

2,176[±] Acres

PITTSBURG COUNTY, *Oklahoma*

OFFERED IN 16 TRACTS



Quality Pasture and Recreational Land
Aside Lake Eufaula

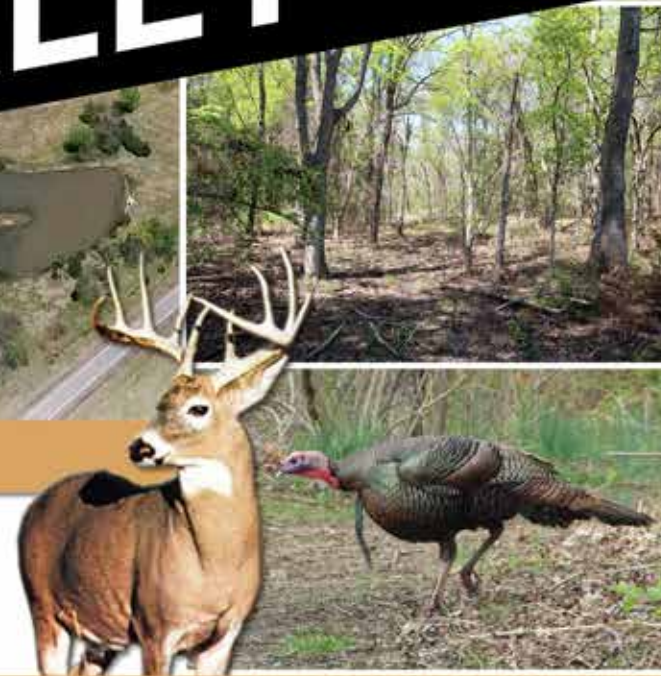
- Quality Improved Grass Pasture
- Fenced and Irrigated

INFORMATION BOOKLET

SCHRADER
Real Estate and Auction Company, Inc.

South Eufaula Ranch

AUCTION



THURSDAY, JUNE 21 • AT 6:00 PM

Auction held at the Eufaula High School Cafeteria, 1 Anderson Bell Street, Eufaula, OK 74432

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

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Tract Map

Soils Map & Productivity Information

Topographic Map

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Property Photos



BIDDER PRE-REGISTRATION FORM

THURSDAY, JUNE 21, 2018
2176 ACRES – CANADIAN, 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 Thursday, June 14, 2018.
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
2176± Acres • Canadian, Oklahoma
Thursday, June 21, 2018

<p>This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.</p>
--

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 Thursday, June 21, 2018 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, Thursday, June 14, 2018**. 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

2,176[±] Acres

South Eufaula Ranch • PITTSBURG CO., Oklahoma

LAND AUCTION

THURSDAY, JUNE 21 • AT 6:00 PM

OFFERED IN 16 TRACTS

Auction Held at the Eufaula High School Cafeteria, 1 Anderson Bell St, Eufaula, OK 74432.

TRACT 1: 120± acres with frontage along Hwy 113 that is mostly open pasture that was **SPRAYED** April 2018.

TRACT 2: 40± acres that includes metal shop building with concrete floor, small set of working pens and a balance of pasture and mature timber with 2 ponds.

TRACT 3: 195± acres of mostly open pasture fronting Hwy 113. Small, wooded creek dissects the tract and this parcel has 4 ponds. All open pasture on this parcel **SPRAYED** in April 2018.

TRACT 4: 69± acres of open pasture, level topography and 4 ponds which was **SPRAYED** in April 2018.

TRACT 5: 224± acres of open pasture, currently fenced into 3 pasture with 2 ponds; fully **SPRAYED** April 2018 and ready for potential hay production.

TRACT 6: 63± acres of mostly open pasture, used for hay production in past years.

TRACT 7: 152± acres which is a combination of open pasture and timber, outstanding recreational parcel with fresh deer sign and turkey scratchings that fronts Eufaula Core of Engineers land on the back side.

TRACT 8: 158± acres of mature timber, dissected by heavily used deer trails, making for an outstanding recreational opportunity.

TRACT 9: 144± acres of mature timber that includes a small pond with potential for waterfowl and heavily traveled deer trails bordering the Eufaula Core of Engineers land.

TRACT 10: 91± acres of heavily wooded terrain with quality deer and turkey sign that fronts the Eufaula Core of Engineers land, outstanding recreational opportunity.

TRACT 11: 290± acres of that is a mixture of potential hay meadow, pasture and some mature timber. This parcel also has 5 ponds, creating outstanding wildlife habitat.

TRACT 12: 37± acres that are heavily wooded, secluded and would make an excellent potential building site or smaller recreational parcel.

TRACT 13: 184± acres of outstanding recreational property, heavily wooded and secluded throughout.

TRACT 14: 64± acres that is mostly wooded and has frontage along Hwy 113.

