



Oklahoma McClain County
LAND AUCTION

520 ±
acres

near Goldsby and Purcell offered in 23 tracts

**INFORMATION
BOOKLET**

Thursday

JUNE 25 at 6:30PM

Auction held at the Goldsby Community Center, 122 E Center Rd, Goldsby, OK



SCHRADER

Real Estate and Auction Company, Inc.

• 800.451.2709 • SCHRADERAUCTION.COM

DISCLAIMER

All information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. Schrader Auction Company assumes no liability for the information provided.

FOR LOCAL CALLS CONTACT AUCTION MANAGER:

C. Brent Wellings, CAI

Cell: 972.768.5165



SCHRADER REAL ESTATE AND AUCTION CO., INC.

950 N. Liberty Dr., Columbia City, IN 46725

260-244-7606 or 800-451-2709

SchraderAuction.com

BOOKLET INDEX

- **LOCATION MAP**
- **PROPERTY DESCRIPTION**
- **AERIAL & TRACT MAPS**
- **SOILS MAPS AND INDEX**
- **TOPOGRAPHICAL MAPS**
- **FSA INFORMATION**
- **FLOOD ZONE MAPS**
- **WATER LINE MAPS**
- **TAX INFORMATION**
- **TITLE COMMITMENT**
- **PROPERTY PHOTOS**

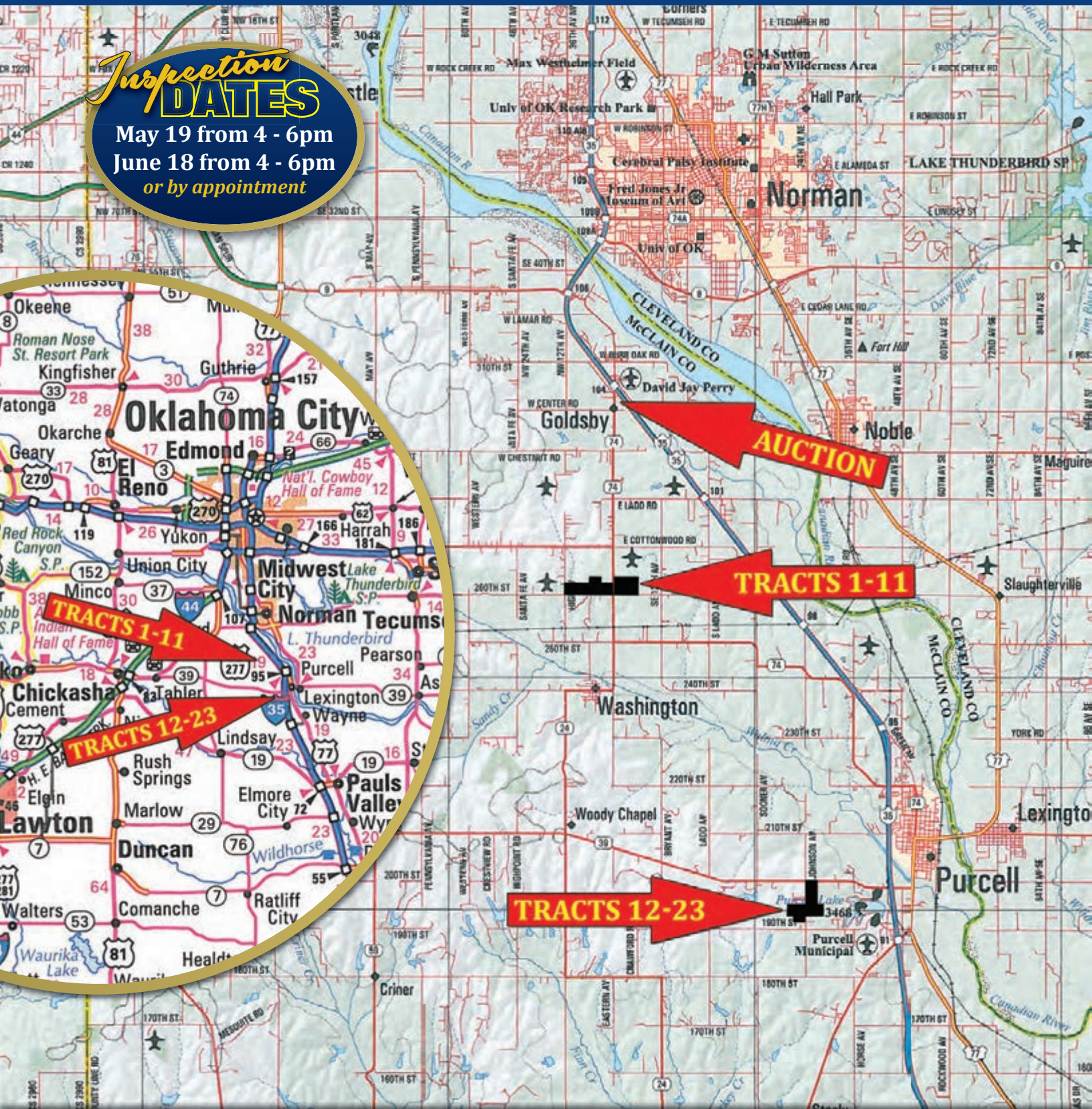


LOCATION MAP

LOCATION MAP

Inspection
DATES

May 19 from 4 - 6pm
June 18 from 4 - 6pm
or by appointment



AUCTION LOCATION: Goldsby Community Center, 122 E. Center Rd., Goldsby, Oklahoma 73093

DIRECTIONS TO TRACTS 1-11: Take exit 104 off I-35 and go south on Hwy 74 for 4 miles and the property will begin on both sides of the road.

DIRECTIONS TO TRACTS 12-23: Take exit 91 off I-35 and turn east to merge onto Hwy 77. Follow Hwy 77 for 1.4 miles and turn left on Hwy 39. Take Hwy 39 for 2.0 miles and the property will begin on the left.

PROPERTY DESCRIPTION

PROPERTY DESCRIPTION

DESCRIPTION: Comprised of two original tracts, this opportunity provides buyers with parcels located near the thriving communities of Goldsby and Purcell both in McClain County, Oklahoma. Tracts 1-11 are located just 4 miles south of the I-35 Goldsby Exit along Hwy 74. These tracts offer a mixture of pastureland, tillable land, wooded areas and multiple ponds with varying topography. Much of this property is located within the town limits of Goldsby, providing access to utilities. Tracts 12-23 are located 1.5 miles west of I-35 along Hwy 39. These tracts include areas of native pastureland, tillable land, multiple ponds, and small wooded pieces, all with frontage on paved roads just 1.5 miles west of Purcell. Many tracts on both the Goldsby and Purcell locations boast outstanding views of the surrounding landscapes and are well suited for ranching, recreational, and/or residential development. For more thorough information regarding soil maps, title work, utility information, tax cards, and additional photos please reference our Bidder Information Booklet. The property will be offered in 23 individual tracts and combinations of tracts that range from 6 to 76 acres.

TRACT 1: 12± acre corner tract located at the intersection of Hwy 74 and Redbud Rd. This tract is comprised partially of Bethany Silt Loam, a Class I non-irrigated soil type.

TRACT 2: 12± acre tract of pastureland with frontage along Redbud Rd., soils are a mixture of Bethany Silt Loam and Pawhuska Bethany Complex.

TRACT 3: 12± acre tract of pastureland with frontage along Redbud Rd.

TRACT 4: 12± acre tract with a mixture of pastureland, mature hardwood trees and a spring fed pond. One of the most active springs that I have personally seen in this area of Oklahoma, if you are looking for an beautiful potential building site do not overlook tract 4.

TRACT 5: 16± acre tract of open pastureland with great elevation and frontage along Hwy 74.

TRACT 6: 56± acre tract of open pastureland mostly comprised of Bethany Pawhuska soils, with frontage along Hwy 74. Excellent site for a starter ranch if you are looking for more acres you can always combine with surrounding parcels!

TRACT 7: 12± acre corner tract located at the intersection of Hwy 74 and Redbud Rd. This tract is mostly comprised of Bethany Silt Loam, Class I soils.

TRACT 8: 12± acre tract with a mixture of open pastureland, mature hardwoods and topography changes. Much like tract 4, this parcel has some outstanding potential building sites to explore during your inspections!

TRACT 9: 76± acre tract that is the largest but also the most diverse tract offered in the auction. This parcel is a mixture of hardwood bottoms, pastureland and a large pond. Much of the parcel is Bethany Silt Loam and Pond Creek Silt Loam soils, offering excellent fertility to use the land for a variety of purposes.

TRACT 10: 40± acre tract that is positioned on the west side of the property and has access via Redbud Rd. This parcel has excellent elevation on the east side and gently rolls into the bottom with excellent topography.

TRACT 11: 40± acres tract that is positioned on the far west side of the property, with frontage on High Avenue. This parcel is dissected by a live water creek.

TRACT 12: 7± acre corner tract with excellent elevation overlooking the surround landscape, located at the intersection of Johnson Avenue and Hwy 39.

TRACT 13: 6± acre tract along Hwy 39 that is positioned at the highest and most panoramic point on the property.

TRACT 14: 6± acre tract of open pastureland with frontage along Hwy 39.

TRACT 15: 21± acre tract of open pastureland that has a small pond and gently rolling topography, located along Johnson Avenue.

TRACT 16: 20± acre mixture of tillable land with mostly Grand Silt Loam-Class II soils and hardwood trees, located along Johnson Avenue.

TRACT 17: 20± acre mixture of tillable land and hardwood trees that taper off to the east, all with frontage on Johnson Avenue.

TRACT 18: 40± acre tract with a mixture of pastureland and tillable land. This parcel has some good topography changes with a small drainage along the front rolling up to the east side of the tract.

TRACT 19: 20± acre diverse tract with a good pond, mature trees and pastureland all with frontage along Johnson Avenue.

TRACT 20: 36± acres of mostly open tillable land, a small pond along the back fence line and some hardwood trees.

