

20 Miles from South Tulsa • Okmulgee County, Oklahoma

LAND AUCTION

- Quality Pasture • Established Hay Meadows
- Multiple Building Sites • Paved Road Frontage
- Large, Mature Timber • 23 Ponds
- Recreational Land

1,593[±] acres

Offered in 21 tracts from 10[±] to 242[±] acres



Southwest Corner

Tuesday, October 10 at 6:00pm

at Twin Hills Elementary School Gymnasium, Okmulgee, OK • Online Bidding Available

INFORMATION BOOKLET

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



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BIDDER PRE-REGISTRATION FORM

TUESDAY, OCTOBER 10, 2017

1593 ACRES – OKMULGEE COUNTY, OKLAHOMA

For pre-registration, 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 Tuesday, October 3, 2017.
Otherwise, registration available onsite prior to the auction.

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
1593± Acres • Okmulgee County, Oklahoma
Tuesday, October 10, 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 Tuesday, October 10, 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, Tuesday, October 3, 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.

20 Miles from South Tulsa • Okmulgee County, Oklahoma

LAND AUCTION



TRACT DESCRIPTIONS

Tuesday, October 10 at 6:00pm

at Twin Hills Elementary School Gymnasium, Okmulgee, OK • Online Bidding Available



800.451.2709 **SchraderAuction.com**

The Rogers Ranch, locally known as the Beidleman Ranch, is located at the intersection of Bixby Road and Highway 16, only 20 miles from Bixby and South Tulsa. With a diverse mixture of pasture, hay meadows, mature timber, creeks and ponds this property offers attractive qualities for a diverse group of Buyers. Whether you are looking for an agricultural ranch investment, rural home site or recreational land the Rogers Ranch is worth investigating. Being offered in 21 Tracts that range from 10± to 242± acres, Buyers will have the opportunity to bid on any individual tract or combination of parcels that best fit their needs.

Tract Descriptions:

Tract 1: 20± acres at the intersection of Harreld Rd and Bixby Rd, great corner lot that is mostly open hay meadow with scattered trees.

Tract 2: 40± acres with frontage along Bixby Rd and includes a nice pond with mixture of hay meadow and mature trees.

Tract 3: 20± acres with frontage along Bixby Rd, great balance of hay meadow and mature timber.

Tract 4: 20± acres with frontage along Bixby Rd, balance of hay meadow and trees.

Tract 5: 10± acres along Bixby Rd with a nice balance of open land and mixed trees.

Tract 6: 20± acres at the intersection of Bixby Rd and Hwy 16, nice pond in the center of this parcel.

Tract 7: 110± acres with frontage along Hwy 16, an attractive parcel of land with open pasture, hay meadow and a nice tree-lined creek through the center.

Tract 8: 160± acres at the intersection of Hwy 16 and N 400 Rd, this tract includes two ponds, is cross-fenced and has a mixture of hay meadow, pasture and mature timber along the creek.

Tract 9: 200± acres that is a very diverse tract. This parcel includes 2 nice ponds, is cross-fenced and has a nice mixture of meadows, pasture of mature timber.

Tract 10: 40± acres along Harreld Rd that lays really nice, is clean and has a balance of meadow and trees.

Tract 11: 80± acres with partially new fence, a really nice pond and a balance of quality pasture and mature timber along a live water creek.

Tract 12: 75± acres along Bixby Rd with a small pond and good pasture.

Tract 13: 242± acres along Bixby Rd that has 5 ponds, is cross-fenced and is mostly open pasture.

Tract 14: 38± acres along Bixby Rd that has two nice ponds, pasture and trees to make an excellent potential building site.

Tract 15: 200± acres along Bixby Rd with five ponds, cross-fenced and is mostly open pasture.

Tract 16: 10± acres along Bixby Rd with a nice pond, excellent potential building site.

Tract 17: 108± acres along Hwy 16 with a mixture of open pasture, mature timber and a nice pond.

Tract 18: 116± acres along Hwy 16 with a mixture of pasture, timber and a nice pond.

Tract 19: 22± acres along Hwy 16 that is a combination of open land and timber with good elevation, great potential building site.

Tract 20: 22± acres fronting Hwy 16, a mix of open land and timber with a small pond and great elevation.

Tract 21: 1/2 Undivided Interest in 80± Acres "Swing Tract". We are offering the Owner's interest as a "Swing Tract", you may bid on this parcel in combination with tracts 13, 15 or by an adjoining land owner.

Contact Brent Wellings to discuss the property, 972-768-5165 or brent@schraderauction.com

TERMS AND CONDITIONS:

PROCEDURE: Tracts 1 through 21 will be offered in individual tracts, in any combination of these tracts, or as a total unit per auction date and time, subject to Swing Tract limitations. 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 Individual Deed, Without Warranty.

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; subject to rights of current tenants which leases expire December 1st, 2017.

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

MINERALS: Seller specifically excepts and reserves all minerals, including without limitation, oil, gas, coal, coalbed methane, and all other hydrocarbons, lignite, and all metallic minerals, etc., if any, associated with the referenced real estate, and the term "Property" will not include any mineral rights.

