

PITTSBURG COUNTY, OKLAHOMA
AUCTION
 WEDNESDAY, MAY 24 AT 6:00PM
held at Elks Lodge, McAlester, OK • online bidding available

1,000[±] acres
offered in 10 Tracts



INFORMATION BOOKLET



SCHRADER
 Real Estate and Auction Company, Inc.



Tract 2

Tract 5

700± Tillable Acres
 Irrigated Farm, Ranch and Hunting Land
 Mature Timber

- 25 Acre Lake and Ponds
- Trophy Deer, Turkey and Water Fowl
- 3,152 sq. ft. Ranch House



Tract 6

Tract 10

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.

AUCTION
MANAGER

BRENT WELLINGS • 972-768-5165 • brent@schraderauction.com



950 N. Liberty Dr., Columbia City, IN 46725
800.451.2709 | 260.244.7606 | www.schraderauction.com

Follow us and download our new Schrader iOS app



BOOKLET INDEX



Real Estate Auction Registration Forms

Tract Descriptions & Auction Terms

Location Map

Tract Map

Soils Map & Productivity Information

Topographic Map

Tax Statements

Property Photos





BIDDER PRE-REGISTRATION FORM

WEDNESDAY, MAY 24, 2017

1000 ACRES – PITTSBURG COUNTY, OKLAHOMA

This form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725
Fax # 260-244-4431, no later than Wednesday, May 17, 2017.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

Brochure Newspaper Signs Internet Radio TV Friend

Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

Regular Mail E-Mail E-Mail address: _____

Tillable Pasture Ranch Timber Recreational Building Sites

What states are you interested in? _____

Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: _____ Date: _____

Online Auction Bidder Registration
1000± Acres • Pittsburg County, Oklahoma
Wednesday, May 24, 2017

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Wednesday, May 24, 2017 at 6:00 PM.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725
Phone 260-244-7606; Fax 260-244-4431

For wire instructions please call 1-800-451-2709.

7. My bank routing number is _____ and bank account number is _____.
(This for return of your deposit money). My bank name, address and phone number is:

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Wednesday, May 17, 2017**. Send your deposit and return this form via fax to: **260-244-4431**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:
kevin@schraderauction.com or call Kevin Jordan at 260-229-1904.

TRACT
DESCRIPTIONS

PITTSBURG COUNTY, OKLAHOMA
AUCTION
WEDNESDAY, MAY 24 AT 6:00PM

1,000[±] acres
offered in 10 Tracts

The Lipska Farm is a combination of irrigated farmland, excellent recreational land, 96,000-bushel grain storage facilities, 20-tower sprinkler, 4-bedroom home, 2 farm shops, an impressive 25-acre lake and two large ponds. This auction represents an opportunity to acquire an outstanding combination of agricultural land with some of the best deer, waterfowl and turkey hunting in Oklahoma. Check out our game camera photos to get a glimpse at the quality of wildlife on the Lipska Farm. We will be offering the farm in 10 tracts that range from 20± to 449± acres, bid on any individual parcel or combination of tracts that best fit your needs.

TRACT 1: 56± acres with approximately 38 tillable acres and a 2.5 acre pond with duck blinds. This is an outstanding smaller combination recreational tract with plenty of tillable acres for a food plot and the balance in timber and one large pond. Parsons Silt Loam and Dennis Loam soils.

TRACT 2: 136± acres with approximately 98 tillable acres and the balance in mature trees, another great combination tract for a recreational or agricultural buyer. Parsons Silt Loam and Dennis Loam soils.

TRACT 3: 72± acres with approximately 52 tillable acres and the balance in mature trees, another great combination tract with primarily Parsons Silt Loam soils.

TRACT 4: 40± acres with approximately 39 tillable acres, this tract is fenced on 3 sides and makes a nice stand alone piece on the north side of Two Mile Road with primarily Parsons Silt Loam soils.