TRACT 15: 185± acres with a combination of open areas and heavy timber, with frontage along Hwy 113.

TRACT 16: 160± acres with a combination of open pasture and heavy timber along Hwy 113.

TERMS AND CONDITIONS:

BUYERS PREMIUM: A three percent (3%) Buyer's premium will be added to the final bid price and included in the total purchase price.

PROCEDURE: Tracts 1 through 16 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.

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 provide a Limited Warranty Deed to Buyer(s) at closing.

EVIDENCE OF TITLE/CONDITION: Seller agrees to furnish bidders a preliminary title insurance commitment for Buyer's review prior to the auction. Seller agrees to provide merchantable title to the property, subject to existing public highways and streets, easements, covenants, conditions, restrictions and reservations of record, if any; zoning and other governmental regulations and restrictions; and non-delinquent

real estate taxes and assessments. Buyers will be responsible for purchasing any owner's or lender's policy required. All tracts will be sold "AS IS — WHERE IS, WITH ALL FAULTS".

CLOSING: The closing shall take place 90 days after the auction or as soon thereafter as applicable closing documents are completed by Seller.

POSSESSION: Possession shall be delivered at closing; Buyers may acquire a hunting lease for temporary access immediately following the Auction and expiring of the closing or termination of the transaction.

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

MINERALS: Seller shall convey surface, coal and hard minerals. Seller shall reserve remaining mineral interests.

SURVEY: Seller, at its sole cost and expense, may provide a new survey to the Buyer(s) for the tracts prior to closing. Any need for a new survey shall be determined solely by Seller. If the property purchased is a combination of tracts, the survey shall be for the perimeter of such combination only. The type of survey provided shall be determined by Seller.

PROPERTY INSPECTION: Each potential bidder is responsible for conducting, at their own risk, independent inspections, investigations, inquiries, and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Each potential bidder shall be liable for any property damage caused by any such inspections or investigations.

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.

SELLER: Public Service Company of Oklahoma.

LOCATION MAP

LOCATION MAP

AUCTION LOCATION:

Auction Held at the **Eufaula High School Cafeteria, 1 Anderson Bell St, Eufaula, OK 74432.**

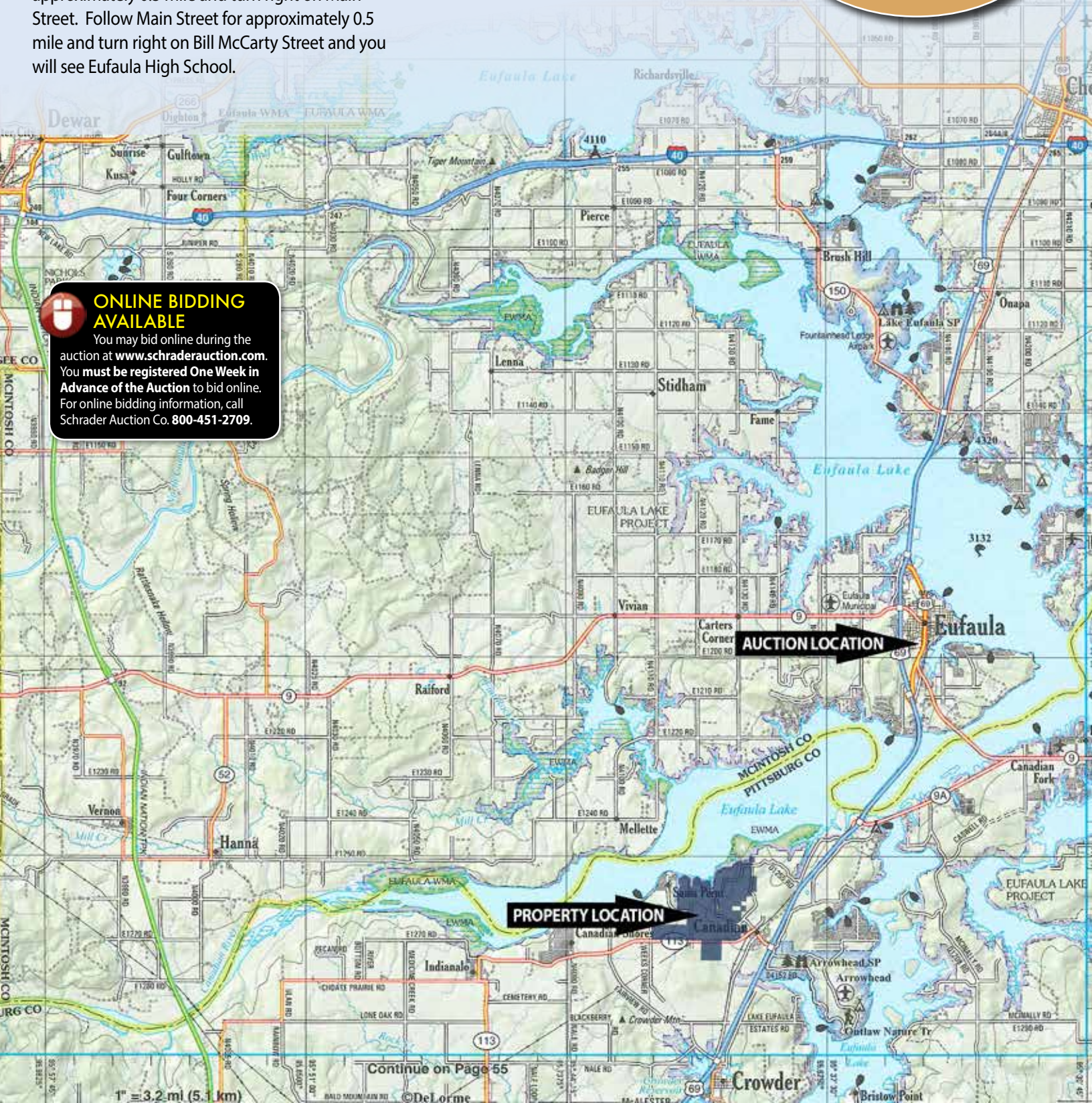
DIRECTIONS: Take the Eufaula Hwy 9 Exit off of Hwy 69 and turn east on Hwy 9. Follow for approximately 0.3 mile and turn right on Main Street. Follow Main Street for approximately 0.5 mile and turn right on Bill McCarty Street and you will see Eufaula High School.