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.**

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

OWNER: Rogers Family, LLC

20 Miles from South Tulsa • Okmulgee County, Oklahoma

LAND AUCTION



LOCATION MAP

Tuesday, October 10 at 6:00pm

at Twin Hills Elementary School Gymnasium, Okmulgee, OK • Online Bidding Available



800.451.2709 **SchraderAuction.com**

LOCATION MAP

Inspection/Land Tour Dates:

Wednesday, August 30 • 9am - Noon
Saturday, September 16 • 4 - 7pm
Tuesday, October 3 • 9am - Noon

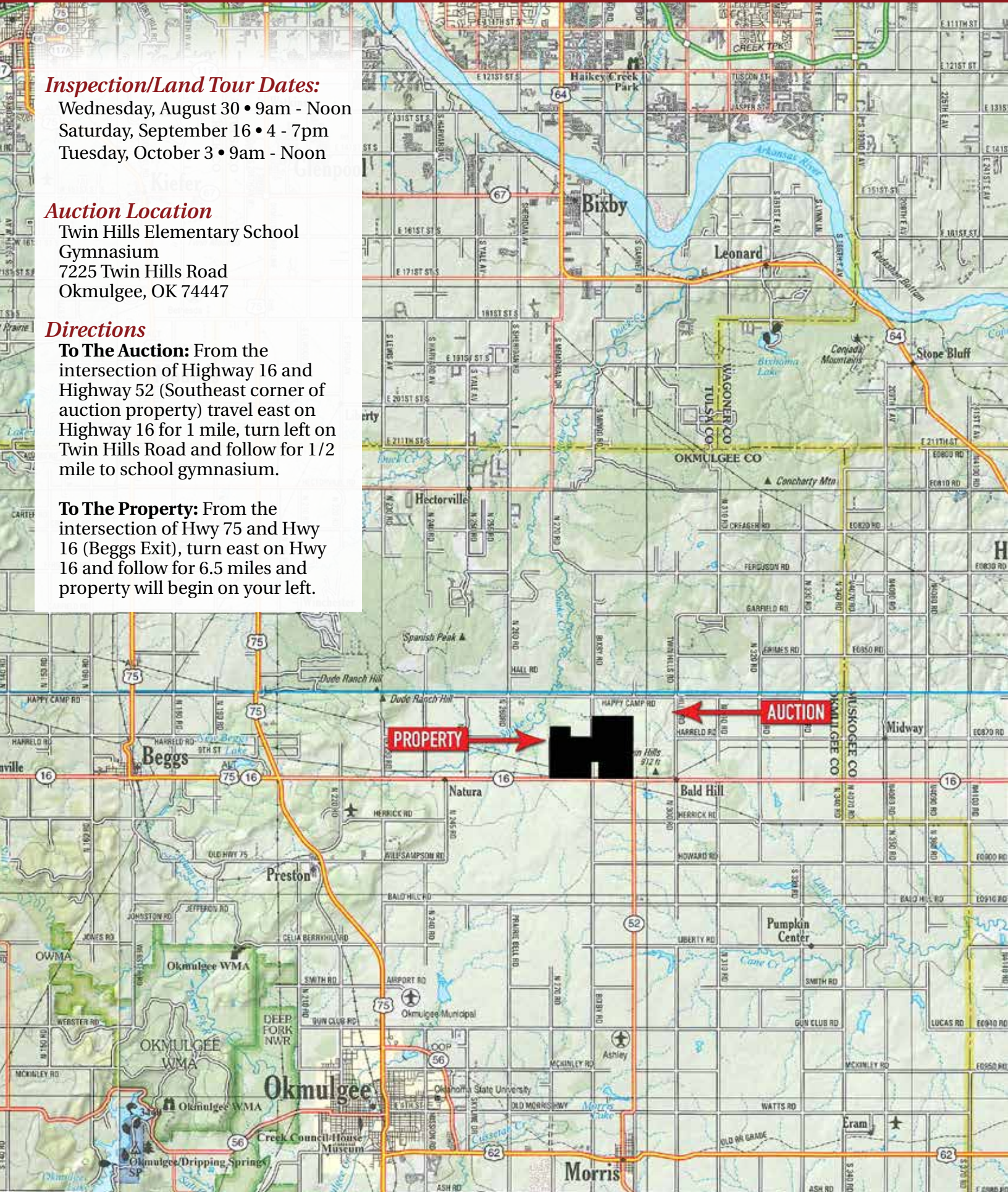
Auction Location

Twin Hills Elementary School
Gymnasium
7225 Twin Hills Road
Okmulgee, OK 74447

Directions

To The Auction: From the intersection of Highway 16 and Highway 52 (Southeast corner of auction property) travel east on Highway 16 for 1 mile, turn left on Twin Hills Road and follow for 1/2 mile to school gymnasium.

To The Property: From the intersection of Hwy 75 and Hwy 16 (Beggs Exit), turn east on Hwy 16 and follow for 6.5 miles and property will begin on your left.