TRACT 5: 449± acres with approximately 426 tillable acres with primarily Parsons Silt Loam soils. This parcel includes the 20-tower irrigation pivot, the water source for irrigation is the large lake located on Tract 9, if you choose to continue irrigating you must purchase Tract 9 in combination with tract 5.

TRACT 6: 20± acres that serves as the headquarters of the farm. This parcel includes 96,000 bushels of grain storage, 40'x70' insulated shop building with feed sacking/pallet stacking machine, 3,152 sq. ft. 4 bedroom 3 bath home, mobile home for farm labor, 130x55 quonset style metal building and 70'x20' open sided storage shed.

TRACT 7: 51± acres with approximately 47 tillable acres, this is a nice parcel to purchase alone or with surrounding tracts in the auction.

TRACT 8: 29± acres with terrific elevation and views of the farm and lake. This tract could be purchased alone, providing access to the watershed lake or combined with surround tracts for a nice package.

TRACT 9: 57± acres that includes the lake dam, shale pit and an abundance of large, mature trees. This parcel is an outstanding recreational tract, with trophy bass fishing, world-class waterfowl hunting and big deer potential. Purchase individually or in combination with other tracts to create your most desirable package.

TRACT 10: 90± acres with a 4 acre pond, mature hardwood trees, pines and abundant wildlife; another outstanding recreational tract with waterfowl, deer, turkey and fishing opportunities.

TERMS AND CONDITIONS:

PROCEDURE: Tracts 1 through 10 will be offered in individual tracts, in any combination of these tracts, or as a total unit per auction date and time. There will be open bidding on all tracts and combinations during the auctions as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete. The property will be sold in the manner resulting in the highest total sale price.

BUYER'S PREMIUM: The contract purchase price will include a Buyer's Premium equal to 4% of the bid amount.

DOWN PAYMENT: 10% of the total contract purchase price will be due as a down payment on the day of auction, with the balance due in cash at closing. The down payment may be made in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**

APPROVAL OF BID PRICES: All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. The auction bids are subject to the acceptance or rejection by the Seller.

DEED: Seller shall be obligated only to convey a merchantable title by Warranty Deed.

EVIDENCE OF TITLE: Seller agrees to make available to bidder a preliminary title insurance commitment to review prior to auction. The cost of title insurance, if the buyer(s) elects to purchase the title insurance policy, will be the responsibility of the buyer(s). Seller agrees to provide merchantable title to the

property subject to matters of record, general conditions of title, and similar related matters. All tracts sold "AS-IS".

CLOSING: The closing shall take place 45 days after the auction or as soon thereafter as applicable closing documents are completed by Seller.

POSSESSION: Possession of the land shall be at closing; however, early access prior to closing may be granted with an additional earnest money deposit.

REAL ESTATE TAXES: Real Estate taxes shall be prorated to the date of closing.

MINERALS: Seller will not specifically except or reserve any mineral rights; however, no warranty is made as to the extent of mineral ownership, if any, by Seller.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres, if a new survey is determined to be necessary by the Seller.

ACREAGE AND TRACTS: All acreages are approximate and have been estimated based on current legal descriptions and/or aerial photos. Any corrections, additions, or deletions will be made known prior to the auction.

AGENCY: Schrader Real Estate and Auction Company, Inc. and their representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