DIRECTIONS TO PROPERTY:

Take the "Canadian" Exit on Hwy 69 and turn west onto Johnson Street (Hwy 113). Follow for approximately 0.3 mile and road will make a hard left turn, continue on Hwy 113 for approximately 0.3 mile. Property will begin on your right.

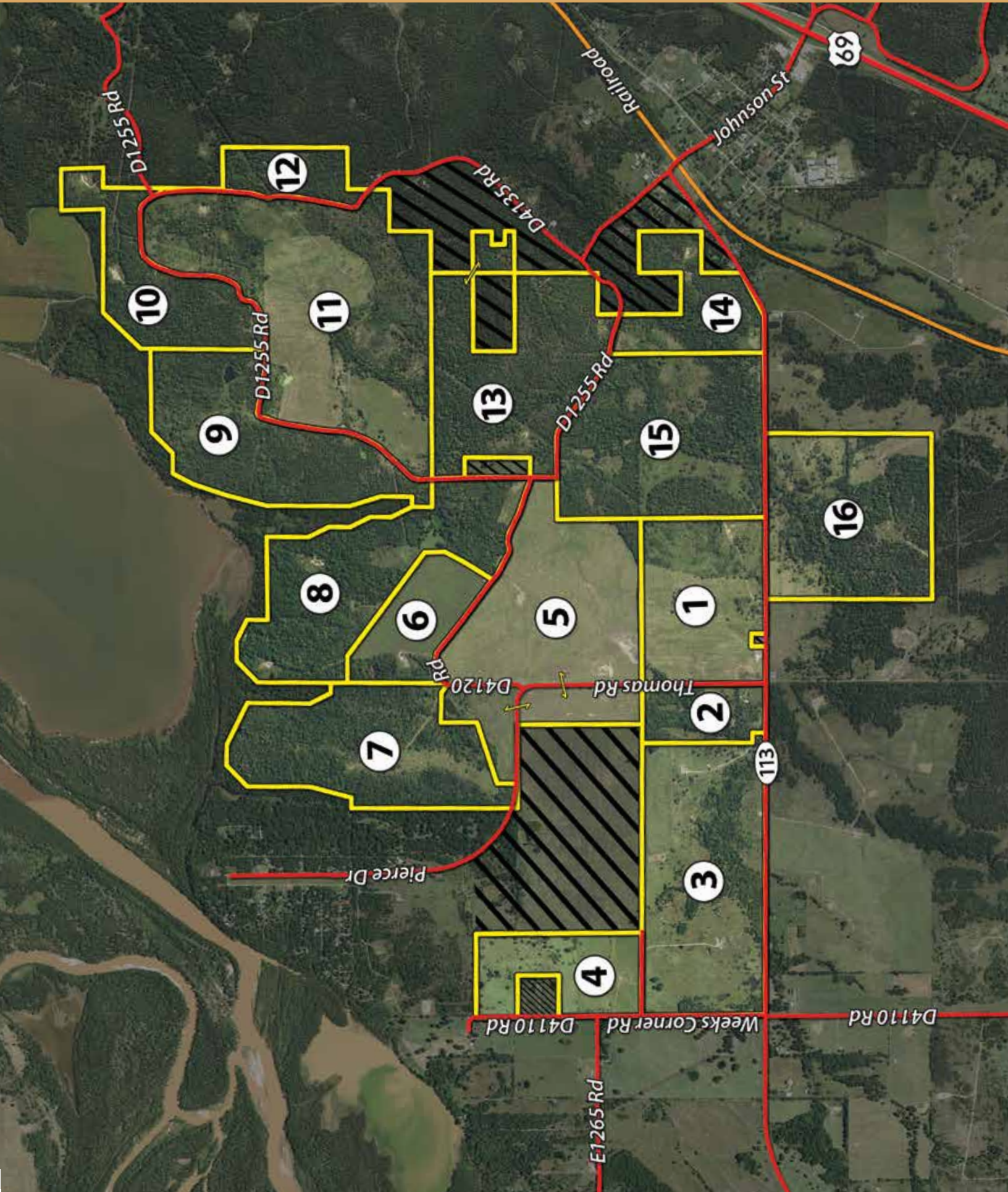
Inspection Dates:
Friday, May 18, 10 am - 2 pm
Thursday, May 31, 10 am - 2 pm
Wednesday, June 13, 4-7 pm
Meet a Schrader Representative on Tract 2 for Land Tours.