20 Miles from South Tulsa • Okmulgee County, Oklahoma

LAND AUCTION



TRACT MAP

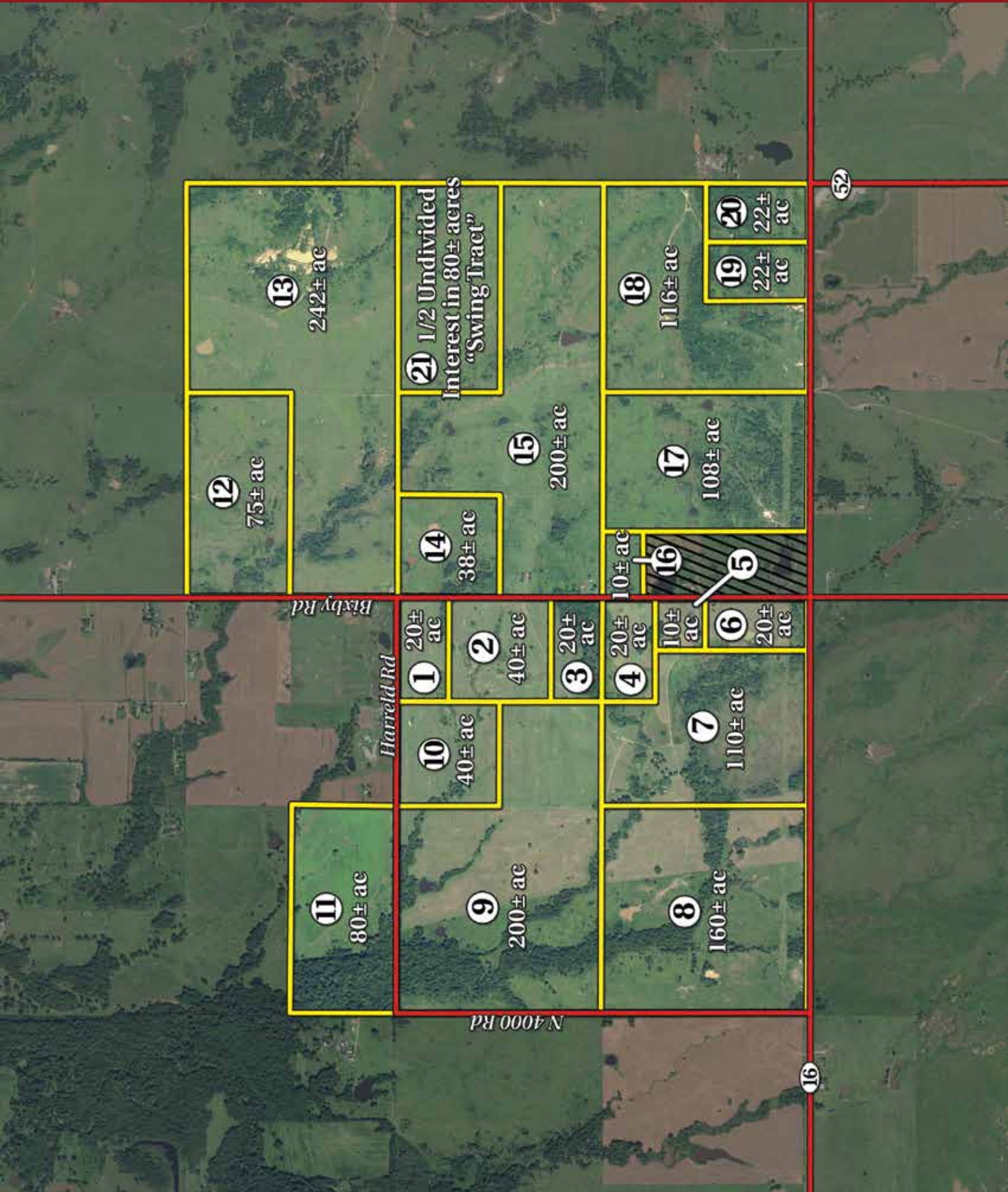
Tuesday, October 10 at 6:00pm

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TRACT MAP



20 Miles from South Tulsa • Okmulgee County, Oklahoma

LAND AUCTION



SOILS MAP

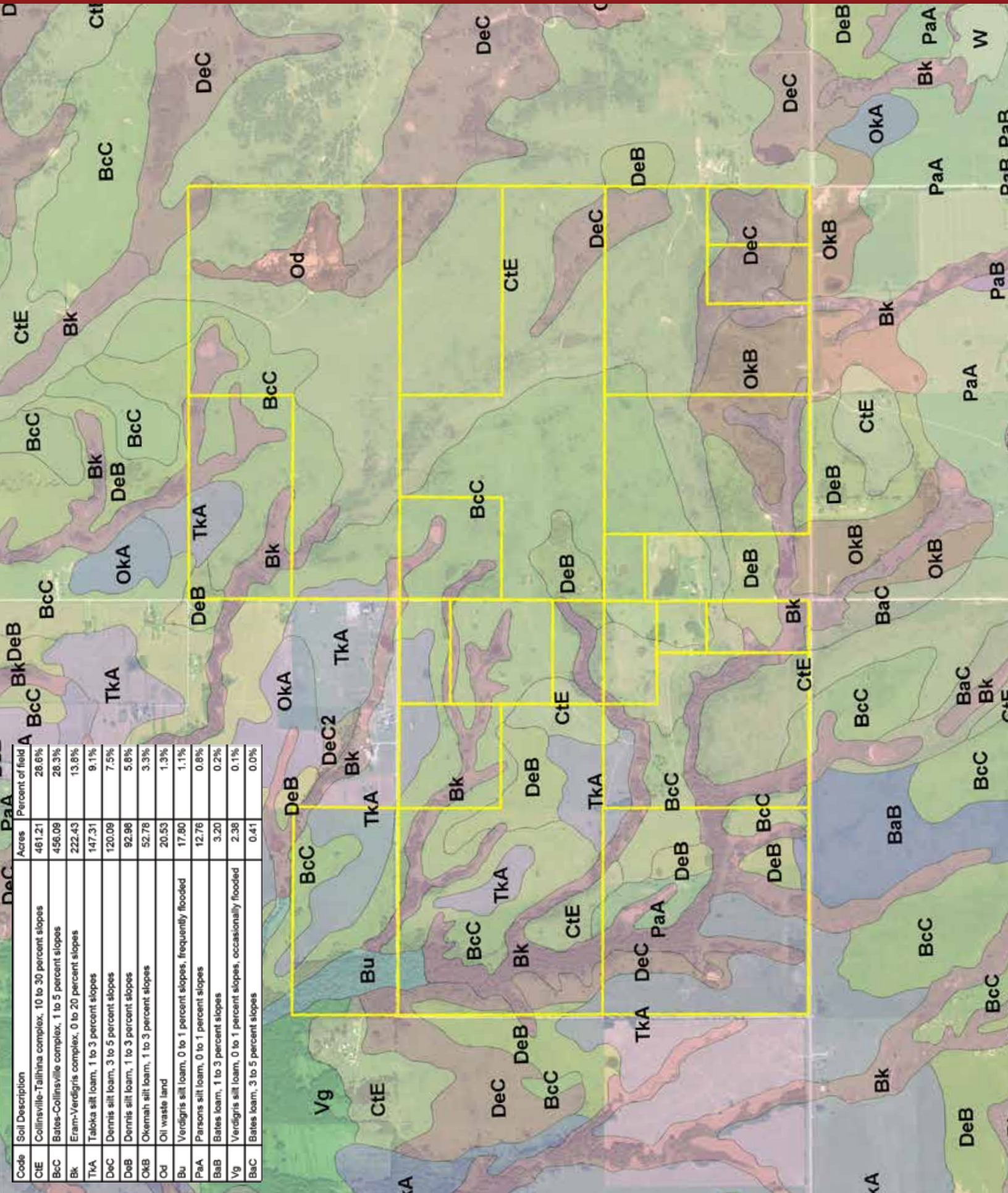
Tuesday, October 10 at 6:00pm

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SOILS MAP



Code	Soil Description	Acres	Percent of field
CtE	Collinsville-Talhinna complex, 10 to 30 percent slopes	461.21	26.6%
BcC	Bates-Collinsville complex, 1 to 5 percent slopes	456.09	26.3%
Bk	Eram-Verdigris complex, 0 to 20 percent slopes	222.43	13.8%
TKA	Taloka silt loam, 1 to 3 percent slopes	147.31	9.1%