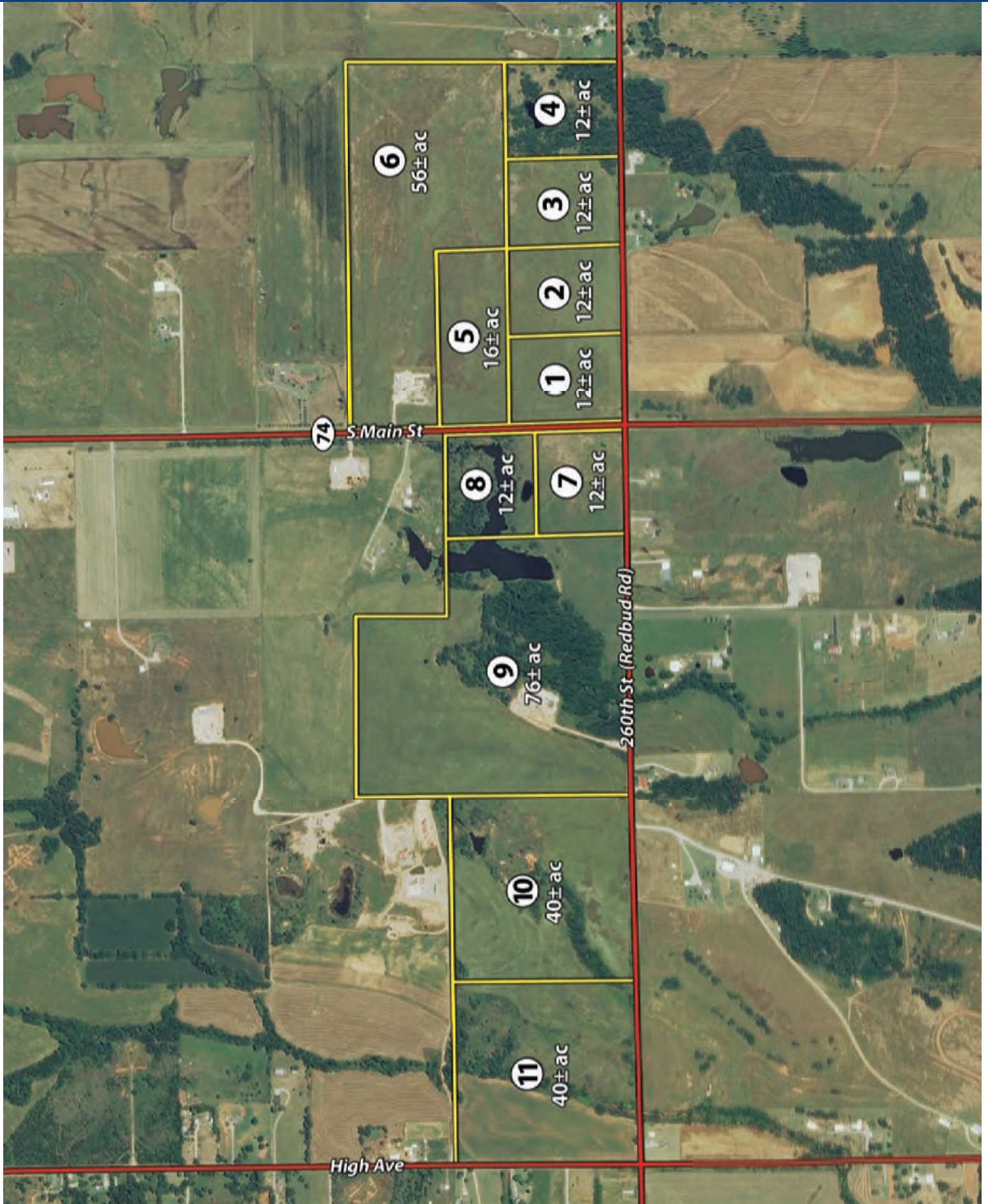
TRACT 21: 24± acres of open land with good access along Johnson Avenue.

TRACT 22: 11± acres of diverse landscape blending mature hardwood trees and pastureland together. This parcel is secluded and has some outstanding potential building sites.

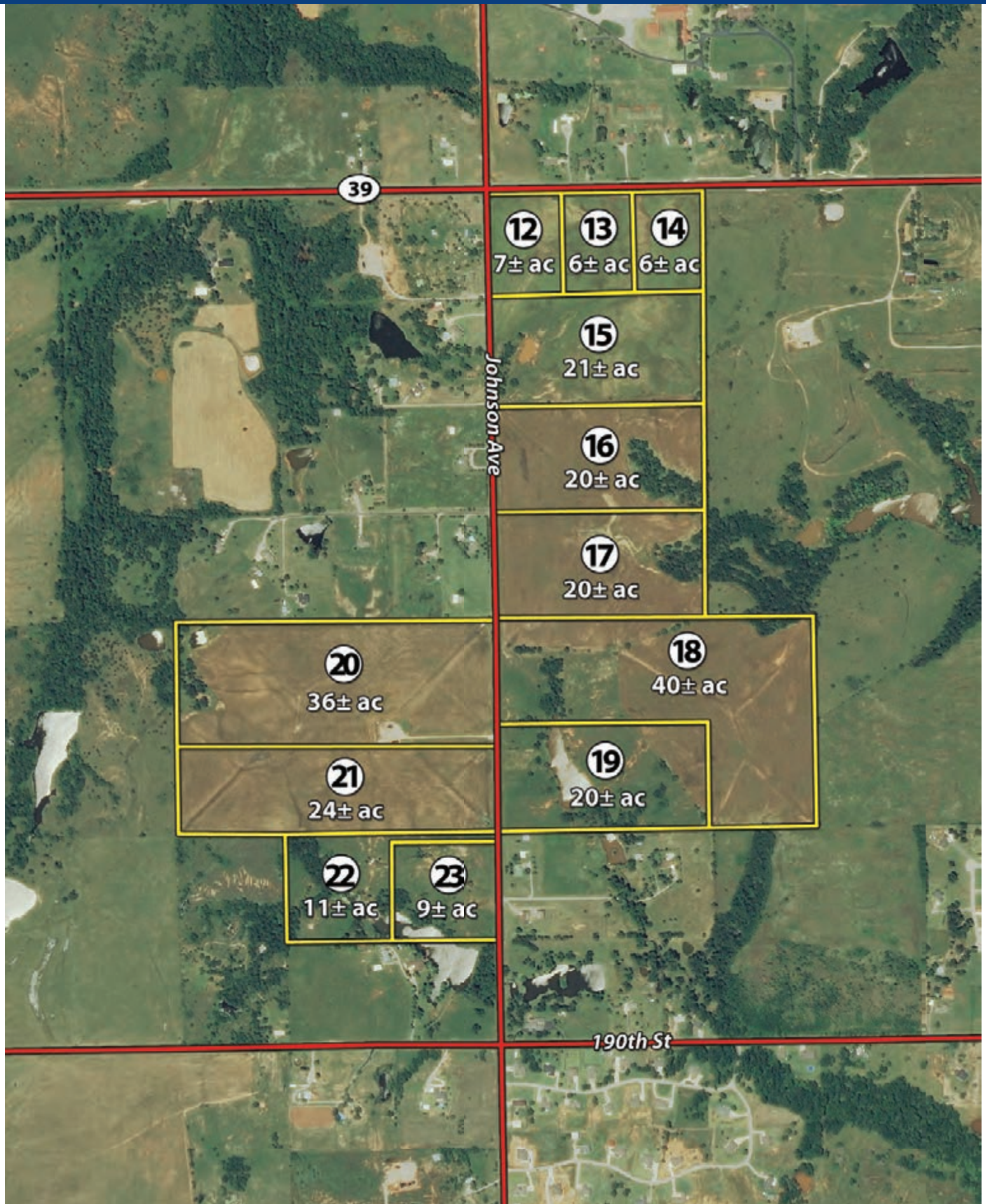
TRACT 23: 9± acres of mostly open pastureland and a deep pond, another excellent potential building site to investigate during your inspection!

AERIAL & TRACT MAP

TRACT MAP - TRACTS 1-11

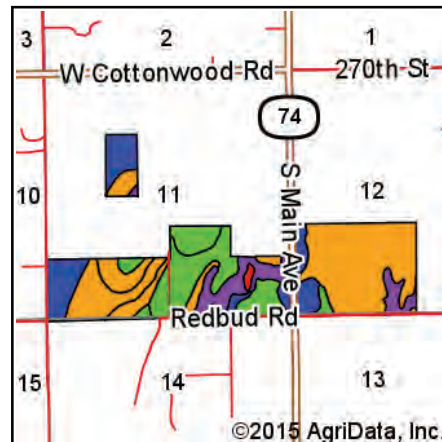
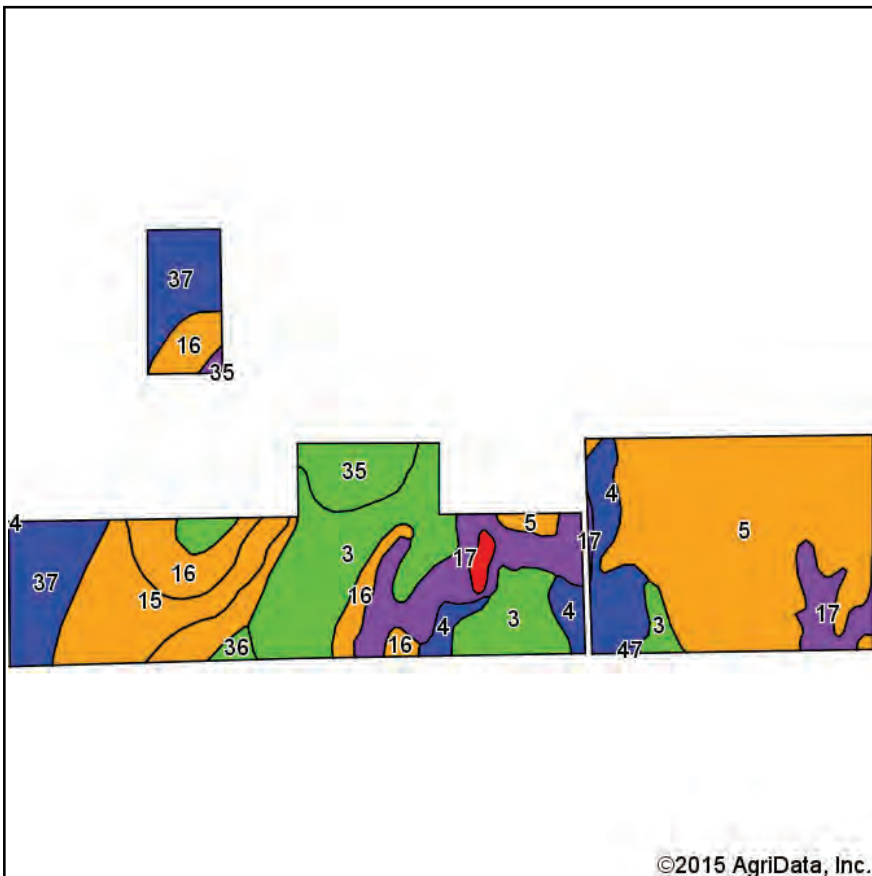


