

Exciting

NEAR MUSTANG, OK

LAND AUCTION

Thursday, June 17 • 5pm
held at Mustang Town Center, Mustang, OK • Online Bidding Available

CANADIAN COUNTY
OKLAHOMA

- Mustang School District
- Numerous Potential Homesites
- Extensive Paved Road Frontage
- Ponds, Creeks and Beautiful Views
- Excellent Development Potential



INFORMATION *Booklet*

318± acres

OFFERED IN 19 TRACTS
from 3± to 65± acres

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.

**AUCTION
MANAGER**

BRENT WELLINGS • 405.332.5505 • 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 Schrader iOS app



BOOKLET INDEX



Real Estate Auction Registration Forms

Location Map

Tract Maps

Tract Descriptions & Auction Terms

Soils Maps & Productivity Information

Topography Maps

Flood Zone Maps

Tax Statements

Preliminary Title

Property Photos



BIDDER PRE-REGISTRATION FORM

THURSDAY, JUNE 17, 2021

318 ACRES – MUSTANG, 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,
Email to auctions@schraderauction.com or brent@schraderauction.com, no later than Thursday, June 10,
2021.

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
318± Acres • Mustang, Oklahoma
Thursday, June 17, 2021

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

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 17, 2021 at 5:00 PM CT.
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; email: auctions@schraderauction.com

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 10, 2021**. Send your deposit and return this form email to **auctions@schraderauction.com or brent@schraderauction.com**.

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:

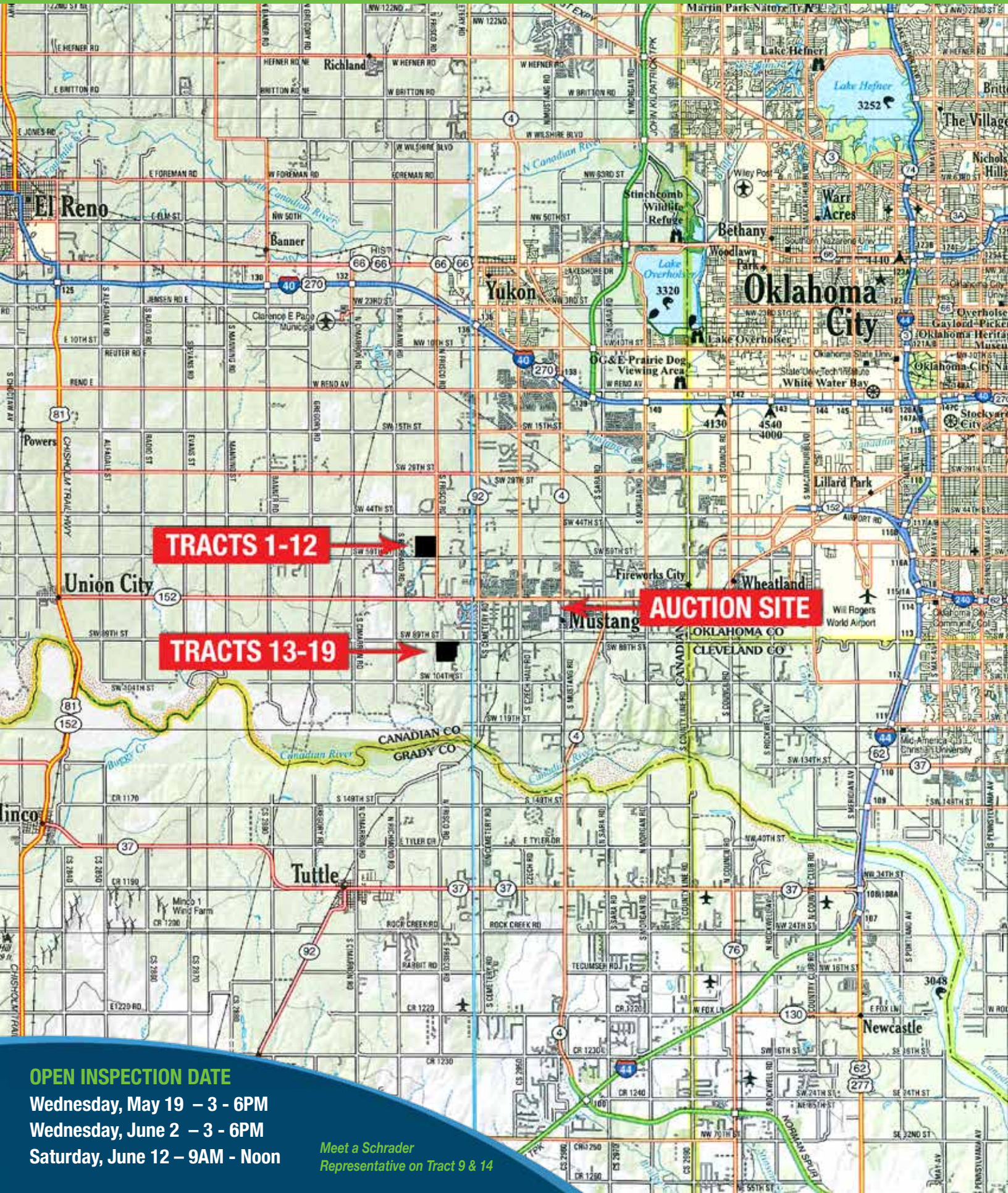
E-mail address of registered bidder: _____

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 260-244-7606.