DeC	Dennis silt loam, 3 to 5 percent slopes	120.09	7.5%
DeB	Dennis silt loam, 1 to 3 percent slopes	92.98	5.8%
OkB	Okemah silt loam, 1 to 3 percent slopes	52.78	3.3%
Od	Oil waste land	20.53	1.3%
Bu	Verdigris silt loam, 0 to 1 percent slopes, frequently flooded	17.80	1.1%
PaA	Parsons silt loam, 0 to 1 percent slopes	12.76	0.8%
BaB	Bates loam, 1 to 3 percent slopes	3.20	0.2%
Vg	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	2.38	0.1%
BaC	Bates loam, 3 to 5 percent slopes	0.41	0.0%

20 Miles from South Tulsa • Okmulgee County, Oklahoma

LAND AUCTION



TOPOGRAPHIC MAP

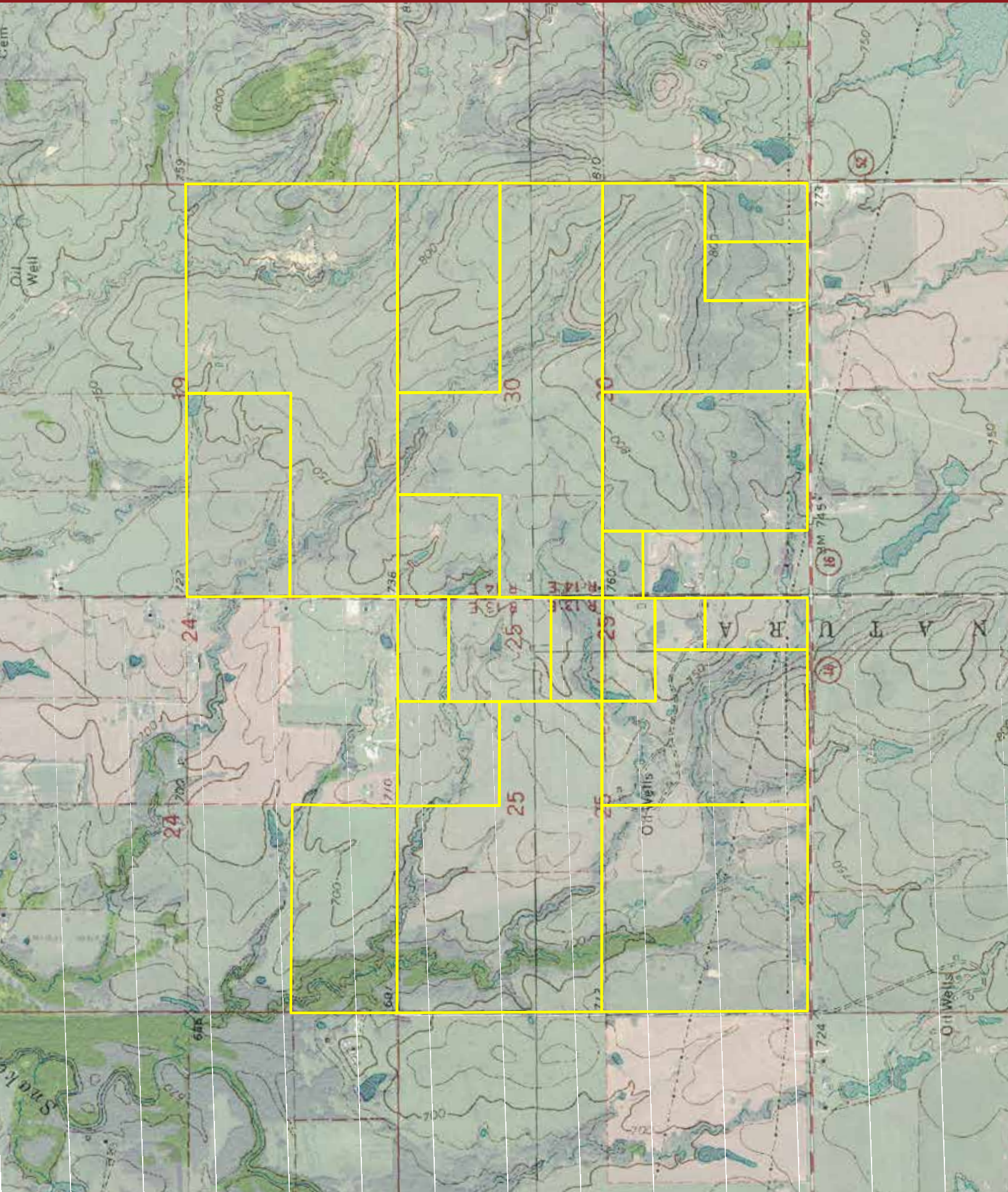
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at Twin Hills Elementary School Gymnasium, Okmulgee, OK • Online Bidding Available