TRACT MAP - TRACTS 12-23

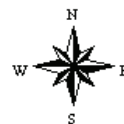


SOILS MAPS

SOILS MAP - TRACTS 1-11



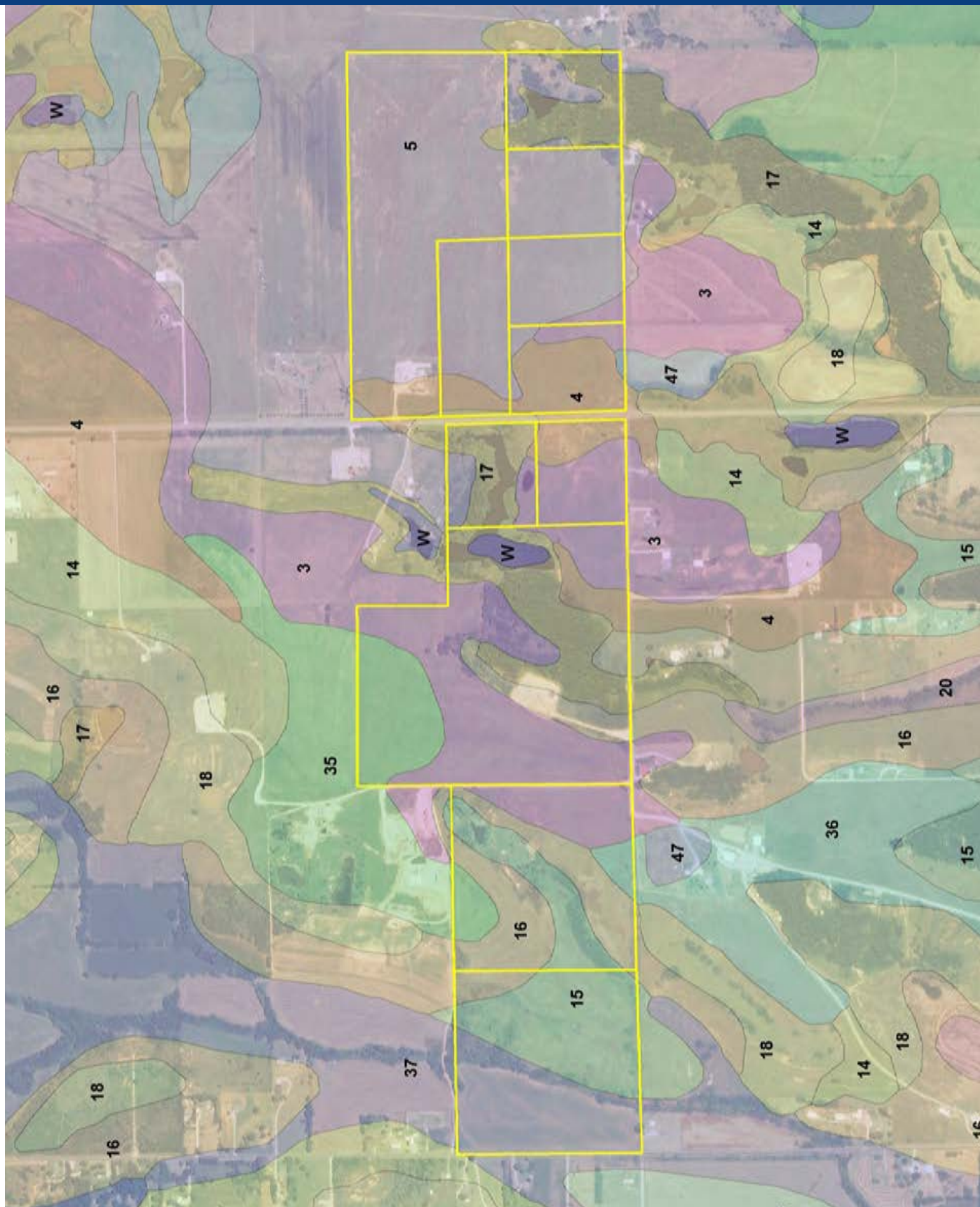
State: **Oklahoma**
 County: **McClain**
 Location: **11-7N-3W**
 Township: **Purcell**
 Acres: **315.17**
 Date: **2/27/2015**



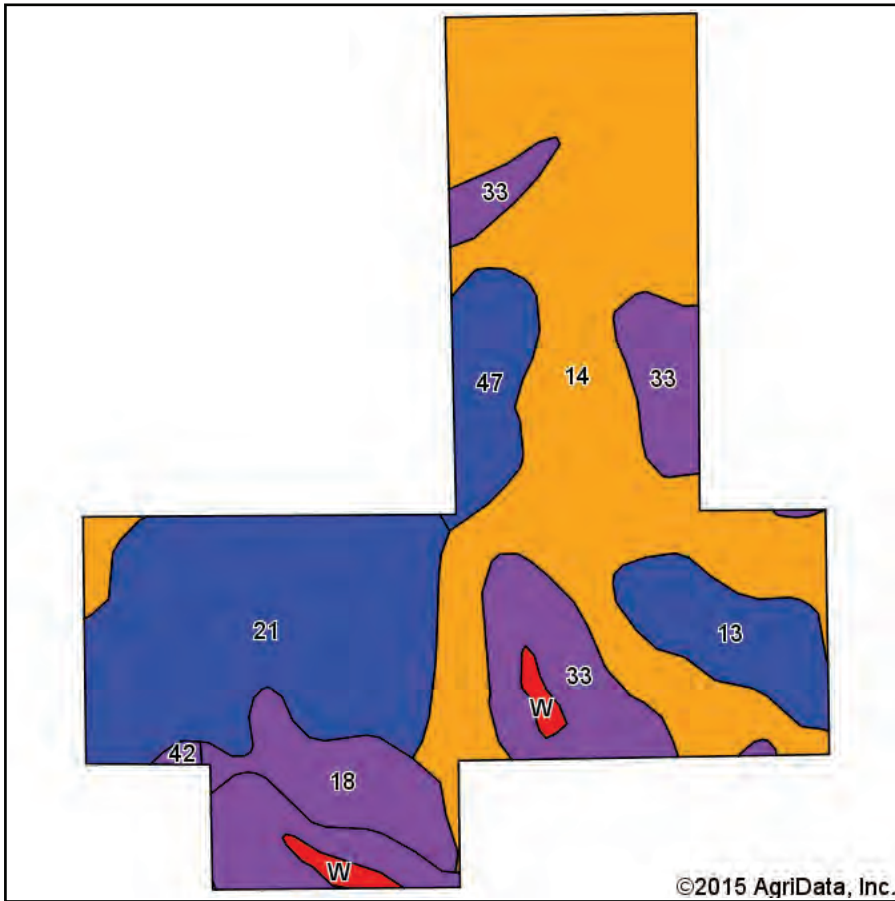
Soils data provided by USDA and NRCS.

Area Symbol: OK087, Soil Area Version: 9														
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Grain sorghum	Improved bermudagrass	Introduced bluestem	Wheat	Cotton lint	Small grains grazeout	Caucasian bluestem	Peanuts
5	Bethany-Pawhuska complex, 0 to 3 percent slopes	92.64	29.4%		IIIc		27		5	3	24	199	4	4
3	Bethany silt loam, 0 to 1 percent slopes	55.51	17.6%		I		47		5	4	34	375	5	6
16	Grant silt loam, 5 to 8 percent slopes, eroded	32.79	10.4%		IIIe		31		5	4	21	234	3	5
17	Grant-Port complex, 0 to 12 percent slopes	32.70	10.4%		VIIw		5		6	6	4	42	1	8
37	Port silt loam, 0 to 1 percent slopes, occasionally flooded	32.39	10.3%		IIw		49		9		34	13		48
15	Grant silt loam, 3 to 5 percent slopes	27.97	8.9%		IIIe		48		6	6	33	22		
4	Bethany silt loam, 1 to 3 percent slopes	21.44	6.8%		IIe	IIc	44		5	5	30	302		
35	Pond Creek silt loam, 0 to 1 percent slopes	15.04	4.8%		Ie	I	50		5	5	34	58		85
W	Water	1.98	0.6%		VIII									
36	Pond Creek silt loam, 1 to 3 percent slopes	1.77	0.6%		Ie	I	50		5	5	35	32		85
18	Gullied land-Grant complex, 3 to 8 percent slopes	0.66	0.2%		VIIe					2				3
47	Teller loam, 1 to 3 percent slopes	0.28	0.1%		IIe	IIe	55		6	5	39	24		6
Weighted Average							35	5.6	3.8	26	180	2.5	3.6	36.2

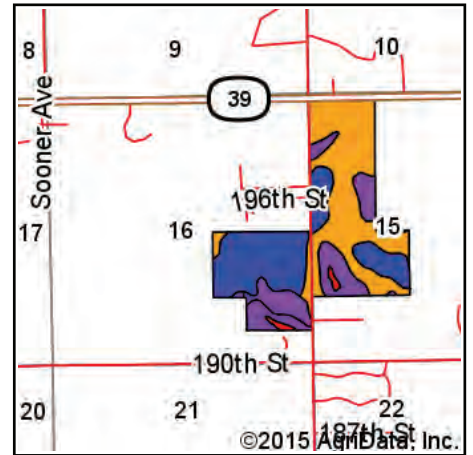
SOILS MAP - TRACTS 1-11



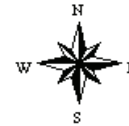
SOILS MAP - TRACTS 12-23



Soils data provided by USDA and NRCS.



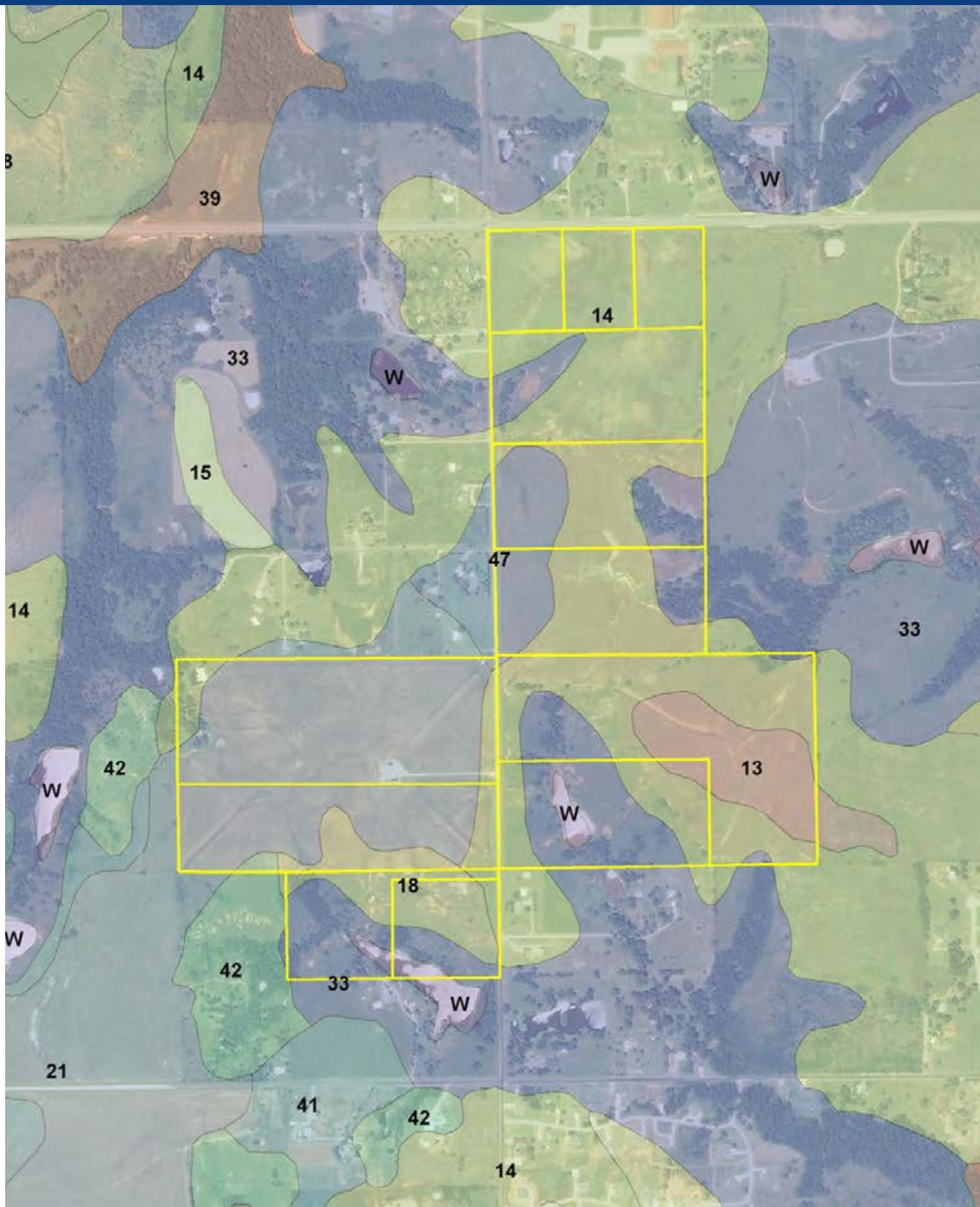
State: **Oklahoma**
 County: **McClain**
 Location: **15-6N-2W**
 Township: **Purcell**
 Acres: **219.57**
 Date: **2/27/2015**