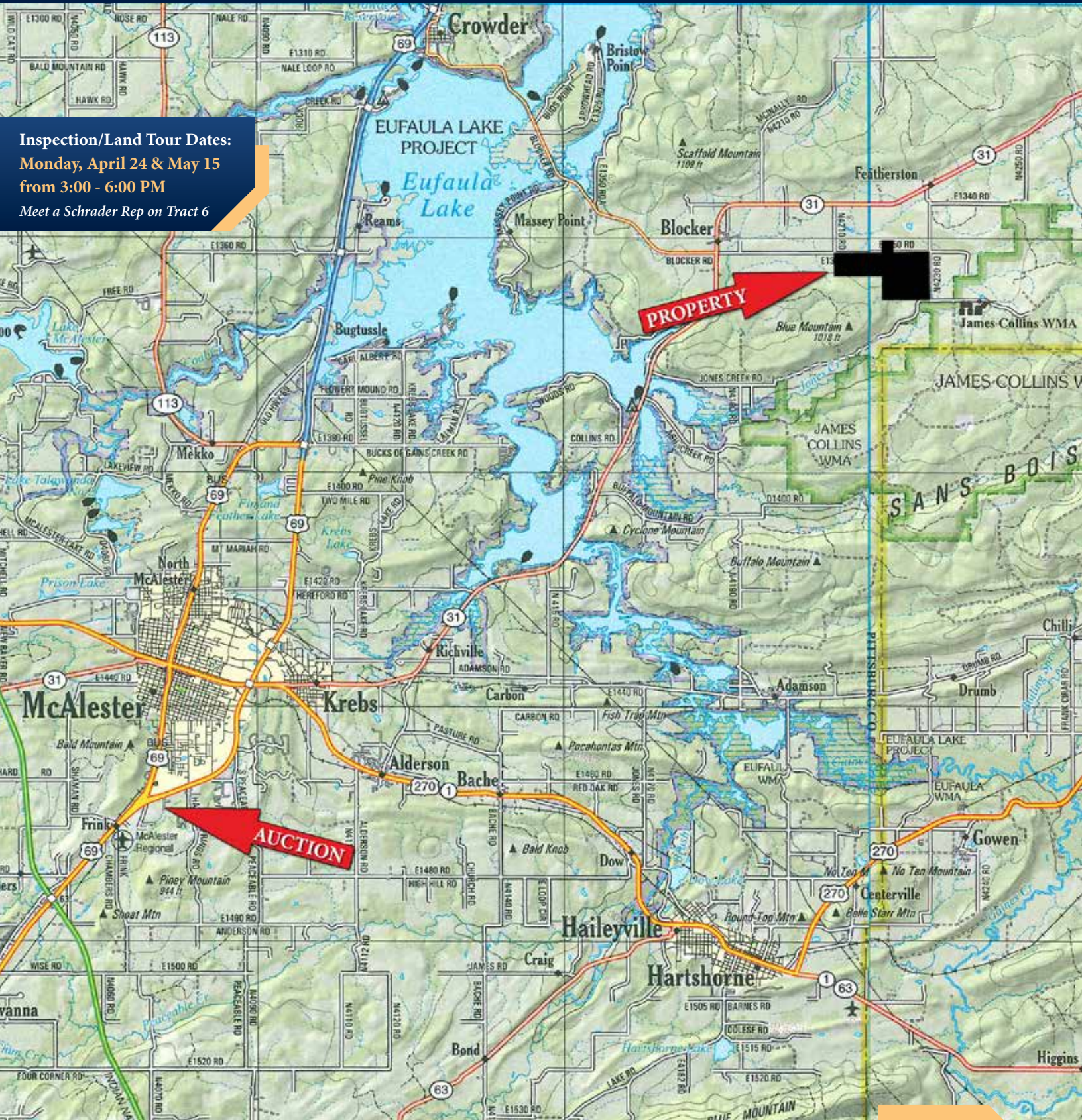
NEW DATE, CORRECTIONS AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes or additions to the property information.