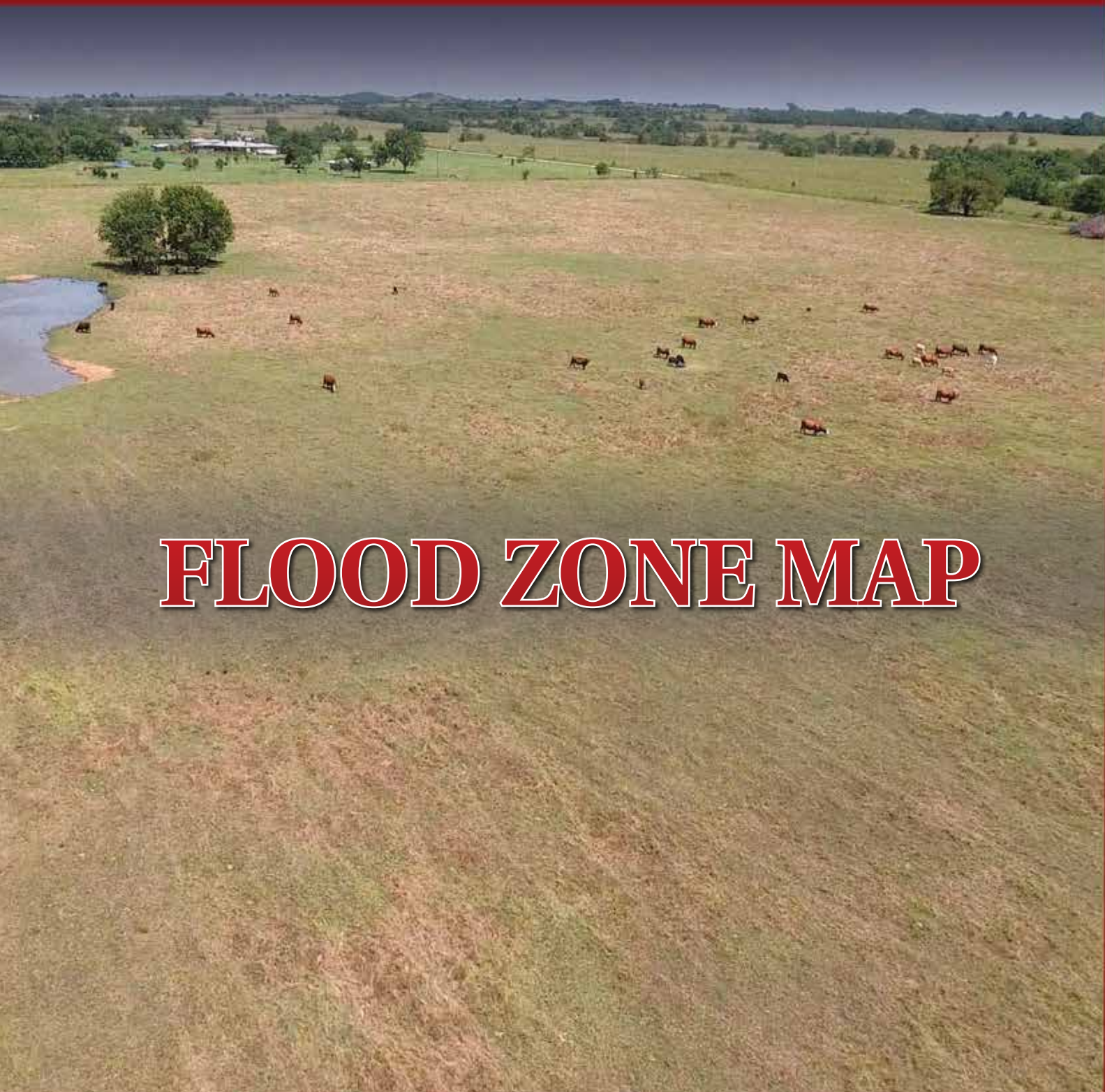
800.451.2709 **SchraderAuction.com**

TOPOGRAPHIC MAP



20 Miles from South Tulsa • Okmulgee County, Oklahoma

LAND AUCTION



FLOOD ZONE MAP

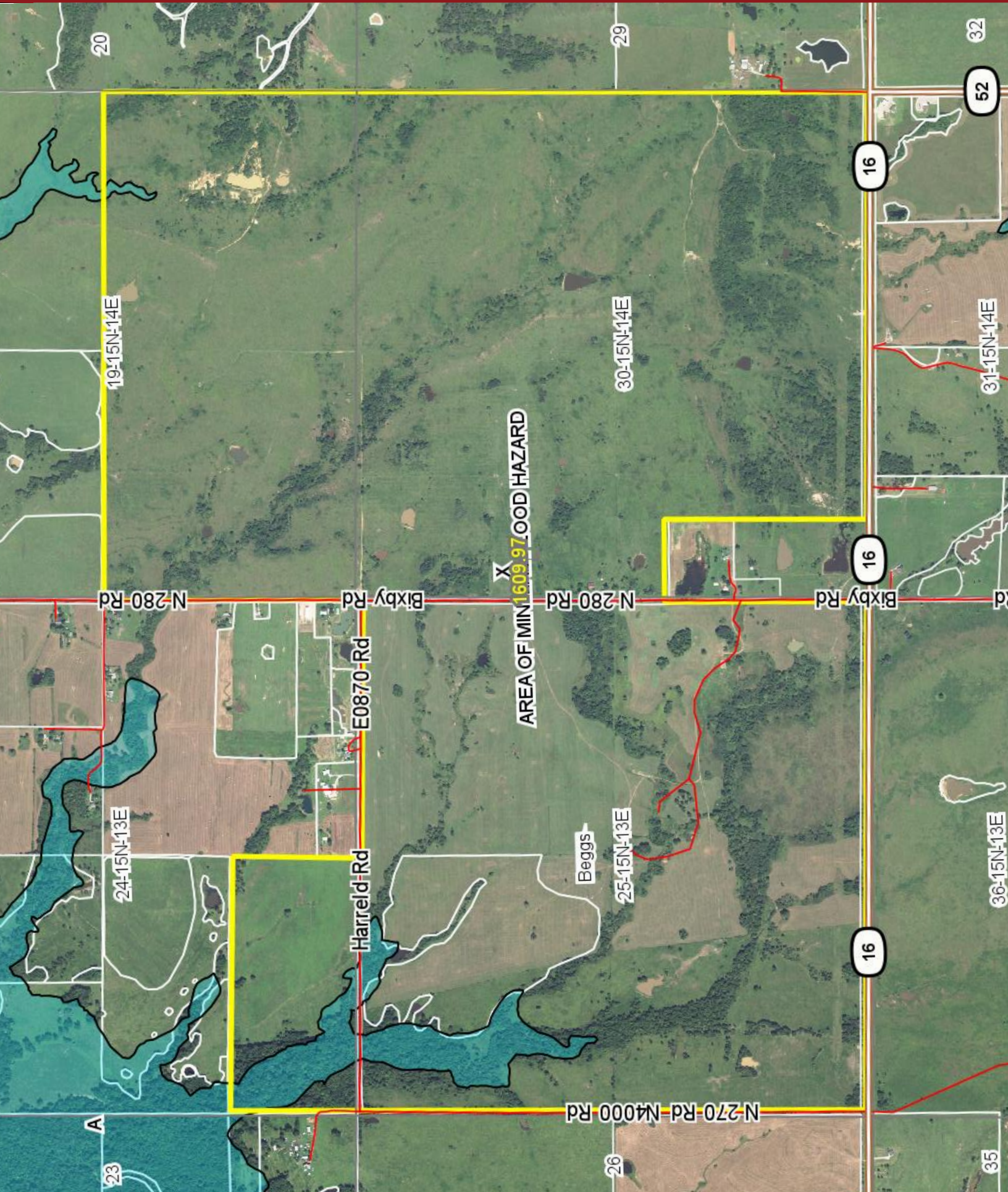
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800.451.2709 **SchraderAuction.com**