Area Symbol: OK087, Soil Area Version: 9

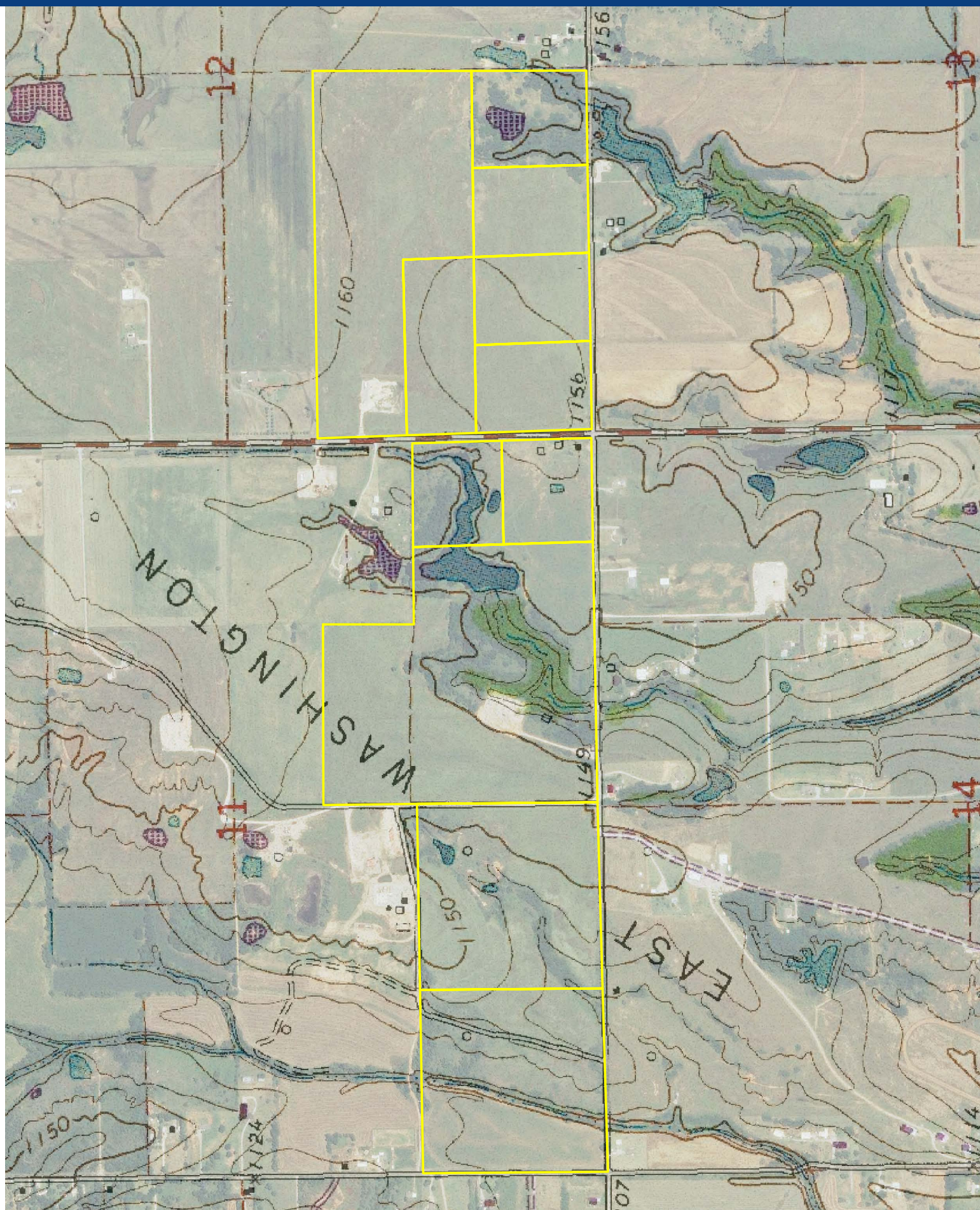
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Cotton lint	Wheat	Grain sorghum	Improved bermudagrass	Introduced bluestem	Caucasian bluestem	Peanuts	Small grains grazeout	
14	Grant silt loam, 3 to 5 percent slopes, eroded	94.96	43.2%		IIIe		248	20	30		5	4	4	3	
21	Kirkland silt loam, 1 to 3 percent slopes	49.73	22.6%		IIs	IIs	50	33	34		4	5			
33	Nash-Lucien complex, 5 to 12 percent slopes	35.20	16.0%		VIe						3	5	6		
13	Grant silt loam, 1 to 3 percent slopes	13.14	6.0%		IIe		8	34	48		6	6		51	
18	Gullied land-Grant complex, 3 to 8 percent slopes	12.43	5.7%		VIIe							2	3		
47	Teller loam, 1 to 3 percent slopes	10.87	5.0%		IIe	IIe	24	39	55		6	5	6	1496	
W	Water	2.66	1.2%		VIII										
42	Renfrow silt loam, 3 to 5 percent slopes, severely eroded	0.58	0.3%		VIe			2	2		2	3	5		
Weighted Average							120.2	20.1	26.3		4.2	4.4	3.2	77.1	1.3

SOILS MAP - TRACTS 12-23

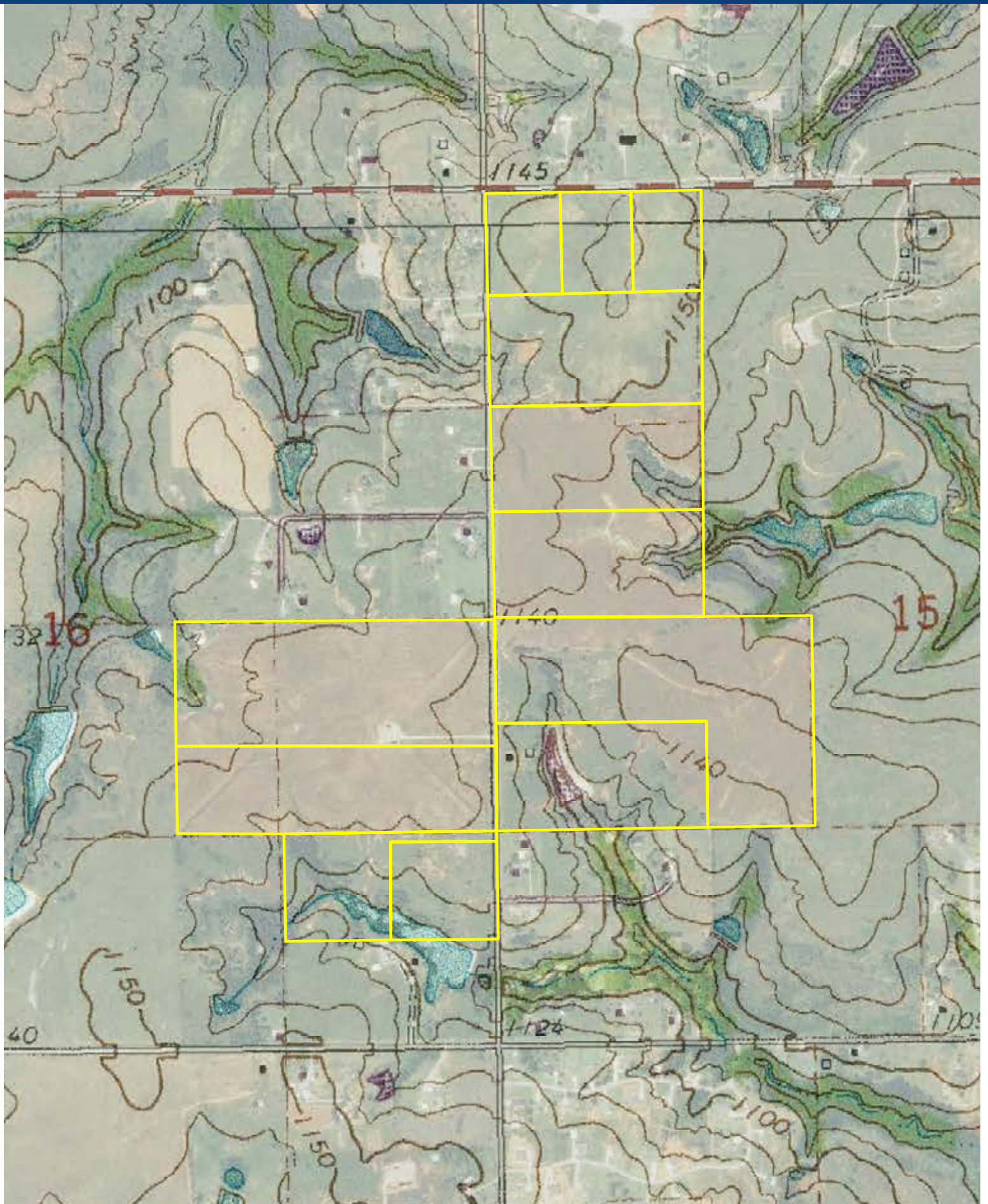


TOPOGRAPHICAL MAP

TOPOGRAPHICAL MAP - TRACTS 1-11

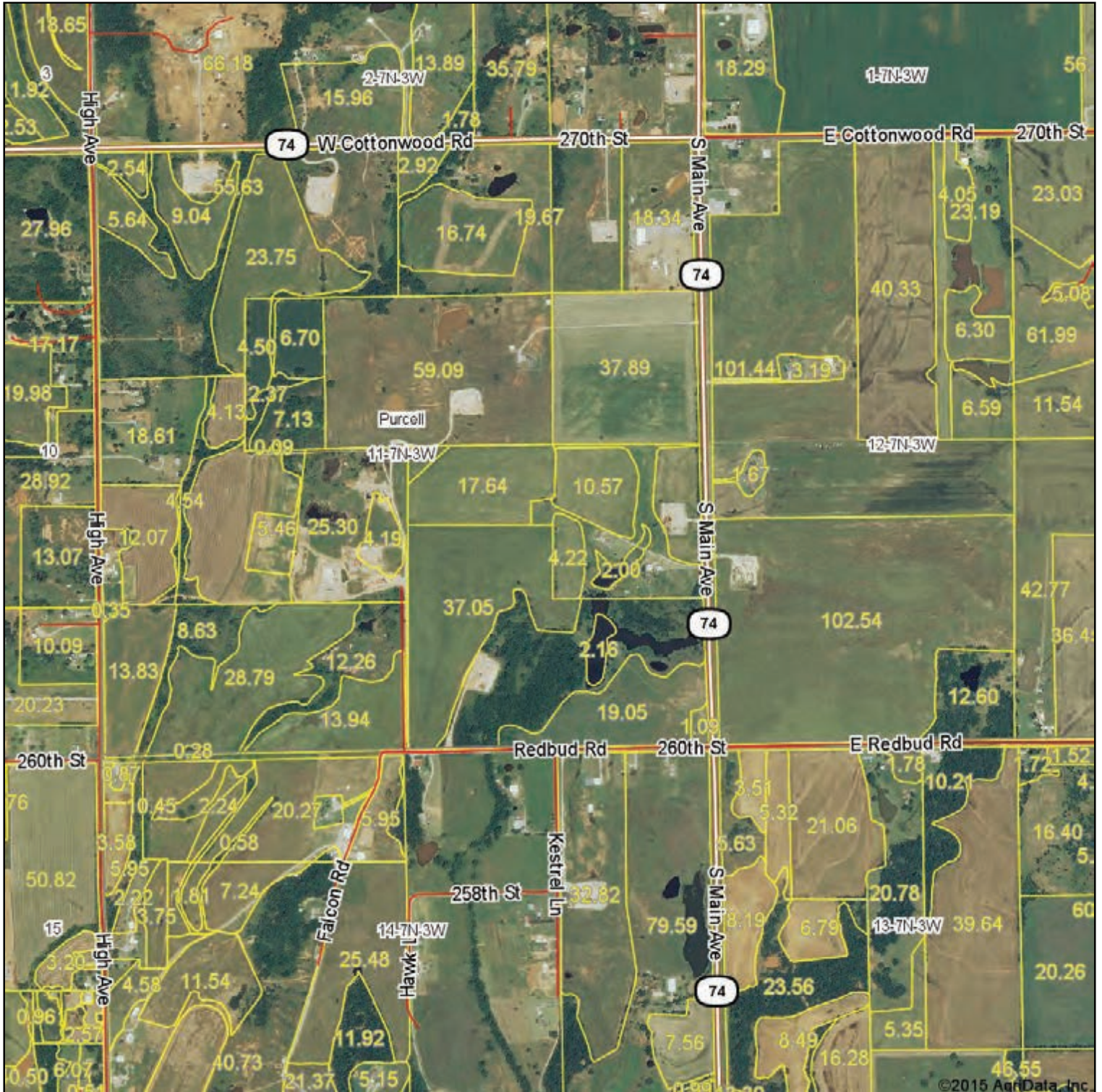


TOPOGRAPHICAL MAP - TRACTS 12-23



FSA INFORMATION

FSA INFO - TRACTS 1-11



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map center: 35° 5' 33.88, 97° 28' 53.18
scale: 15513



