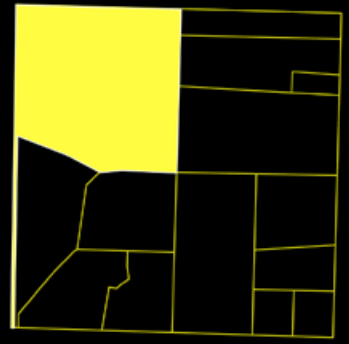
**E 101st Street**







# TRACT 14











52-1212-014  
12-2010

This is your TAX RECEIPT

Taxpayer's Copy - Keep for your records

GLORIA MARSHALL  
WAGONER COUNTY TREASURER

Init SDF      Date 12/27/2010  
Wkst- 32      Tran#      9241

SHERMAN, HENRY J:ETAL-TRUST  
BANK OF OKLAHOMA  
PO BOX 2710  
TULSA OK 74101-2710

SHERMAN, HENRY J:ETAL-TRUST BANK OF OKLAHOMA PO BOX 2710 TULSA OK 74101-2710  Situs: PID:261211-000001-000000  21-18-16 ALL OF SECTION	Gross Assessed	17,798	2010	R-17	Amount Paid	
	Exemptions	0	16377		Tax	1,732.00
	Net Assessed	17,798			Penalty	
	Tax Before Payment	1,732.00			Mail	
	<b>None Due</b>	<b>0.00</b>			Lien	
	Real Estate				Advertise	
			<b>Receipt#</b> 14465		Other	
			<small>Paid to:</small>		Total	1,732.00
					BANK OF OKLAHOMA	
					Check# 6350	
		Payment with Check	6350		1,732.00	
<b>Report Total</b>		<b>Total Paid</b>			1,732.00	
		<b>Total Still Due</b>			0.00	

Make Checks Payable to:  
**GLORIA MARSHALL**  
**WAGONER COUNTY TREASURER**

307 E CHEROKEE 2ND FLOOR  
 WAGONER, OKLAHOMA 74467  
 TELEPHONE: (918) 485-2149

Parcel ID Number  
 261211-000001-000000

(640 Acres)

21-18N-16E

Owner 1430418

SHERMAN, HENRY J. ETAL-TRUST  
 BANK OF OKLAHOMA  
 PO BOX 2710  
 TULSA OK 74101-2710

### Taxpayer Copy

Breakdown	Mills	Amount
COUNTY GENERAL	10.51	183.35
COUNTY HEALTH	2.56	45.87
VO-TECH GENERAL	8.71	152.84
VO-TECH BUILDING	2.02	36.12
COUNTY WIDE 4 MIL	4.73	83.81
SCHOOL DIST GEN	39.75	694.11
SCHOOL DIST BLDG	5.12	92.02
SCHOOL DIST SINC	28.80	512.55
TOTALS	97.32	1,732.00

RURAL COWETA 17

Real Estate

School Dist Tax Year Taxroll Item #  
 R-17 2010 16377

	Values
Gross Assessed	17,798
Exemptions	0
Net Assessed	17,798
Total Tax	1,732.00
Total Tax Payments	0.00

TLs

Legal Description:  
 (640 Acres)  
 21-18-16 ALL OF SECTION  
 Lease # \_\_\_\_\_  
 File Pos. \_\_\_\_\_  
 I or P \_\_\_ Cap. Imp. Y or N  
 Pymt Type \_\_\_\_\_  
 Add. Desc. \_\_\_\_\_

Total Due \$1,732.00

Retain this portion for your records or when paying in person bring entire statement

261211-000001-000000

GLORIA MARSHALL

WAGONER COUNTY TREASURER

307 E CHEROKEE 2ND FLOOR  
 WAGONER, OKLAHOMA 74467  
 TELEPHONE: (918) 485-2149

Owner 1430418

SHERMAN, HENRY J. ETAL-TRUST  
 BANK OF OKLAHOMA  
 PO BOX 2710  
 TULSA OK 74101-2710

Enter Address Changes Here

### Second Half Payment

Real Estate

(640 Acres)

21-18-16 ALL OF SECTION

School Dist Tax Year Taxroll Item #  
 R-17 2010 16377

Payments Enclosed

Payments	Amount
SECOND Half Tax	866.00
Penalty	
Mail	
Lien	
Advertising	
Other	
<b>Total</b>	<b>866.00</b>

Please include a self addressed stamped envelope for return receipt. Thank You.

Cash \_\_\_\_\_  
 Change \_\_\_\_\_

Pay this stub with  
 SECOND HALF payment  
 before APRIL 1ST

W M Deputy \_\_\_\_\_







950 North Liberty Drive, Columbia City, IN 46725  
800.451.2709 / 260.244.7606  
[www.schraderauction.com](http://www.schraderauction.com)