FLOOD ZONE MAP



20 Miles from South Tulsa • Okmulgee County, Oklahoma

LAND AUCTION



FENCE LINE MAP

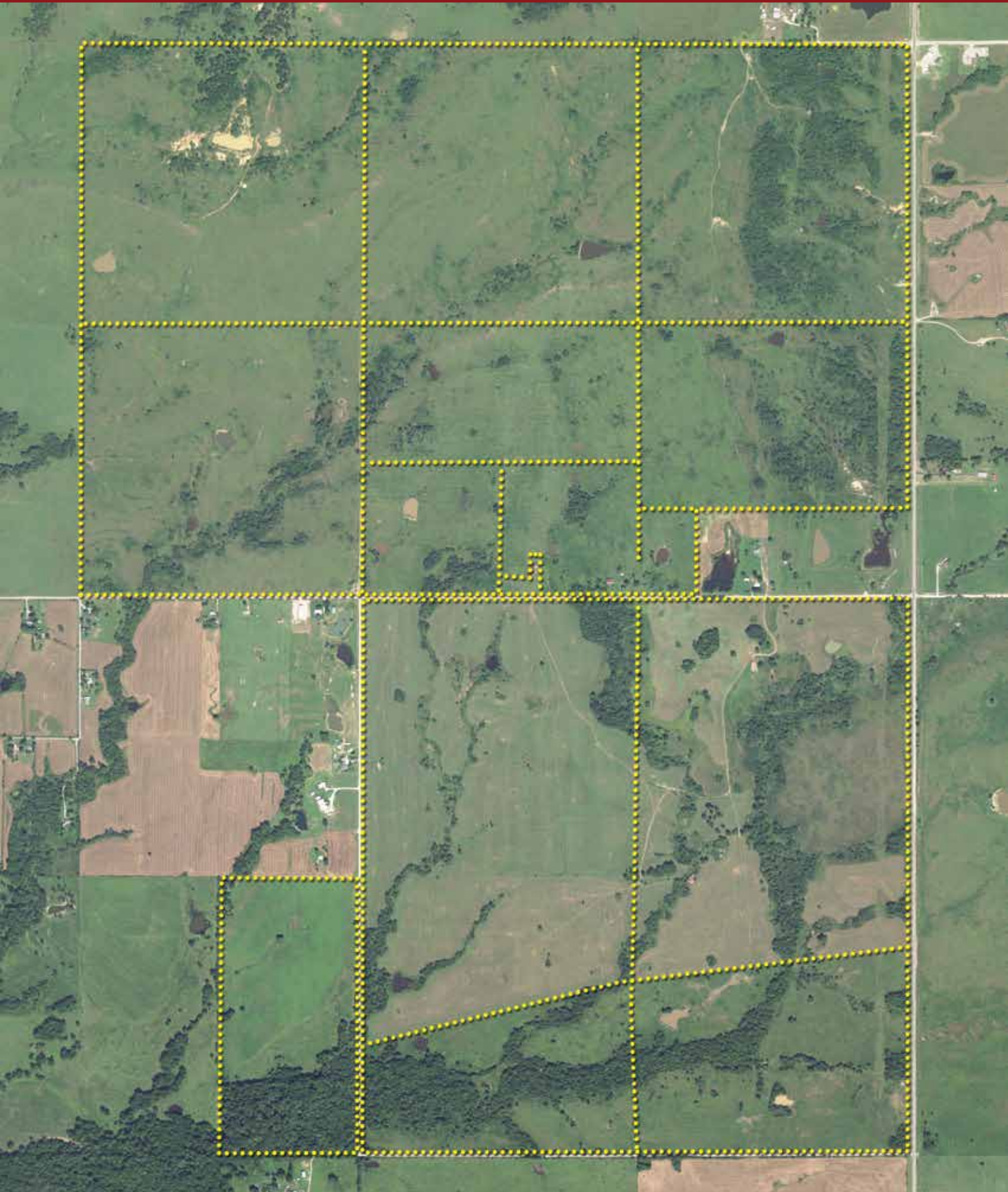
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800.451.2709 **SchraderAuction.com**