LOCATION MAP



LOCATION MAP



TRACTS 1-12

TRACTS 13-19

AUCTION SITE

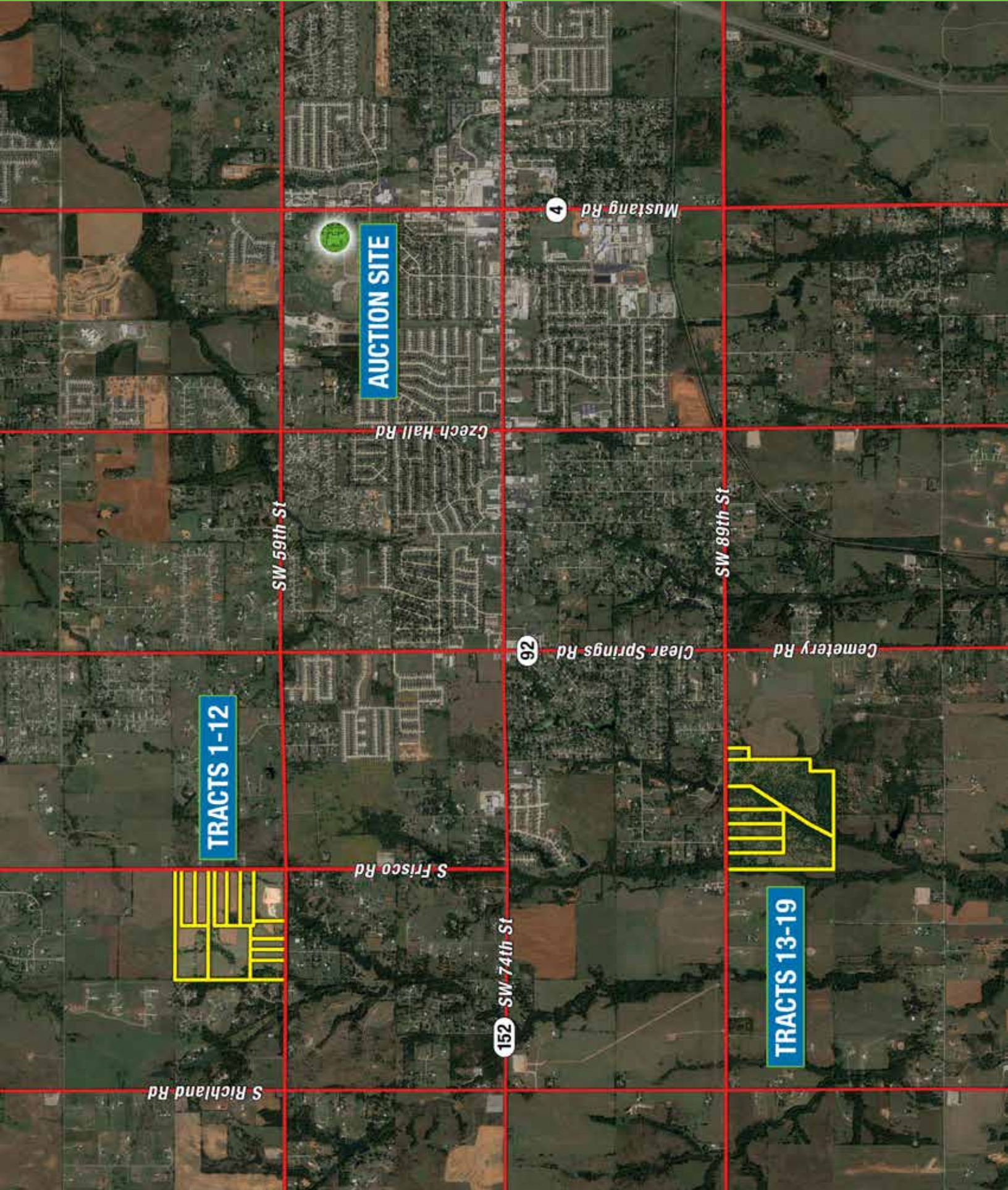
OPEN INSPECTION DATE
Wednesday, May 19 – 3 - 6PM
Wednesday, June 2 – 3 - 6PM
Saturday, June 12 – 9AM - Noon