 **ONLINE BIDDING AVAILABLE**
You may bid online during the auction at www.schraderauction.com. You must be registered **One Week in Advance of the Auction** to bid online. For online bidding information, call Schrader Auction Co. **800-451-2709**.



TRACT MAP

TRACT MAP



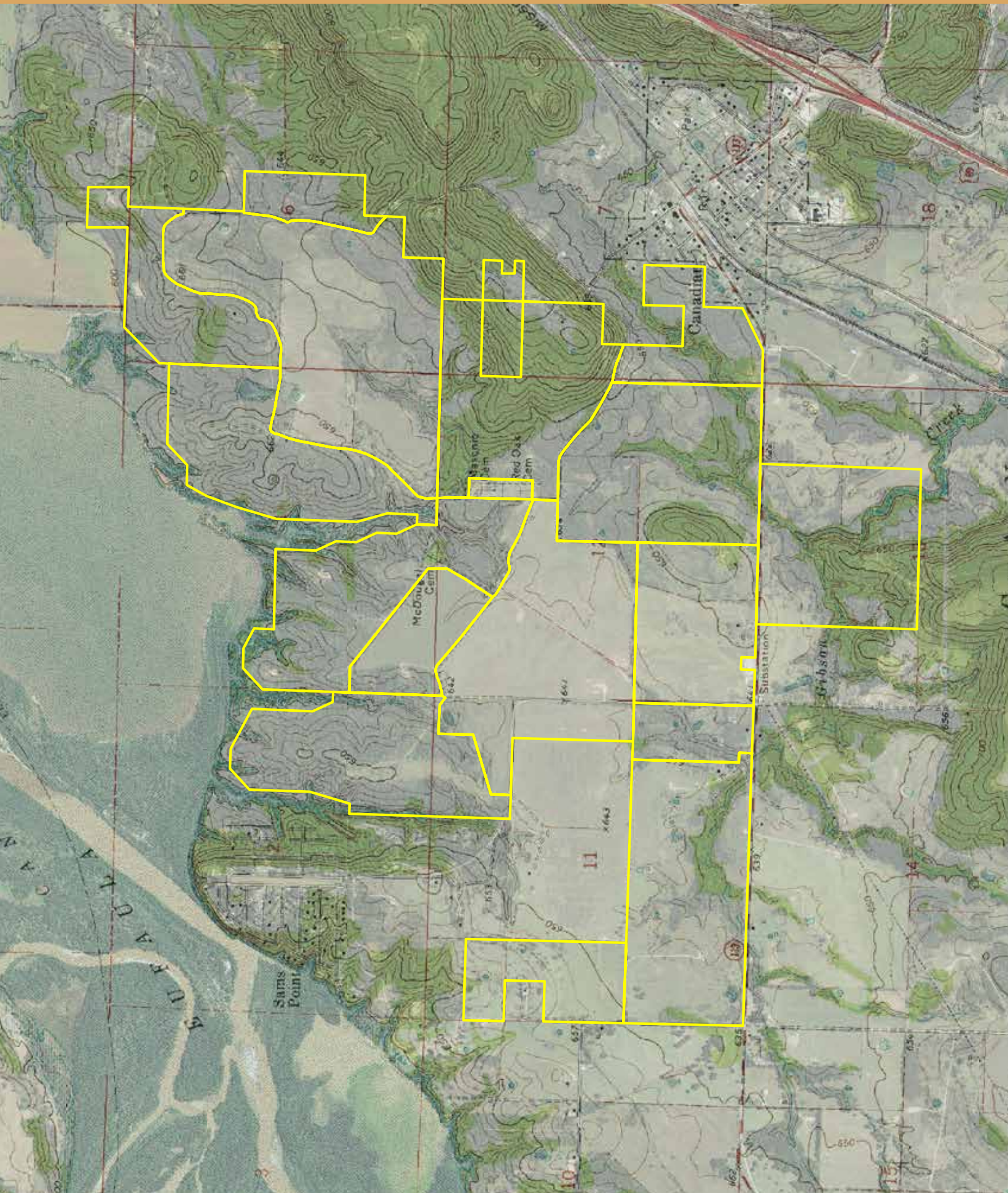
SOILS MAP

SOILS MAP

Area Symbol: OK121, Soil Area Version: 11																
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Common bermudagrass	Corn	Grain sorghum	Improved bermudagrass	Soybeans	Tall fescue	Wheat	Alfalfa hay	Peanuts	Introduced bluestem	
KsD3	Karma loamy fine sand, 3 to 8 percent slopes, severely eroded	722.73	33.3%		Vle		4	1	4	1		1		41	4	
VaA	Okay loam, 0 to 1 percent slopes	271.41	12.5%		I		6	7	80	6	40	5	40	5	2400	
DoD	Larton loamy fine sand, 3 to 8 percent slopes	236.10	10.9%		IVe		4	2	4	1		20		1306		
EhE	Bengal-Clebit-Clearview complex, 5 to 30 percent slopes	209.79	9.7%		Vlle											
ChA	Choteau loam, 0 to 1 percent slopes	126.46	5.8%		Is		6	69	80	6	40	5	40	5	2352	
VaB	Okay loam, 1 to 3 percent slopes	120.14	5.5%		Ile		5	6	70	6	35	5	35	4	2220	