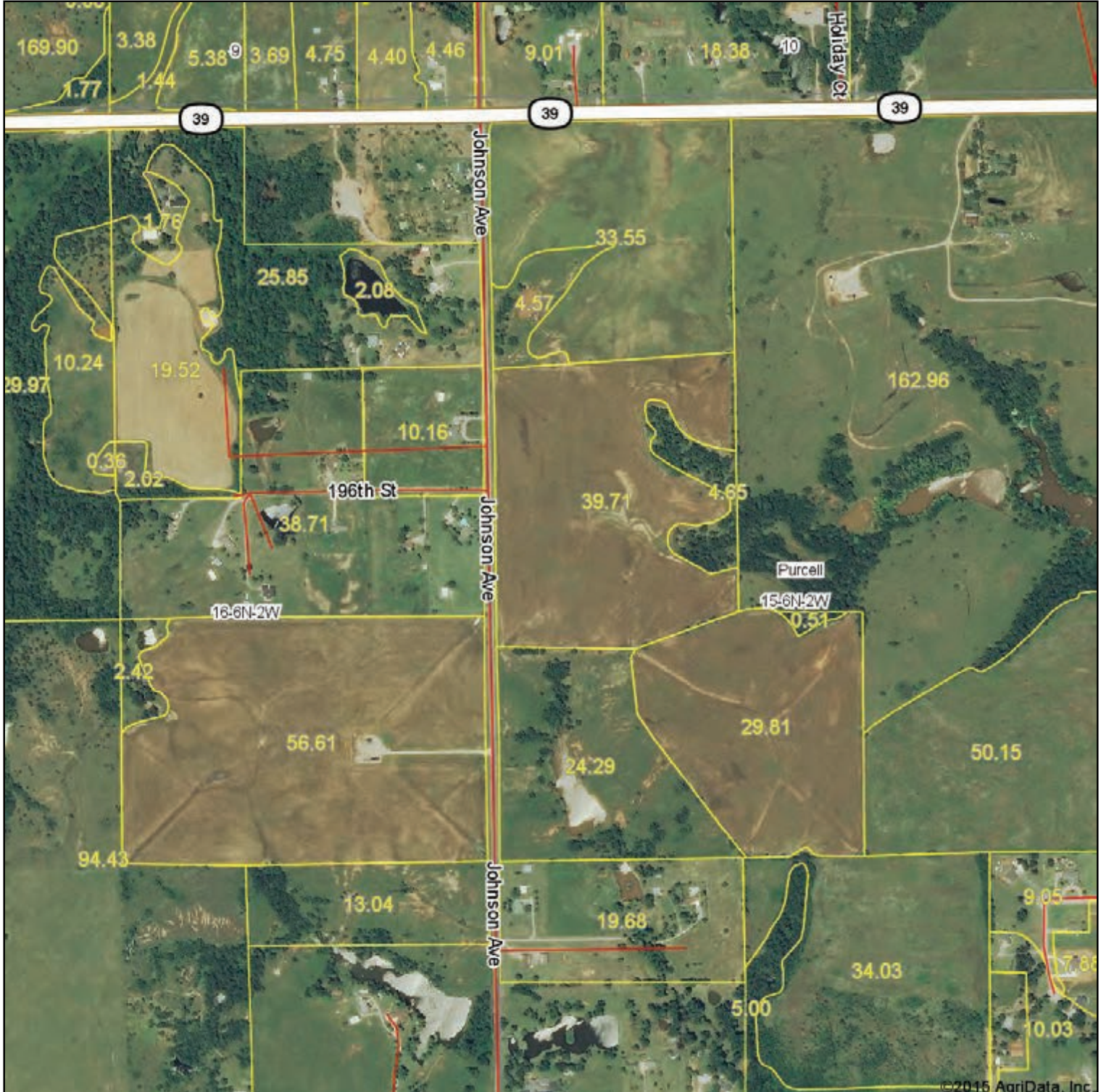
11-7N-3W
McClain County
Oklahoma



2/27/2015

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

FSA INFO - TRACTS 12-23



©2015 AgriData, Inc.



15-6N-2W
McClain County
Oklahoma

map center: 34° 59' 39.52, 97° 24' 18.82
scale: 9613

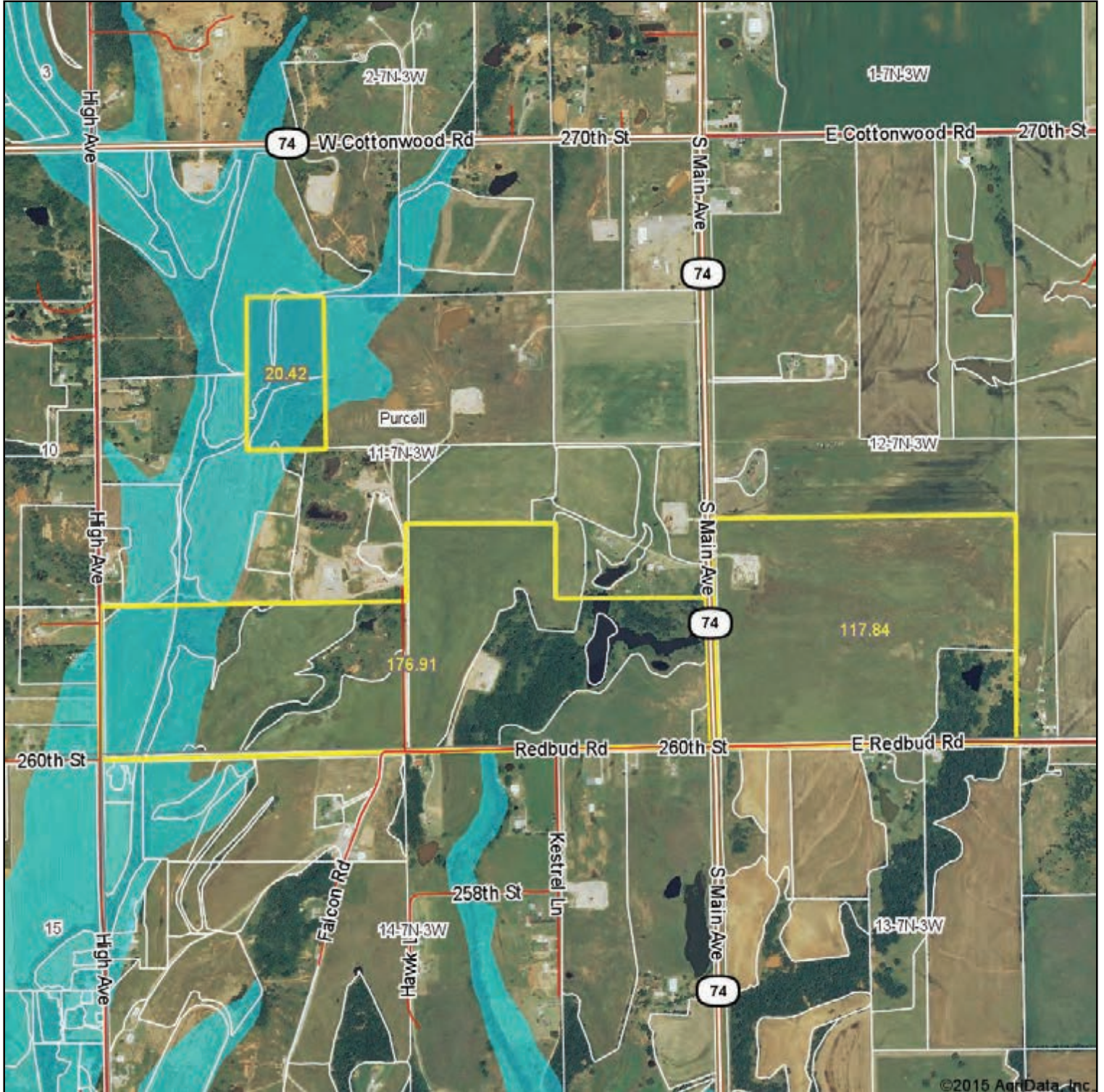


2/27/2015

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

FLOOD ZONE MAPS

FLOOD ZONE - TRACTS 1-11



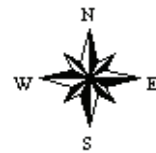
SCHRADER
Real Estate and Auction Company, Inc.

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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11-7N-3W
McClain County
Oklahoma

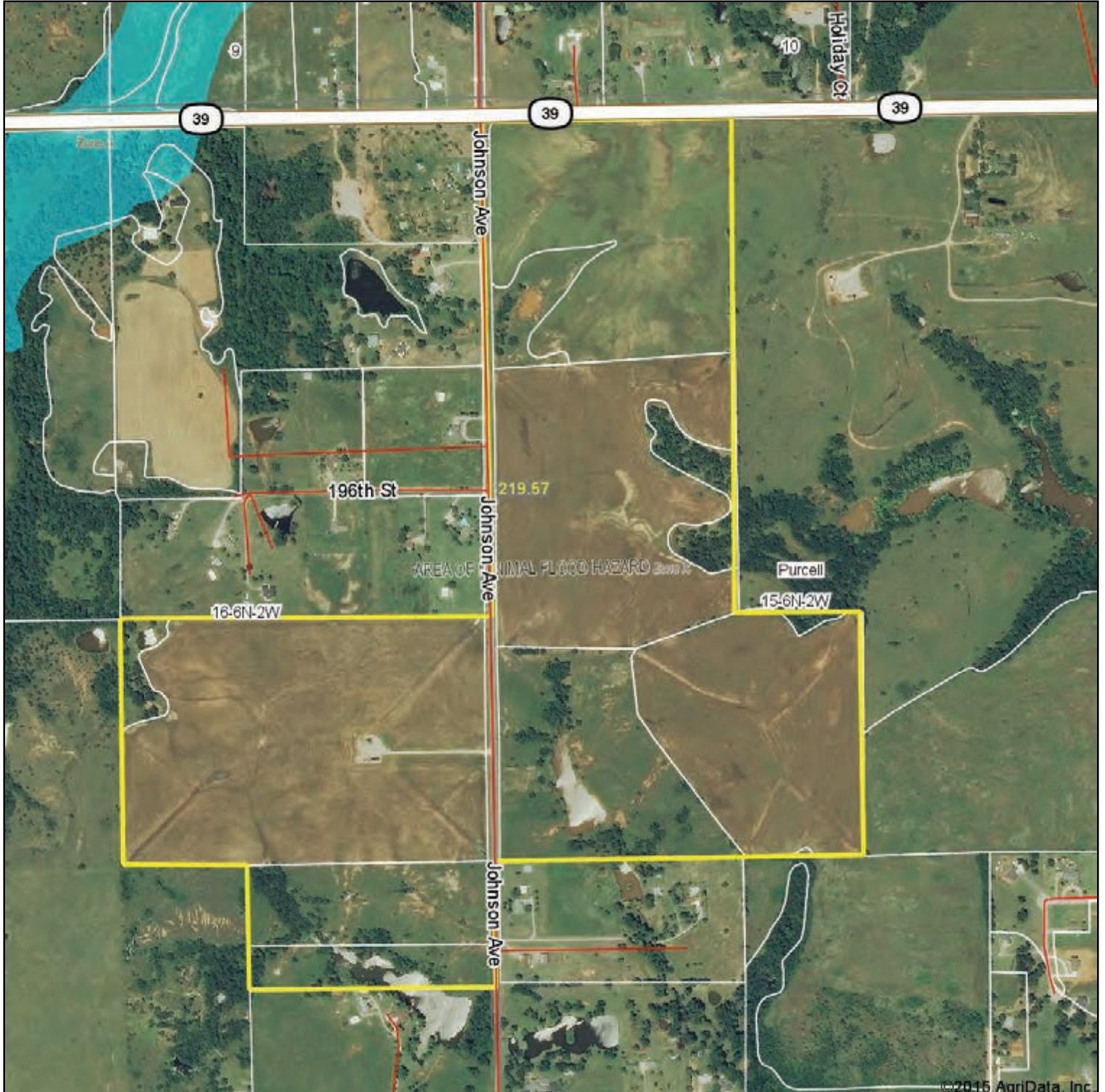
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scale: 15513