OWNER: Randy Lipska

LOCATION MAP

LOCATION MAP

Inspection/Land Tour Dates:
Monday, April 24 & May 15
from 3:00 - 6:00 PM
Meet a Schrader Rep on Tract 6

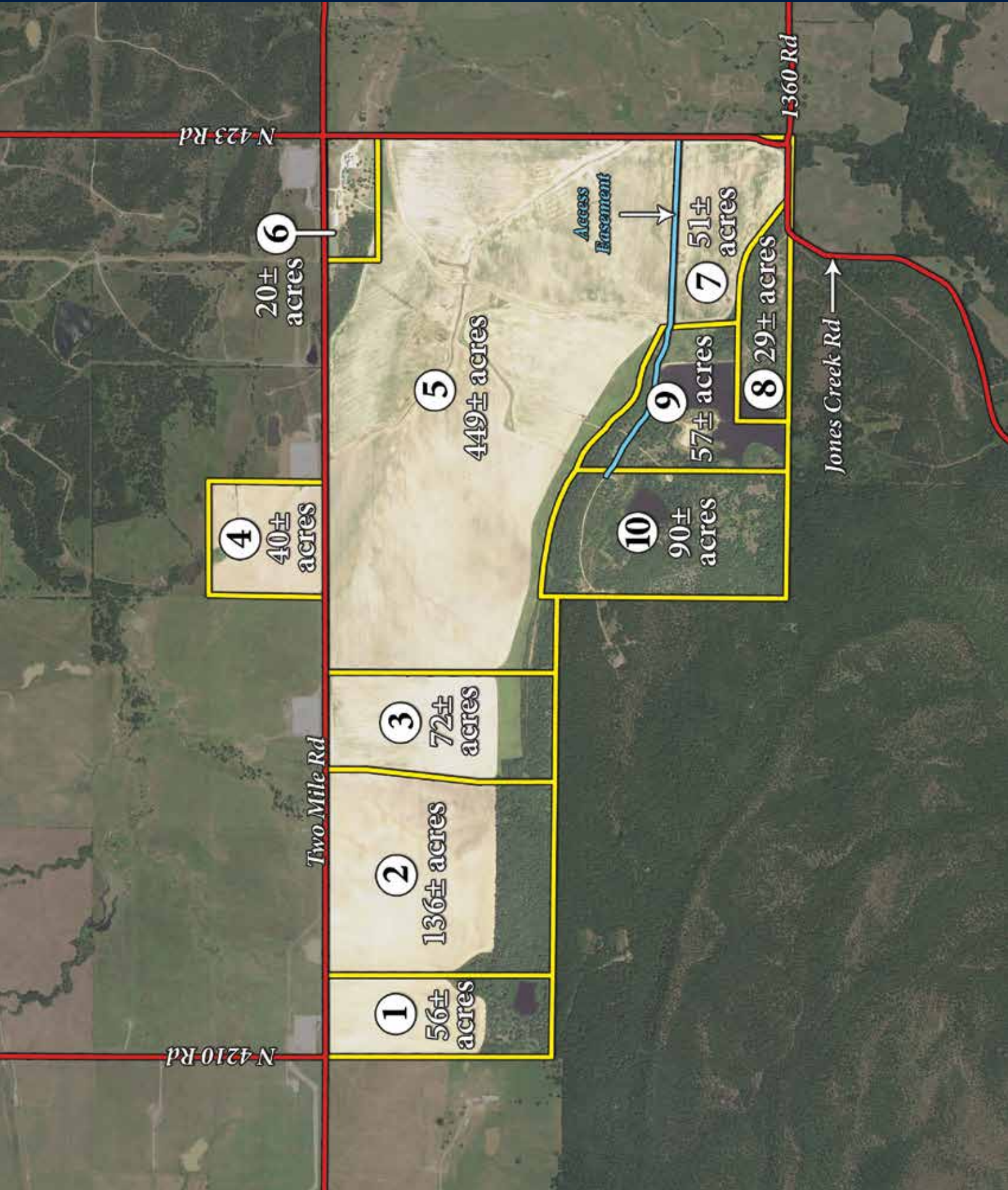


Directions to Property: From intersection of Hwy 270 (31) and Hwy 69 in McAlester travel north on Hwy 31 for 15 miles to Two Mile Rd, turn right and travel one mile. Property will begin on your right, south side of the road.