DnC3	Dennis-Pharoah-Eram complex, 3 to 5 percent slopes, severely eroded	101.90	4.7%		Vle		3	2	3	4	1	4	2			
Eo	Rexor and Verdigris soils, 0 to 1 percent slopes, frequently flooded	82.10	3.8%		Vw		5		8	6	3	6	4			
KoB	Karma fine sandy loam, 1 to 3 percent slopes	47.60	2.2%		Ile		6	2	56	6	35		35	1668	5	
StB	Larton loamy fine sand, 0 to 3 percent slopes	41.93	1.9%		IIle		4		34	5	24		25	1397	5	
Vg	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	38.01	1.8%		IIw		5	58	65	6	30	5	35			
HhC	Clebit-Clearview complex, 3 to 5 percent slopes	36.14	1.7%		IVs		4			4			15		4	
HhD3	Clebit-Clearview complex, 3 to 8 percent slopes, severely eroded	34.53	1.6%		Vle		3			4					4	
TkB	Taloka silt loam, 1 to 3 percent slopes	33.14	1.5%		IIIs											
TkA	Taloka silt loam, 0 to 1 percent slopes	32.61	1.5%		IIIs											
ChB	Choteau loam, 1 to 3 percent slopes	21.72	1.0%		Ile		5	64	70	6	35	5	35	4	2200	
CuA	Counts loam, 0 to 1 percent slopes	9.82	0.5%		IIIs		5	58	44	6	30	6	30			
HaC2	Clearview fine sandy loam, 3 to 5 percent slopes, eroded	3.80	0.2%		IVe		5	59	58	5	23	5	23		5	
Weighted Average							4	7.4	23.6	4.2	12.2	1.8	14.7	1.2	801.5	1.7