2/27/2015

FLOOD ZONE - TRACTS 12-23

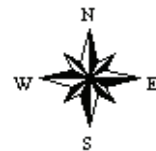


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15-6N-2W
McClain County
Oklahoma

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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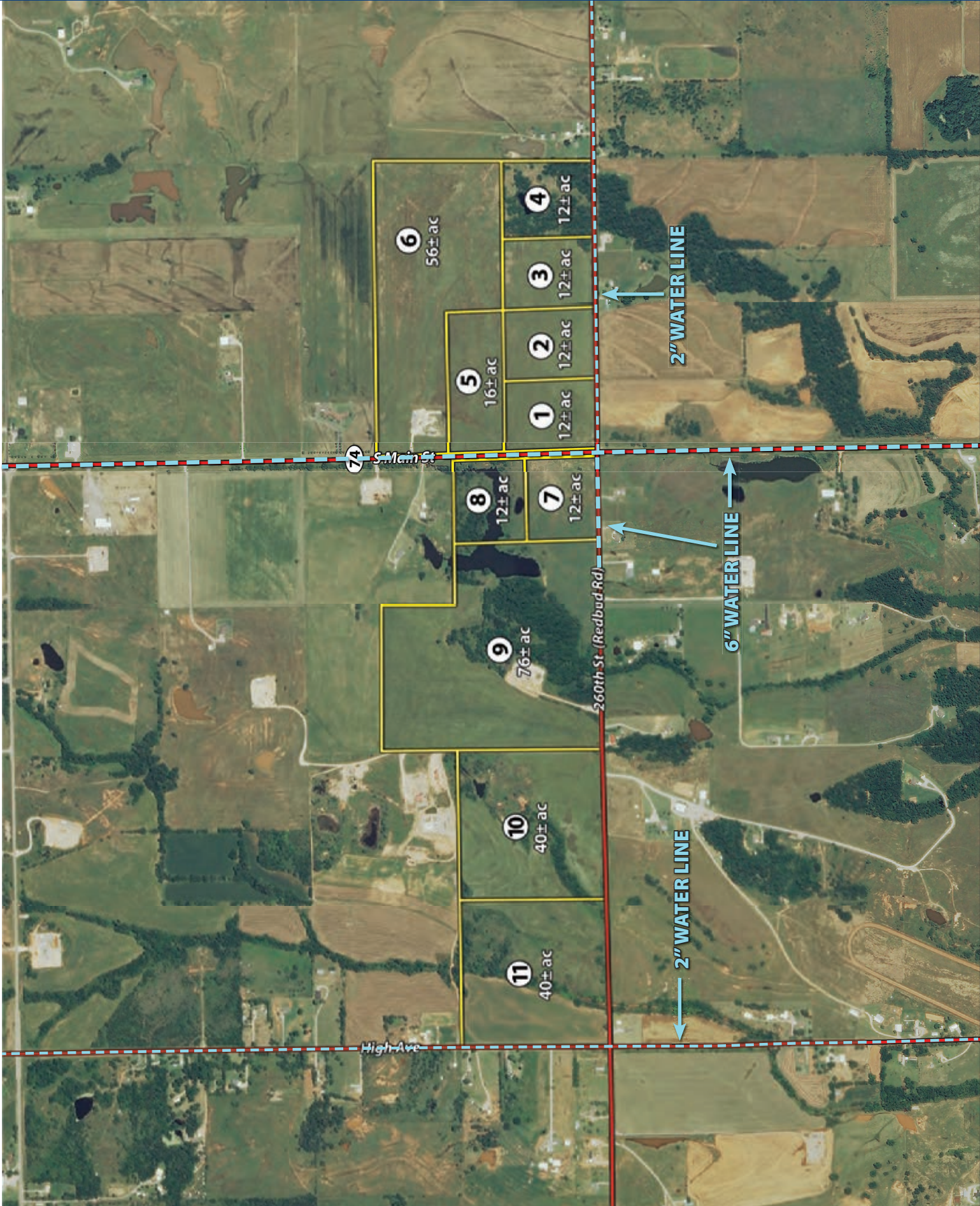
map center: 34° 59' 39.52, 97° 24' 18.82
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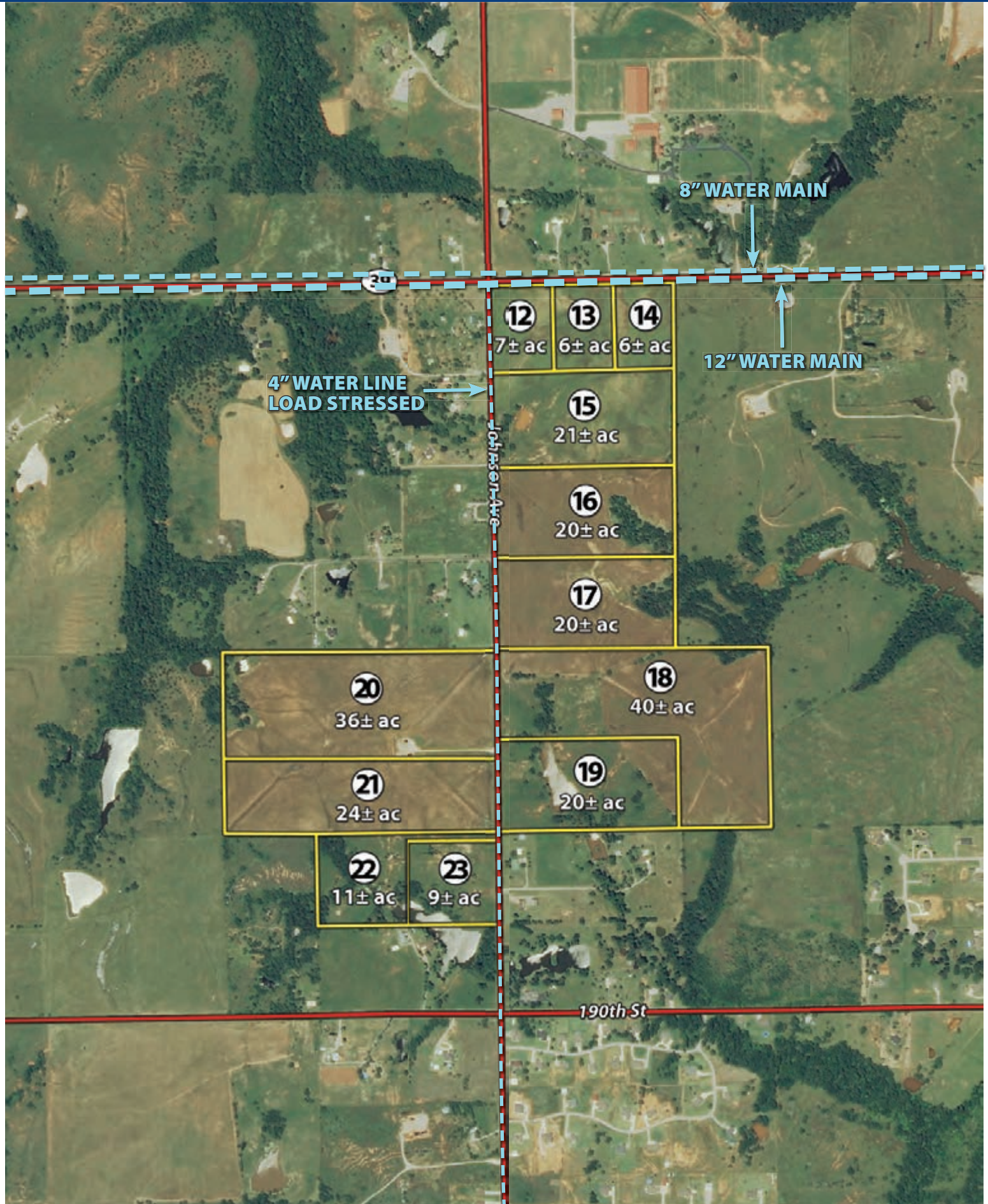
2/27/2015

WATER LINE MAPS

WATER LINE MAP - TRACTS 1-11



WATER LINE MAP - TRACTS 12-23



TAX INFORMATION

TAX INFO - TRACTS 1-6

6/1/2015

Owner Information
 BOYLE DOLORES REV TRUST ETAL
 % JEAN WETZEL TRUST
 1113 BELFORD AVE
 OKLA CITY, OK 73116-0000

Property Address
 0

Building No.

Sub Name: Lot: Block:
 Area Name: Township: Range:

Building Elements

Type	N/A
Style	N/A
Design	N/A
Quality	N/A
Condition	N/A
Roof	N/A
Exterior Wall	N/A
Foundation	N/A
Heat	N/A
Beds	0
Baths	0
Garage	N/A
Porch	N/A
Basement	N/A
Year Built	Eff Year Built
Square Footage	
Interior Finish	N/A
Fireplace	N/A
Air	N/A
Total Rooms	0
Garage SF	0
Porch SF	0
Basement SF	0
Year Remodeled	

Sales Information

Sale Date	Sale Price	Book/Page	\$/SF
00000000	0	0/0	0
Grantor:			
Sale Date	Sale Price	Book/Page	\$/SF
00000000	0	0/0	0
Grantor:			
Sale Date	Sale Price	Book/Page	\$/SF
00000000	0	0/0	0
Grantor:			

Mobile Home Information

Serial No.
 Make
 Tag No. LxW x

Commercial Elements

Stories	N/A
Story Height	00
Perimeter	0000
Units	0
Rent	000
Class Description	N/A

Taxable Market Assessed Value

Land	\$30105	\$3312
Improved	\$0	\$0
Mobile	\$0	\$0
Total	\$30105	\$3312
Exemptions		
School District 5 Goldsby	Net Assessed	\$3312
School Levy \$93.14	Estimated Taxes	

Land Information

Land Use:	RURAL AG
Lots	0
Acres	120
SF	0
Width	0
depth	0
Description	ACRE

Miscellaneous Structures

Description	Yrbit	LxW	Units
N/A	0		0
N/A	0		0
N/A	0		0
N/A	0		0
N/A	0		0
N/A	0		0
N/A	0		0
N/A	0		0
N/A	0		0
N/A	0		0
N/A	0		0
N/A	0		0

Legal Description

S SW & S N SW UND 1/3 INT EA (SEE REVAL) .