Auction Location: Elks Lodge, 3100 Elk Rd, McAlester, OK 74501
Directions to Auction Site: From intersection of Hwy 69 and Indian Turnpike take Hwy 69 north toward McAlester for 3 miles. Turn right on Elk Road and follow for 0.3 miles, lodge will be on your left.

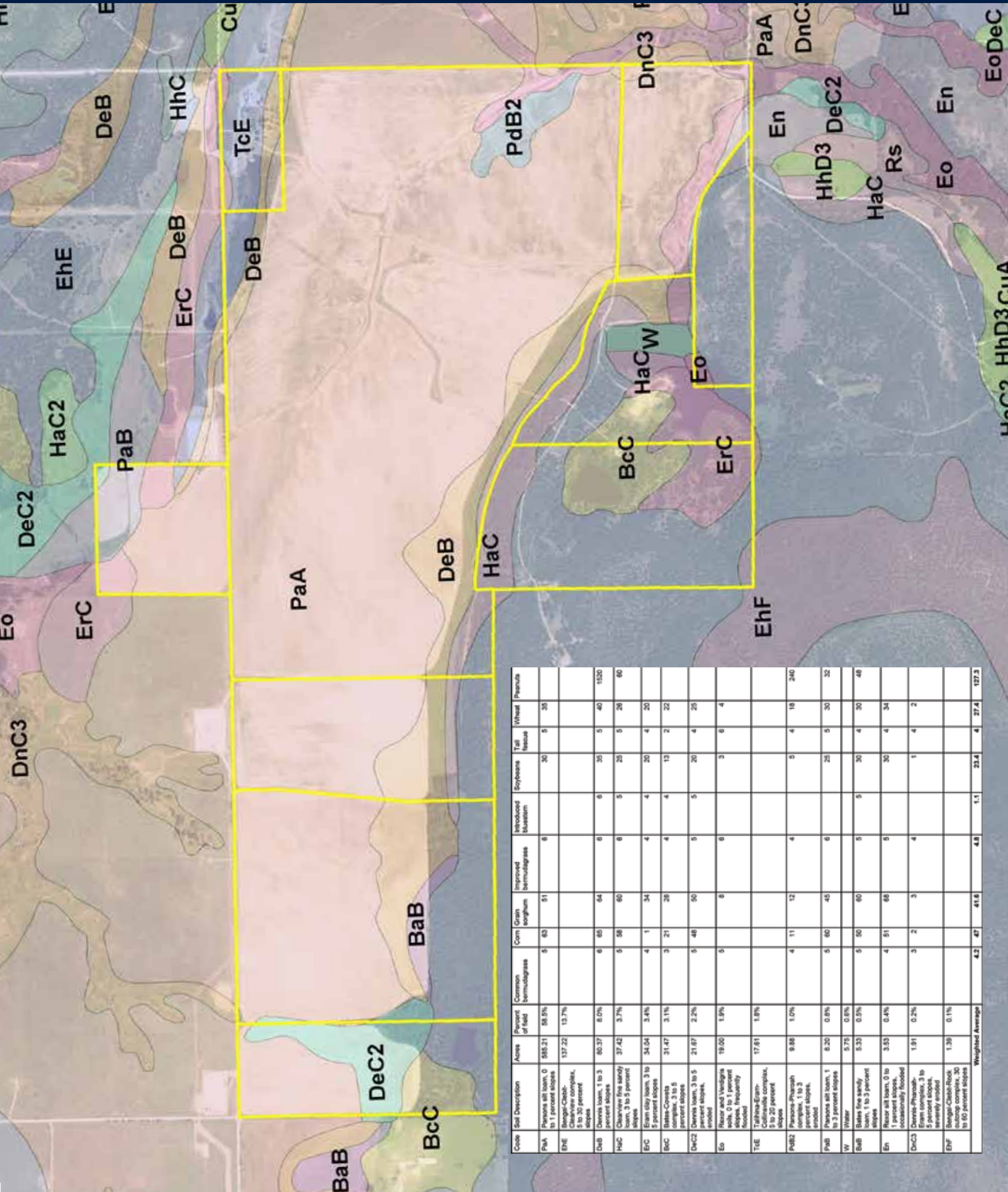
TRACT MAP

TRACT MAP



SOILS MAP

SOILS MAP



Code	Soil Description	Acres	Percent of field	Common bermudagrass	Corn	Grain sorghum	Improved bermudagrass	Introduced bluestem	Soybeans	Tall fescue	Wheat	Peanuts							
PaA	Chaparral all loam, 0 to 1 percent slopes	585.21	58.5%	6	63	51	6		30	5	35								
EhE	Reaper/Chick-Clay/Chick-sandy loam, 5 to 30 percent slopes	137.22	13.7%																
DeB	Dennis loam, 1 to 3 percent slopes	60.37	6.0%	6	65	64	6	6	35	5	40	1520							
HaC	Clearview fine sandy loam, 3 to 5 percent slopes	37.42	3.7%	5	58	60	6	5	25	5	26	60							
ERC	Eram clay loam, 3 to 5 percent slopes	34.04	3.4%	4	1	34	4	4	20	4	20								
BcC	Baker-Covatta complex, 3 to 5 percent slopes	31.47	3.1%	3	21	28	4	4	13	2	22								
DeC2	Dennis loam, 3 to 5 percent slopes, eroded	21.67	2.2%	5	48	50	5	5	20	4	25								
Eo	Reaper and Vicksburg soils, 0 to 1 percent slopes, frequently flooded	18.00	1.8%	5		8	8	8	3	6	4								
TcE	Tallfina-Eram-Cullinsville complex, 5 to 20 percent slopes	17.61	1.8%																
PdB2	Parsons-Pharaoh slopes, 1 to 3 percent slopes	9.68	1.0%	4	11	12	4	4	5	4	16	240							