FENCE LINE MAP



20 Miles from South Tulsa • Okmulgee County, Oklahoma

LAND AUCTION



TAX STATEMENTS

Tuesday, October 10 at 6:00pm

at Twin Hills Elementary School Gymnasium, Okmulgee, OK • Online Bidding Available

 **SCHRADER**
Real Estate and Auction Company, Inc.

800.451.2709 **SchraderAuction.com**

TAX STATEMENTS

JUL. 20. 2017 11:50AM

Date: 7/21/2017

OKMULGEE CO ASSESSOR

Property Assessment Information

*Lisa Smart, Okmulgee County Assessor
Okmulgee, Oklahoma 74447*

NO. 732 P. 2

Parcel Number 0000-25-15N-13E-A-010-00

Name BEIDLEMAN, HENRY M TRUST

Owner Number 6,935.00

School District D-11 Rural

Deed Book/Page /

Tax ID: 7,192

Legal Description

25-15-13

ALL SECTION

Acres 640.000

Lots

Land Use RuralAg

	Market	Assessed
Land	78,156	9,379
Improvements	0	0
Misc	0	0
Mfg Home	0	0
Total	78,156	9,379
Base Homestead		0
Additional Homestead		0
Disabled Veteran		0
Net Assessed		9,379

Mail Address

BEIDLEMAN, HENRY M TRUST
C/O BANK OF OKLAHOMA
9520 N MAY AVE ATTN RPS

OKLAHOMA CITY, OK. 73120

Property Location

Coordinate Information

Description	Latitude	Longitude
Land	35.74762N	95.88182W

TAX STATEMENTS

JUL. 20. 2017 11:50AM
Date: 7/21/2017

OKMULGEE CO ASSESSOR
Property Assessment Information
Lisa Smart, Okmulgee County Assessor
Okmulgee, Oklahoma 74447

NO. 732 P. 3

Parcel Number 0000-25-15N-13E-A-010-00
Name BEIDLEMAN, HENRY M TRUST
Owner Number 6,935.00

School District D-11 Rural
Deed Book/Page /
Tax ID: 7,192

Legal Description

25-15-13

ALL SECTION

Acres 640.000

Lots

Land Use RuralAg

	Market	Assessed
Land	78,156	9,379
Improvements	0	0
Misc	0	0
Mfg Home	0	0
Total	78,156	9,379
Base Homestead		0
Additional Homestead		0
Disabled Veteran		0
Net Assessed		9,379

Mail Address

BEIDLEMAN, HENRY M TRUST
C/O BANK OF OKLAHOMA
9520 N MAY AVE ATTN RPS

OKLAHOMA CITY, OK. 73120

Property Location

Coordinate Information

Description	Latitude	Longitude
Land	35.74762N	95.88182W

TAX STATEMENTS

JUL. 20. 2017 11:50AM
Date: 7/21/2017

OKMULGEE CO ASSESSOR
Property Assessment Information
Lisa Smart, Okmulgee County Assessor
Okmulgee, Oklahoma 74447

NO. 732 P. 4

Parcel Number 0000-19-15N-14E-C-010-00
Name BEIDLEMAN, HENRY M TRUST
Owner Number 6,935.00

School District D-11 Rural
Deed Book/Page /
Tax ID: 7,519

Legal Description

19-15-14
SOUTH 1/2 INCL LT 3 & 4

Acres 317.390

Lots

Land Use Rural/Ag

	Market	Assessed
Land	32,051	3,846
Improvements	0	0
Misc	0	0
Mfg Home	0	0
Total	32,051	3,846
Base Homestead		0
Additional Homestead		0
Disabled Veteran		0
Net Assessed		3,846

Mail Address

BEIDLEMAN, HENRY M TRUST
C/O BANK OF OKLAHOMA
9520 N MAY AVE ATTN RPS

OKLAHOMA CITY, OK. 73120

Property Location

Coordinate Information

Description	Latitude	Longitude
Land	35.75836N	95.86408W

TAX STATEMENTS

JUL. 20. 2017 11:50AM
Date: 7/21/2017

OKMULGEE CO ASSESSOR
Property Assessment Information
Lisa Smart, Okmulgee County Assessor
Okmulgee, Oklahoma 74447

NO. 732 P. 5

Parcel Number 0000-30-15N-14E-A-010-02
Name BEIDLEMAN, HENRY M TRUST
Owner Number 6,935.00

School District D-11 Rural
Deed Book/Page /
Tax ID: 7,613

Legal Description

30-15-14
NORTH 1/2 NE
1/2 INT

Acres 80.000

Lots

Land Use RuralAg

	Market	Assessed
Land	3,275	393
Improvements	0	0
Misc	0	0
Mfg Home	0	0
Total	3,275	393
Base Homestead		0
Additional Homestead		0
Disabled Veteran		0
Net Assessed		393

Mail Address

BEIDLEMAN, HENRY M TRUST
C/O BANK OF OKLAHOMA
9520 N MAY AVE ATTN RPS

OKLAHOMA CITY, OK. 73120

Property Location

Coordinate Information
Description Latitude Longitude

TAX STATEMENTS

JUL. 20. 2017 11:50AM
Date: 7/21/2017

OKMULGEE CO ASSESSOR
Property Assessment Information
Lisa Smart, Okmulgee County Assessor
Okmulgee, Oklahoma 74447

NO. 732 P. 6

Parcel Number 0000-30-15N-14E-A-030-00
Name BEIDLEMAN, HENRY M TRUST
Owner Number 6,935.00