TAX INFO - TRACTS 12-19

6/1/2015

Owner Information	
BOYLE DOLORES REV TRUST ETAL % JEAN WETZEL TRUST 1113 BELFORD AVE OKLA CITY, OK 73116-0000	
Property Address	
0	

Building No.	
Sub Name:	Block:
Area Name:	Township:
Section	Range:

Building Elements	
Type	N/A
Style	N/A
Design	N/A
Quality	Interior Finish N/A
Condition	N/A
Roof	N/A
Exterior Wall	N/A
Foundation	N/A
Heat	Fireplace N/A Air N/A
Beds	0
Baths	0
Total Rooms	0
Garage	Garage SF 0
Porch	Porch SF 0
Basement	Basement SF 0
Year Built	Year Remodeled
Square Footage	

Sales Information			
Sale Date	Sale Price	Book/Page	\$/SF
00000000	0	0/0	0
Grantor:			
Sale Date	Sale Price	Book/Page	\$/SF
00000000	0	0/0	0
Grantor:			
Sale Date	Sale Price	Book/Page	\$/SF
00000000	0	0/0	0
Grantor:			

Commercial Elements	
Stories	N/A
Story Height	00
Perimeter	0000
Units	0
Rent	000
Class Description	N/A

Mobile Home Information	
Serial No.	
Make	
Tag No.	LxW x

Land Information			
Land Use:	RURAL AG		
Lots	0	SF	0
Acres	140	Width	0
depth		depth	0
Description	ACRE		

Miscellaneous Structures			
Description	Yr/bt	LxW	Units
N/A	0		0
N/A	0		0
N/A	0		0
N/A	0		0
N/A	0		0
N/A	0		0
N/A	0		0
N/A	0		0
N/A	0		0
N/A	0		0
N/A	0		0

Legal Description	
W NE SW & NW SW & W NW LESS .04 ACRE ODOT ROW BK 1956/672 1/3 INT EA SEE REVAL .	

TAX INFO - TRACTS 20-23

6/1/2015

Owner Information	
BOYLE DOLORES REV TRUST ETAL % JEAN WETZEL TRUST 1113 BELFORD AVE OKLA CITY, OK 73116-0000	
Property Address	
0	

Building No.	
Sub Name:	Block:
Area Name:	Township:
Section	Range:

Building Elements	
Type	N/A
Style	N/A
Design	N/A
Quality	Interior Finish N/A
Condition	N/A
Roof	N/A
Exterior Wall	N/A
Foundation	N/A
Heat	Fireplace N/A Air N/A
Beds	0
Baths	0
Total Rooms	0
Garage	Garage SF 0
Porch	Porch SF 0
Basement	Basement SF 0
Year Built	Year Remodeled
Square Footage	

Sales Information			
Sale Date	Sale Price	Book/Page	\$/SF
00000000	0	0/0	0
Grantor:			
Sale Date	Sale Price	Book/Page	\$/SF
00000000	0	0/0	0
Grantor:			
Sale Date	Sale Price	Book/Page	\$/SF
00000000	0	0/0	0
Grantor:			

Commercial Elements	
Stories	N/A
Story Height	00
Perimeter	0000
Units	0
Rent	000
Class Description	N/A

Mobile Home Information	
Serial No.	
Make	
Tag No.	LxW x

Land Information			
Land Use:	RURAL AG		
Lots	0	SF	0
Acres	80	Width	0
depth		depth	0
Description	ACRE		

Miscellaneous Structures			
Description	Yrblt	LxW	Units
N/A	0		0
N/A	0		0
N/A	0		0
N/A	0		0
N/A	0		0
N/A	0		0
N/A	0		0
N/A	0		0
N/A	0		0
N/A	0		0
N/A	0		0

Legal Description
NE SE & N SE SE & E NW SE UND 1/3 INT EA (SEE REVAL)

TITLE COMMITMENT

TITLE COMMITMENT

OLD REPUBLIC TITLE COMPANY OF OKLAHOMA
480 24th Ave. NW Ste 106
Norman, Oklahoma 73069
Phone: 405-364-1702

Commitment for Title Insurance

FILE NO.: 15172652 (DN)

SCHEDULE A

1. Effective Date: May 28, 2015 at 7:58 A.M.
Federal Court: June 2, 2015 at 7:30 A.M.
2. Policies to be Issued:
 - (a) ALTA OWNER'S POLICY (06/17/06) Amount: TBD
Proposed Insured:

TBD-SCHRADER AUCTION
 - (b) ALTA LOAN POLICY (06/17/06) Amount: TBD
Proposed Insured:

To Be Determined
3. The estate or interest in the land described or referred to in this Commitment is Fee Simple
4. Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:

JEAN WETZEL, TRUSTEE OF THE JEAN WETZEL TRUST DATED DECEMBER 7, 2009 by instrument filed December 21, 1999 in Book 1534, Page 440
JANET C. FREEDE, FKA HAGGARD, TRUSTEE OF THE JANET FREEDE TRUST FKA JANET HAGGARD TRUST by instrument filed January 10, 2000 in Book 1535, Page 967 and June 20, 2003 in Book 1660, Page 814
D D & L INVESTMENTS, A TEXAS LIMITED PARTNERSHIP by instrument filed February 8, 2002 in Book 1603, Page 349
BBR FARMS, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY by instrument filed March 7, 2011 in Book 1997, Page 557
5. The land referred to in this Commitment is described as follows:

See Attached Legal Description

OLD REPUBLIC TITLE COMPANY OF OKLAHOMA
AS AGENT FOR:
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY


Authorized Signature

TITLE COMMITMENT

FILE NO.: 15172652

SCHEDULE B - SECTION I REQUIREMENTS

The following requirements must be met:

- a. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- b. Pay us the premiums, fees and charges for the policy.
- c. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded. Note: If the seller or mortgagor are individuals, the deed and/or mortgage must show marital status, and if married be joined by spouse.
- d. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
- e. Furnish properly executed Old Republic Title Company of Oklahoma Owner/Seller, Buyer/Borrower Affidavit.
- f. If the funds to be advanced under the insured mortgage are for construction purposes, provide the following:
 - (a) Satisfactory Certificate from Survey Company stating that upon inspection of the property, subsequent to the recordation of the mortgage to be insured, no materials have been delivered, labor performed or construction commenced prior to the recording of said mortgage.
 - (b) Satisfactory Lien Waivers from all laborers, material suppliers, surveyors and/or engineers.
- g. If a Manufactured Home is to be insured as part of the land, provide the following:
 - (a) Certification from a licensed surveyor that the Manufactured Home is presently affixed to the land.
 - (b) Satisfactory proof that the Certificate of Title to the Manufactured Home has been cancelled by the Oklahoma Tax Commission Motor Vehicle Division.
 - (c) Proof that a Notice to County Assessor of cancellation of Oklahoma Certificate of Title has been filed with the County Assessor in the county where the land is located. (Note: This form is to be sent to the County Assessor by the tag agent or Oklahoma Tax Commission once the Certificate of Title has been cancelled.)
- h. Final policy cannot be issued unless abstract certificate date, which is May 28, 2015, is not more than 180 days from the recording date of the instruments to be insured. Additional charges may apply if instruments not recorded within 180 days.
- i. Provide for examination and possible further requirements, the current or most up-to-date Partnership Agreement for D D & L INVESTMENTS, LP.
- j. Provide for examination and possible further requirements, the current or most up-to-date Articles of Organization and Operating Agreement for BBR FARMS, LLC.
- k. Before closing, have court and taxes checked on Buyer all the way.
- l. After closing have the abstract extended and certified to date or in lieu thereof obtain a Written Gap from a bonded abstractor to show the above requirements satisfactorily completed and return to the undersigned for issuance of title policy.

TITLE COMMITMENT

FILE NO.: 15172652

SCHEDULE B - SECTION II

EXCEPTIONS

The Policy or Policies to be issued will contain exceptions to the following, unless the same are disposed of to the satisfaction of the Company:

1. Easements, claims of easements and rights or claims of parties in possession not shown by the public records.
2. Discrepancies, conflicts in boundary lines, shortage in area, encroachments and any facts which a pin survey and inspection of the premises would disclose. Note: If the property is improved with a single-family residential dwelling house and the Company is provided with a satisfactory inspection, showing no encroachments, this exception will be deleted from the Mortgagee Policy and will be modified on the Owner Policy to include the following: "this policy insures against loss or damage arising from the entry of a Final Judgment of a court of competent jurisdiction which requires the insured to remove an existing residential structure other than a boundary wall or fence because it extends onto adjoining land, onto any easement or over any building set back line."
3. Any lien or right to a lien imposed by law for services, labor or material heretofore or hereafter furnished, except for any such lien the assertion of which by a claimant is shown by the public records at Date of Policy.
4. Defects, liens, encumbrances, adverse claims or other matters, if any, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record, for value, the estate or interest or mortgage thereon, covered by this Commitment.
5. Taxes for the year 2015 and subsequent years, and taxes or assessments which are not shown as existing liens by the public records.
6. Any and all interest in and to all of the water, or oil, gas, coal, metallic ores, and other minerals in, under or on the land and all rights pertaining thereto.
7. Statutory easement for roadway purposes along all section lines.
8. Right-of-way/easement recorded in Book 106, Page 120.
9. Right-of-way/easement recorded in Book 1894, Page 515.
10. Right-of-way/easement recorded in Book 204, Page 207.
11. Right-of-way/easement recorded in Book 382, Page 541.
12. Right-of-way/easement recorded in Book 403, Page 549.
13. Right-of-way/easement recorded in Book 382, Page 545.
14. Right-of-way/easement recorded in Book 1081, Page 41.
15. Right-of-way/easement recorded in Book 1208, Page 72.
16. Right-of-way/easement recorded in Book 1208, Page 73.
17. Right-of-way/easement recorded in Book 1208, Page 74.
18. Right-of-way/easement recorded in Book 1237, Page 634.
19. Right-of-way/easement recorded in Book 1237, Page 635.
20. Right-of-way/easement recorded in Book 1237, Page 637.
21. Right-of-way/easement recorded in Book 1292, Page 593.
22. Right-of-way/easement recorded in Book 1908, Page 796.
23. Right-of-way/easement recorded in Book 1908, Page 798.
24. Right-of-way/easement recorded in Book 1909, Page 17.
25. Right-of-way/easement recorded in Book 1909, Page 19.
26. Right-of-way/easement recorded in Book 1909, Page 21.
27. Right-of-way/easement recorded in Book 1923, Page 366.

TITLE COMMITMENT

FILE NO.: 15172652

28. Right-of-way/easement recorded in Book 1923, Page 391.
29. Right-of-way/easement recorded in Book 1923, Page 396.
30. Right-of-way/easement recorded in Book 1982, Page 806.
31. Right-of-way/easement recorded in Book 1913, Page 630.
32. Right-of-way/easement recorded in Book 1913, Page 632.
33. Right-of-way/easement recorded in Book 1913, Page 636.
34. Right-of-way/easement recorded in Book 1947, Page 416.
35. Right-of-way/easement recorded in Book 224, Page 626.
36. Right-of-way/easement recorded in Book 315, Page 137.
37. Right-of-way/easement recorded in Book 375, Page 139.
38. Rights or claims of tenants in possession not shown by the public records.
39. Liens that affect the title to the estate or interest insured, but that are subordinate to the lien of the insured mortgage.