PaB	Parsons all loam, 1 to 3 percent slopes	8.20	0.8%	5	60	45	6	6	25	5	30	32							
W	Water	5.75	0.6%																
BaB	Baker fine sandy loam, 1 to 3 percent slopes	5.33	0.5%	5	50	60	5	5	30	4	30	48							
En	Reaper all loam, 0 to 1 percent slopes, occasionally flooded	3.53	0.4%	4	51	68	5	5	30	4	34								
DnC3	Dennis-Pharaoh-Parsons complex, 3 to 5 percent slopes, frequently eroded	1.81	0.2%	3	2	3	4		1	4	2								
EhF	Reaper/Chick-Baker complex, 30 to 60 percent slopes	1.39	0.1%																
Weighted Average											4.2	47	41.6	4.8	1.1	23.4	4	27.4	127.3

TOPOGRAPHIC MAP

TAX STATEMENTS

TAX STATEMENTS - TRACTS 1-3

COUNTY TREASURER TAX ROLLS - 2016 - Item No.011076

PERSONAL INFORMATION

LIPSKA, ROSCOE L. (LTE)
4386 TWO MILE RD

QUINTON OK 745610

GROSS ASSESSED VALUE

Personal Property	\$0.00
Land & Improvements	\$8,474.00
Mobile Home Exemption	\$0.00
	\$0.00

LEGAL DESCRIPTION

N2: SEC 28-7-17

REAL PROPERTY INFORMATION

Parcel	0000-28-07N-17E-0-101-01
Sec/Twn/Rge	28 07N 17E
Acres	320.00
Property Location	09751

OTHER INFORMATION

Net Assessed Value	\$8,474.00
Millage Rate	0.0979900
Total Tax	\$830.00
Unpaid Taxes (see note below)	\$421.23
School District	#17 Quint

PAYMENT INFORMATION

TYPE: F	NO: 33344	DATE: 1/05/2017
TAX: \$415.00	FEES: \$0.00	PENALTY: \$0.00

PAID BY LIPSKA FEED & GRAIN

NOTES:

Penalties calculated through 05/15/2017.