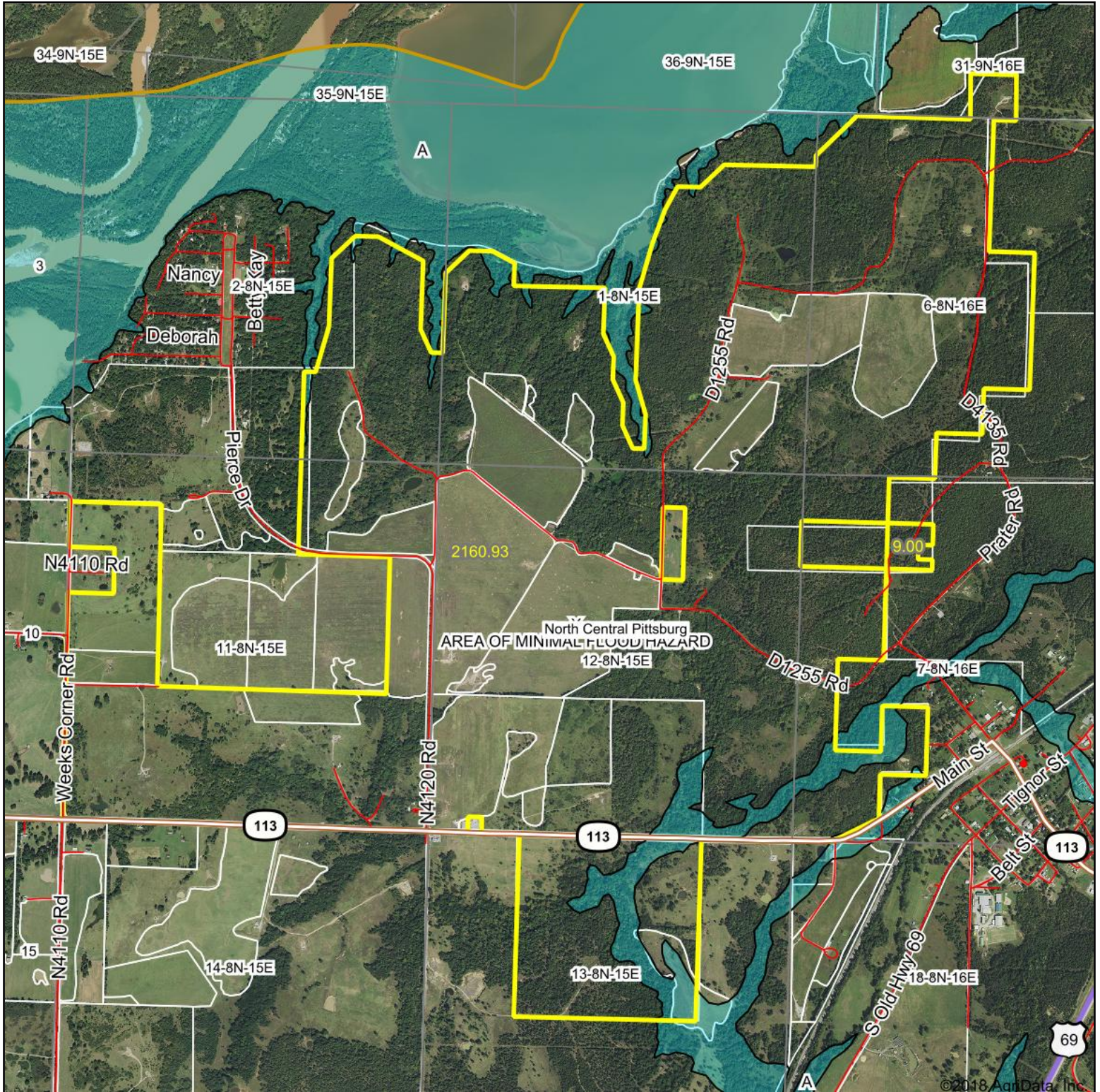
TOPOGRAPHIC MAP

TOPOGRAPHIC MAP



FLOOD ZONE MAP

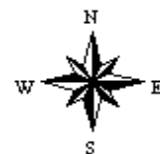
FLOOD ZONE MAP



map center: 35° 11' 7, -95° 40' 41.54



12-8N-15E
Pittsburg County
Oklahoma



5/25/2018

ASSESSMENT INFORMATION

ASSESSMENT INFORMATION

04/23/2018 15:01 9184237321

PAGE 02

Date: 4/23/2018

Property Assessment Information
Michelle Fields, Pittsburg County Assessor
 McAlester, Oklahoma 74501

Parcel Number 0000-12-08N-15E-0-201-01
Name PUBLIC SERVICE COMPANY
Owner Number 225,025.00 **DBA**

School District 2 Canadian-R
Deed Book/Page 967 / 368
Tax ID: 11,926

Legal Description

NW: W2 W2 NE SEC 12-8-15: SE SW NE: E 340' OF NE SW NE: W 320' OF S 520' OF
 NE SW NE: E 340' OF E2 NW NE: W 320' OF N 440' OF NE NW NE: NE NE: W2 SE NE 6
 SE SE NE: SE: N2 SW: N2 S2 SW: S2 SE SW: S 30.51' OF S2 SW SW: N 420.79' OF
 S2 SW SW: N 208.7' OF S 239.21' OF E 532.7' OF SE SW SW: N 208.7' OF S
 239.21' OF W 578.6' OF SW SW SW:

Acres 621.500

Lots

Land Use Exempt

	Market	Assessed
Land	0	0
Improvements	0	0
Misc	0	0
Mfg Home	0	0
Total	0	0
Base Homestead		0
Additional Homestead		0
Disabled Veteran		0
Net Assessed		0

Mail Address

PUBLIC SERVICE COMPANY
 CENTRAL ASSESSED

. . 00000

Property Location

Coordinate Information

Description	Latitude	Longitude
Land	35.18113N	95.67485W

1087

ASSESSMENT INFORMATION

04/23/2018 15:01 9184237321

PAGE 03

Date: 4/23/2018

Property Assessment Information
Michelle Fields, Pittsburg County Assessor
 McAlester, Oklahoma 74501