TITLE COMMITMENT

FILE NO.: 15172652

EXHIBIT "A"

The West Half of the Northeast Quarter of the Southwest Quarter ($W\frac{1}{2} NE\frac{1}{2} SW\frac{1}{4}$) and the Northwest Quarter of the Southwest Quarter ($NW\frac{1}{4} SW\frac{1}{4}$) and the West Half of the Northwest Quarter ($W\frac{1}{2} NW\frac{1}{4}$) LESS AND EXCEPT a strip, piece or parcel of land lying in part of the $W\frac{1}{2} NW\frac{1}{4}$ deeded to the State of Oklahoma for highway purposes filed in Book 1956, page 672, all in Section FIFTEEN (15), Township SIX (6) North, Range TWO (2) West, I.M., McClain County, Oklahoma.

AND

The Northeast Quarter of the Southeast Quarter ($NE\frac{1}{4} SE\frac{1}{4}$) and the North Half of the Southeast Quarter of the Southeast Quarter ($N\frac{1}{2} SE\frac{1}{4} SE\frac{1}{4}$) and the East Half of the Northwest Quarter of the Southeast Quarter ($E\frac{1}{2} NW\frac{1}{4} SE\frac{1}{4}$) all in Section SIXTEEN (16), Township SIX (6) North, Range TWO (2) West, I.M., McClain County, Oklahoma.

AND

The South Half of the Southwest Quarter ($S\frac{1}{2} SW\frac{1}{4}$) and the South Half of the Northwest Quarter of the Southeast Quarter ($S\frac{1}{2} NW\frac{1}{4} SE\frac{1}{4}$) and the South Half of the Southeast Quarter ($S\frac{1}{2} SE\frac{1}{4}$) LESS AND EXCEPT a strip, piece or parcel of land lying in the $SE\frac{1}{4} SE\frac{1}{4}$ deeded to the State of Oklahoma for highway purposes filed in Book 182, Page 300, all in Section ELEVEN (11), Township SEVEN (7) North, Range THREE (3) West, I.M., McClain County, Oklahoma.

AND

The South Half of the Southwest Quarter ($S\frac{1}{2} SW\frac{1}{4}$) and the South Half of the North Half of the Southwest Quarter ($S\frac{1}{2} N\frac{1}{2} SW\frac{1}{4}$) LESS AND EXCEPT a strip, piece or parcel of land deeded to the State of Oklahoma for highway purposes filed in Book 182, Page 302, all in Section TWELVE (12), Township SEVEN (7) North, Range THREE (3) West, I.M., McClain County, Oklahoma.

None

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TITLE COMMITMENT



Commitment for Title Insurance

Issued By Old Republic National Title Insurance Company

Old Republic National Title Insurance Company, a Florida corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

All liability and obligation under this Commitment shall cease and terminate six (6) months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, Old Republic National Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

Issued through the office of:
OLD REPUBLIC TITLE COMPANY OF OKLAHOMA
AS AGENT FOR:
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
4040 North Tulsa
Oklahoma City, OK 73112

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By  President
Attest  Secretary


Authorized Signature

TITLE COMMITMENT

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and Stipulations and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.
You may review a copy of the arbitration rules at: <http://www.alta.org/>.

PHOTOGRAPHY



TRACT 1



TRACTS 2 & 3



TRACT 4



TRACT 4



TRACT 4



TRACT 5



TRACT 5



TRACT 6



TRACT 7



TRACTS 8



TRACT 9



TRACT 9



TRACT 10



TRACT 10



TRACT 11



TRACT 12



TRACT 13



TRACTS 14



TRACT 16



TRACT 17



TRACT 18



TRACT 18



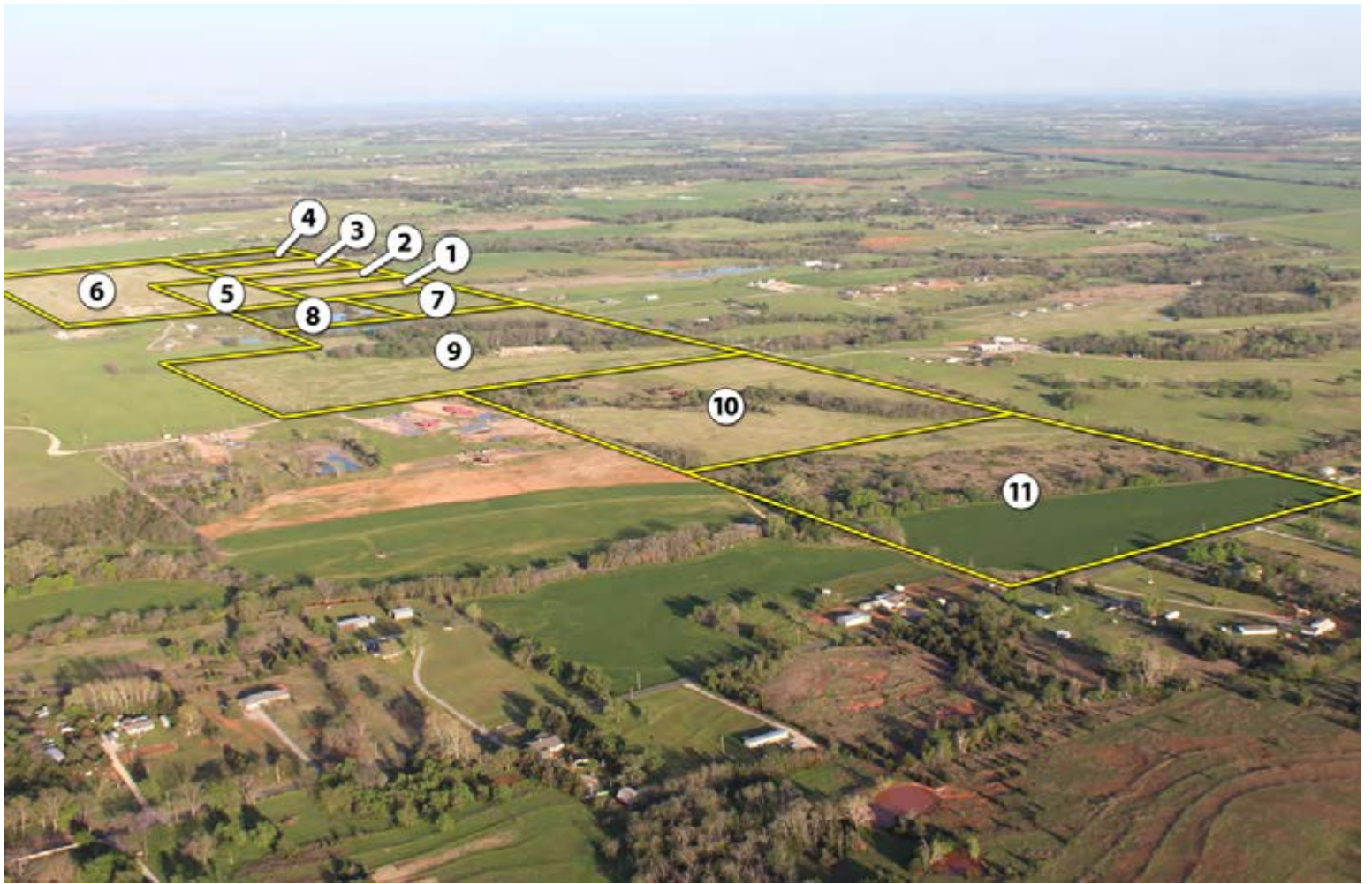
TRACT 19



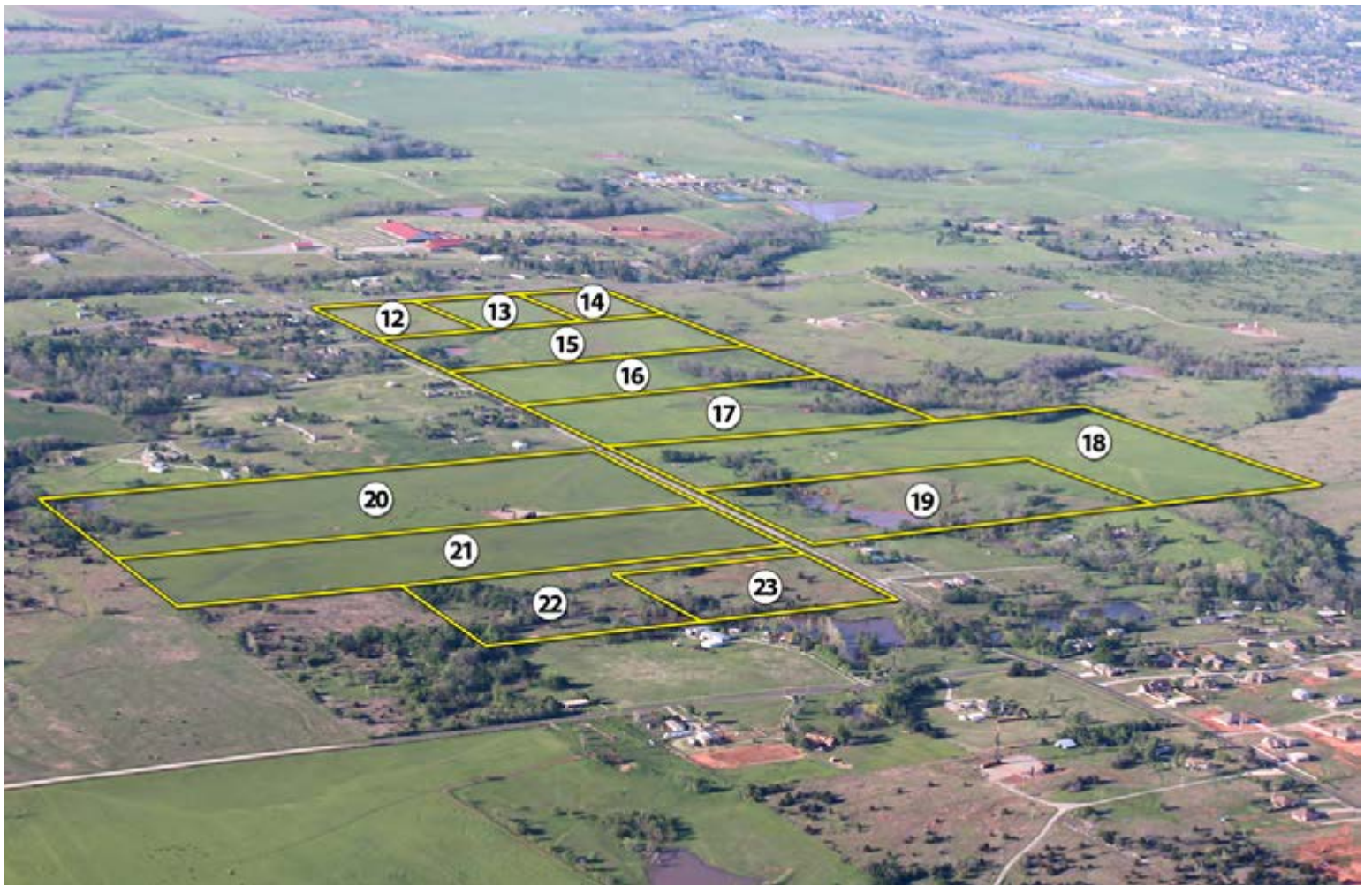
TRACT 19













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