School District D-11 Rural
Deed Book/Page /
Tax ID: 7,614

Legal Description

30-15-14
SOUTH 1/2 NE & SE & NW
INCL LT 1 & 2



0000-30-15N-14E-A-030-00-1.JPG

Acres 397.540

Lots

Land Use RuralAg

	Market	Assessed
Land	58,288	6,995
Improvements	0	0
Misc	8,437	1,012
Mfg Home	0	0
Total	66,725	8,007
Base Homestead		0
Additional Homestead		0
Disabled Veteran		0
Net Assessed		8,007

Mail Address

BEIDLEMAN, HENRY M TRUST
C/O BANK OF OKLAHOMA
9520 N MAY AVE ATTN RPS

OKLAHOMA CITY, OK. 73120

Property Location

Coordinate Information

Description	Latitude	Longitude
Land	35.74757N	95.86410W

TAX STATEMENTS

JUL. 20. 2017 11:50AM

Date: 7/21/2017

OKMULGEE CO ASSESSOR

Property Assessment Information

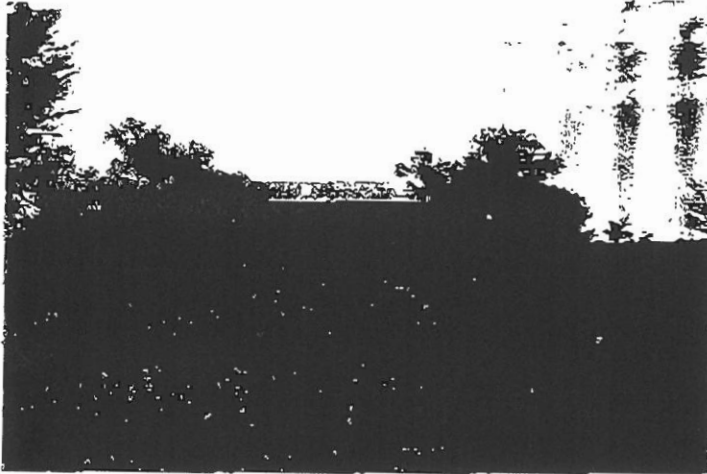
Lisa Smart, Okmulgee County Assessor

Okmulgee, Oklahoma 74447

NO. 732 P. 7

Parcel Number 0000-30-15N-14E-A-030-00
Name BEIDLEMAN, HENRY M TRUST
Owner Number 6,935.00

School District D-11 Rural
Deed Book/Page /
Tax ID: 7,614



0000-30-15N-14E-A-030-00-2.JPG



0000-30-15N-14E-A-030-00.JPG

TAX STATEMENTS

JUL. 20. 2017 11:51AM

Date: 7/21/2017

OKMULGEE CO ASSESSOR

Property Assessment Information

*Lisa Smart, Okmulgee County Assessor
Okmulgee, Oklahoma 74447*

NO. 732 P. 8

Parcel Number 0000-24-15N-13E-C-030-00

Name ROGERS, WILLIAM A ETAL

Owner Number 94,405.00

School District D-11 Rural

Deed Book/Page 1796 / 171

Tax ID: 7,180

Legal Description

24-15-13

SOUTH 1/2 SW

ETAL: WILLIAM A ROGERS, TRACIE S ROGERS-GADDY, EMILY J ROGERS-KAKAR, LESLIE D MARCUM & GLORIA B ROGERS

Acres 80.000

Lots

Land Use RuralAg

	Market	Assessed
Land	10,804	1,296
Improvements	0	0
Misc	0	0
Mfg Home	0	0
Total	10,804	1,296
Base Homestead		0
Additional Homestead		0
Disabled Veteran		0
Net Assessed		1,296

Mail Address

ROGERS, WILLIAM A ETAL
C/O WESTON ROGERS
38 W TRENTON

FAYETTEVILLE, AR. 72701

Property Location

Coordinate Information

Description	Latitude	Longitude
Land	35.75665N	95.88618W

TAX STATEMENTS

JUL. 20. 2017 12:01PM
Date: 7/21/2017

OKMULGEE CO ASSESSOR
Property Assessment Information
Lisa Smart, Okmulgee County Assessor
Okmulgee, Oklahoma 74447

NO. 733 P. 2

Parcel Number 0000-30-15N-14E-C-010-00
Name BEIDLEMAN, HENRY M TRUST
Owner Number 6,935.00

School District D-11 Rural
Deed Book/Page /
Tax ID: 7,615

Legal Description

30-15-14
SW INCL LT 3 & 4
LESS W 831.7' OF S 2095'

Acres 117.750

Lots

Land Use RuralAg

	Market	Assessed
Land	16,242	1,949
Improvements	0	0
Misc	0	0
Mfg Home	0	0
Total	16,242	1,949
Base Homestead		0
Additional Homestead		0
Disabled Veteran		0
Net Assessed		1,949

Mail Address

BEIDLEMAN, HENRY M TRUST
C/O BANK OF OKLAHOMA
9520 N MAY AVE ATTN RPS

OKLAHOMA CITY, OK. 73120

Property Location

Coordinate Information		
Description	Latitude	Longitude
Land	35.74404N	95.86859W

20 Miles from South Tulsa • Okmulgee County, Oklahoma

LAND AUCTION



PROPERTY PHOTOS

Tuesday, October 10 at 6:00pm

at Twin Hills Elementary School Gymnasium, Okmulgee, OK • Online Bidding Available

Southwest Corner





BIXBY RD

HWY 16





HWY 16



Southeast Corner





TRACT 1



TRACT 2



TRACT 3



TRACT 4



TRACT 5



TRACT 6



TRACTS 7 & 9



TRACTS 8, 9 & 10



TRACT 8



TRACTS 9 & 11



TRACT 10



TRACT 11



TRACT 11



TRACT 11



TRACT 11



TRACT 13



TRACT 14



TRACT 15



TRACTS 15 & 18



TRACT 17



TRACT 17



TRACT 18



TRACTS 13 & 21



TRACT 21





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