PROVIDED BY:
Donna Scrivner
Pittsburg County Treasurer

DATA LAST UPDATED:
05-11-2017
07:30:04

115 E. Carl Albert
McAlester, OK 74501
(918) 423-6895

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TAX STATEMENTS - TRACT 4

COUNTY TREASURER TAX ROLLS - 2016 - Item No.011054

PERSONAL INFORMATION

LIPSKA, ROSCOE L. (LTE)
4386 TWO MILE RD

QUINTON OK 745610000

REAL PROPERTY INFORMATION

Parcel 0000-22-07N-17E-0-302-01
Sec/Twn/Rge 22 07N 17E
Acres 40.00
Property 09730
Location

GROSS ASSESSED VALUE

Personal Property	\$0.00
Land & Improvements	\$988.00
Mobile Home Exemption	\$0.00
	\$0.00

OTHER INFORMATION

Net Assessed Value	\$988.00
Millage Rate	0.0979900
Total Tax	\$97.00
Unpaid Taxes (see note below)	\$49.23
School District	#17 Quint

LEGAL DESCRIPTION

SW SW: SEC 22-7-17

PAYMENT INFORMATION

TYPE: F	NO: 33341	DATE: 1/05/2017
TAX: \$48.50	FEES: \$0.00	PENALTY: \$0.00

PAID BY LIPSKA FEED & GRAIN

NOTES:

Penalties calculated through 05/15/2017.

PROVIDED BY:
Donna Scrivner
Pittsburg County Treasurer

DATA LAST UPDATED:
05-11-2017
07:30:04

115 E. Carl Albert
McAlester, OK 74501
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TAX STATEMENTS - TRACTS 5-10

COUNTY TREASURER TAX ROLLS - 2016 - Item No.011075

PERSONAL INFORMATION

LIPSKA, ROSCOE L. (LTE)
4386 TWO MILE RD

QUINTON OK 745610000

GROSS ASSESSED VALUE

Personal Property	\$0.00
Land & Improvements	\$33,534.00
Mobile Home	\$4,410.00
Exemption	\$0.00

LEGAL DESCRIPTION

MH W/O VIN ALL SEC 27-7-17

REAL PROPERTY INFORMATION

Parcel	0000-27-07N-17E-0-101-01
Sec/Twn/Rge	27 07N 17E
Acres	640.00
Property	RT 1 BOX 2430
Location	QUINTON

OTHER INFORMATION

Net Assessed Value	\$33,534.00
Millage Rate	0.0979900
Total Tax	\$3,286.00
Unpaid Taxes (see note below)	\$1,667.65
School District	#17 Quint

PAYMENT INFORMATION

TYPE: F	NO: 33343	DATE: 1/05/2017
TAX: \$1,643.00	FEES: \$0.00	PENALTY: \$0.00

PAID BY LIPSKA FEED & GRAIN

NOTES:

Penalties calculated through 05/15/2017.

PROVIDED BY:
Donna Scrivner
Pittsburg County Treasurer

DATA LAST UPDATED:
05-11-2017
07:30:04

115 E. Carl Albert
McAlester, OK 74501
(918) 423-6895

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PROPERTY PHOTOS

TRACT 1



TRACT 1



TRACT 2



TRACT 2



Southeast Corner



West Side Looking East



South of Lake



Lake



TRACT 3



TRACT 3



TRACTS 3 & 5



TRACT 4



TRACT 5



TRACT 5



TRACT 5



TRACT 5



TRACT 5



TRACT 6



TRACT 6



TRACT 6



TRACT 6



TRACT 6



TRACT 6



TRACT 6



TRACT 9



TRACT 9



TRACT 10



TRACT 10









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