Parcel Number 0000-11-08N-15E-0-301-01
Name PUBLIC SERVICE COMPANY
Owner Number 225,025.00 **DBA**

School District 2 Canadian-R
Deed Book/Page 967 / 368
Tax ID: 11,921

Legal Description

NE NE: E2 NW NE: E2 SE NE & S2 NW NW: E2 SW NW: SW SW NW: W2 SW: SE SW: S2 NE
 SW: S2 N2 SE: NE NE SE & S2 SE LESS E 361.5' OF S 361.5' OF SE SE SE: SEC 11
 ~8-15

Acres 397.000

Lots

Land Use Exempt

	Market	Assessed
Land	0	0
Improvements	0	0
Misc	0	0
Mfg Home	0	0
Total	0	0
Base Homestead		0
Additional Homestead		0
Disabled Veteran		0
Net Assessed		0

Mall Address

PUBLIC SERVICE COMPANY
 CENTRAL ASSESSED

00000

Property Location

Coordinate Information

Description	Latitude	Longitude
Land	35.18116N	95.69253W

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ASSESSMENT INFORMATION

04/23/2018 15:01 9184237321

PAGE 04

Date: 4/23/2018

Property Assessment Information
Michelle Fields, Pittsburg County Assessor
 McAlester, Oklahoma 74501

Parcel Number 0000-01-08N-15E-0-102-01
Name PUBLIC SERVICE COMPANY
Owner Number 225,025.00 **DBA**

School District 2 Canadian-R
Deed Book/Page 967 / 368
Tax ID: 11,862

Legal Description

SEC 1-8-15 SE SW SW NW: S2 SW SW SW NW: S2 NE SW SW NW: SW SE SW NW: SW DIAG
 1/2 S2 NW SE SW NW: TR IN SW SW NW BEG @ SW/C N2 SW SW SW NW, E 330', N 330',
 SWLY IN STG LN POB & W2 SW: W2 E2 SW: SE SE SW: W2 NE SE SW: W2 E2 NE SE SW:
 E2 SE NE SE SW: SW DIAG/2 OF E2 NE NE SE SW: W2 SE NE SW: W2 SE SE NE SW: SW
 DIAG/2 W2 NE SE NE SW: W2 NE NE SW: SE NE & W2 SW NE: A TR IN LOT 2 & W2 SW
 NE, BEG AT A PT ON E LN OF LOT 2 495' N OF SE/C, SWLY IN A STRGT LN TO A PT
 330' W & 165' N OF SE/C LOT 2, W 330' TO A PT 660' W & 165' N OF SE/C LOT 2,
 SWLY IN A STRGT LN TO A PT 495' E & 165' S OF NW/C OF W2 SW NE, SWLY IN A
 STRGT LN TO A PT ON S LN OF NE, PT BEING 165' OF SW/C, E 495', N 1320', E
 660', N 495' TO POB: E2 SE: E2 W2 SE: E2 W2 NW SE: E2 W2 W2 NW SE: E2 SW SE:
 E2 W2 SW SE: SW SW SW SE: SW DIAG/2 OF W2 NW SW SW SE: A TR IN E2 W2 NW SW
 SE, BEG AT NW/C, E 165', S 495', NWLY IN A STRGT LN TO POB:

Acres 397.820

Lots

Land Use Exempt

	Market	Assessed
Land	0	0
Improvements	0	0
Misc	0	0
Mfg Home	0	0
Total	0	0
Base Homestead		0
Additional Homestead		0
Disabled Veteran		0
Net Assessed		0

Mail Address

PUBLIC SERVICE COMPANY
 CENTRAL ASSESSED

. . 00000

Property Location

Coordinate Information

Description	Latitude	Longitude
Land	35.19450N	95.67473W

307

ASSESSMENT INFORMATION

04/23/2018 15:01 9184237321

PAGE 05

Date: 4/23/2018

Property Assessment Information
Michelle Fields, Pittsburg County Assessor
McAlester, Oklahoma 74501

Parcel Number 0000-02-08N-15E-0-401-01
Name PUBLIC SERVICE COMPANY
Owner Number 225,025.00 **DBA**

School District 2 Canadian-R
Deed Book/Page 967 / 368
Tax ID: 11,875

Legal Description

SW NE SE: SEC 2-8-15 SE SE: E2 SW SE: E2 E2 NW SE: SE DIAG 1/2 OF E2 W2 SE NW
 SE: NW NE SE: W2 E2 NE SE: SE SE NE SE: SW DIAG 1/2 OF W2 NE SE NE NE SE: SE
 SE SW NE: SE DIAG 1/2 OF NE SE SW NE: S2 SW SE NE: NW SW SE NE: W2 NE SW SE
 NE: SW DIAG 1/2 OF N2 NE SW SE NE: SW SE SE NE: SW DIAG 1/2 OF S2 NW SE SE
 NE:

Acres 120.650

Lots

Land Use Exempt

	Market	Assessed
Land	0	0
Improvements	0	0
Misc	0	0
Mfg Home	0	0
Total	0	0
Base Homestead		0
Additional Homestead		0
Disabled Veteran		0
Net Assessed		0

Mall Address
 PUBLIC SERVICE COMPANY
 CENTRAL ASSESSED

00000

Property Location

Coordinate Information

Description	Latitude	Longitude
Land	35.19286N	95.68688W

4 of 7

ASSESSMENT INFORMATION

04/23/2018 15:01 9184237321

PAGE 06

Date: 4/23/2018

Property Assessment Information Michelle Fields, Pittsburg County Assessor McAlester, Oklahoma 74501

Parcel Number 0000-06-08N-16E-0-203-01
Name PUBLIC SERVICE COMPANY
Owner Number 225,025.00 **DBA**

School District 2 Canadian-R
Deed Book/Page 967 / 368
Tax ID: 12,312

Legal Description

ALL LOT 4 (NW NW) LESS NW 3.31 ACS OF NW 7.82 ACS FOR LAKE EUFAULA IN SEC 6-8-16 LOT 3 (NE NW): LOT 5 (SW NW): LOTS 6 & 7 (W2 SW): NE SW: N2 SE SW: SW SE SW: W2 NW SE: SW SW NE: SE NW: SEC 6-8-16

Acres 322.560

Lots

Land Use Exempt

	Market	Assessed
Land	0	0
Improvements	0	0
Misc	0	0
Mfg Home	0	0
Total	0	0
Base Homestead		0
Additional Homestead		0
Disabled Veteran		0
Net Assessed		0

Mail Address

PUBLIC SERVICE COMPANY
CENTRAL ASSESSED

00000

Property Location

Coordinate Information

Description	Latitude	Longitude
Land	35.19554N	95.66053W

5127

ASSESSMENT INFORMATION

04/23/2018 15:01 9184237321

PAGE 07

Date: 4/23/2018

Property Assessment Information
Michelle Fields, Pittsburg County Assessor
 McAlester, Oklahoma 74501

Parcel Number 0000-07-08N-16E-0-302-01
Name PUBLIC SERVICE COMPANY
Owner Number 225,025.00 **DBA**

School District 2 Canadian-R
Deed Book/Page 967 / 368
Tax ID: 12,326

Legal Description

N2 NW SE SW: SW NE SW: LOT 4 LYG N OF HWY 113 (PT SW SW): W 17.92ACS LOT 3
 (W2 NW SW): SEC 7-8-16

Acres 69.000

Lots

Land Use Exempt

	Market	Assessed
Land	0	0
Improvements	0	0
Misc	0	0
Mfg Home	0	0
Total	0	0
Base Homestead		0
Additional Homestead		0
Disabled Veteran		0
Net Assessed		0

Mall Address

PUBLIC SERVICE COMPANY
 CENTRAL ASSESSED

. . 00000

Property Location

Coordinate Information

Description	Latitude	Longitude
Land	35.17749N	95.66292W

10027

ASSESSMENT INFORMATION

04/23/2018 15:01 9184237321

PAGE 08

Date: 4/23/2018

Property Assessment Information
Michelle Fields, Pittsburg County Assessor
McAlester, Oklahoma 74501

Parcel Number 0000-13-08N-15E-0-101-01
Name PUBLIC SERVICE COMPANY
Owner Number 225,025.00 **DBA**

School District 2 Canadian-R
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Tax ID: 11,928

Legal Description

E2 NW: W2 NE: SEC 13-8-15

Acres 160.000

Lots

Land Use Exempt

	Market	Assessed
Land	0	0
Improvements	0	0
Misc	0	0
Mfg Home	0	0
Total	0	0
Base Homestead		0
Additional Homestead		0
Disabled Veteran		0
Net Assessed		0

Mail Address

PUBLIC SERVICE COMPANY
CENTRAL ASSESSED

00000

Property Location

Coordinate Information

Description	Latitude	Longitude
Land	35.17026N	95.67489W

707

PROPERTY PHOTOS

TRACT 1



TRACT 1



TRACT 2



TRACT 2



TRACT 3



TRACT 3



TRACT 3



TRACT 4



TRACT 5



TRACT 5



TRACT 5



TRACT 5



SPRAYING ON TRACT 5



TRACT 6



TRACT 7



TRACT 7



TRACT 10



TRACT 11



TRACT 11



TRACT 11



TRACT 11



TRACT 13



TRACT 15



TRACT 15



TRACT 16



TRACT 16



Southwest Corner



Tract 16 - Southeast Corner



TRACT 4



TRACTS 5, 6 & 8



TRACT 11



TRACTS 13, 14 & 15



TRACT 7



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