Meet a Schrader
Representative on Tract 9 & 14

TRACT MAPS



TRACT MAP



AUCTION SITE

TRACTS 1-12

TRACTS 13-19

4

92

152

Mustang Rd

Czech Hall Rd

SW 59th St

SW 89th St

Clear Springs Rd

Cemetery Rd

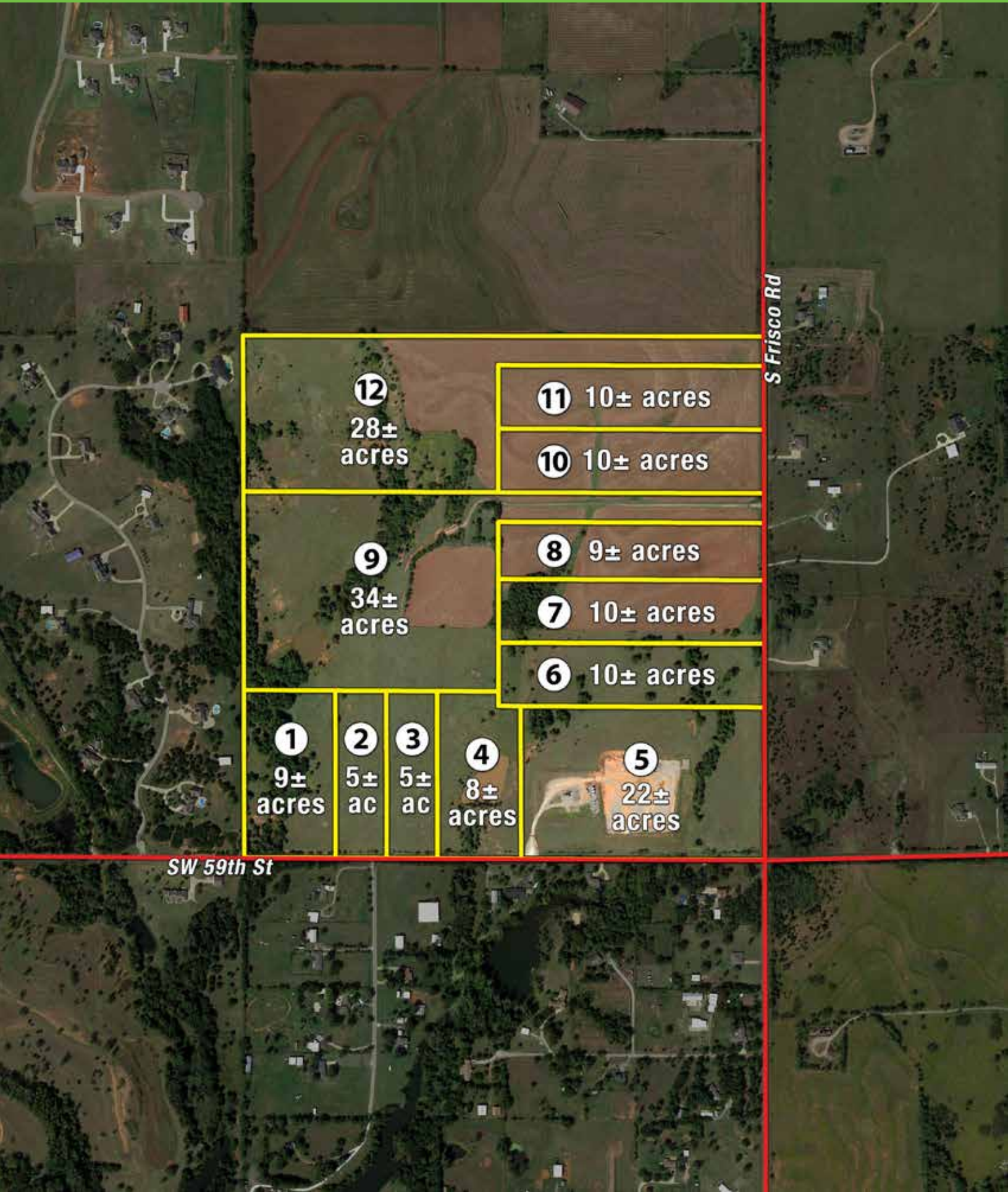
S Frisco Rd

SW 74th St

S Richard Rd

TRACT MAP

TRACTS 1-12



12
28±
acres

11 10± acres

10 10± acres

9
34±
acres

8 9± acres

7 10± acres

6 10± acres

1
9±
acres

2
5±
ac

3
5±
ac

4
8±
acres

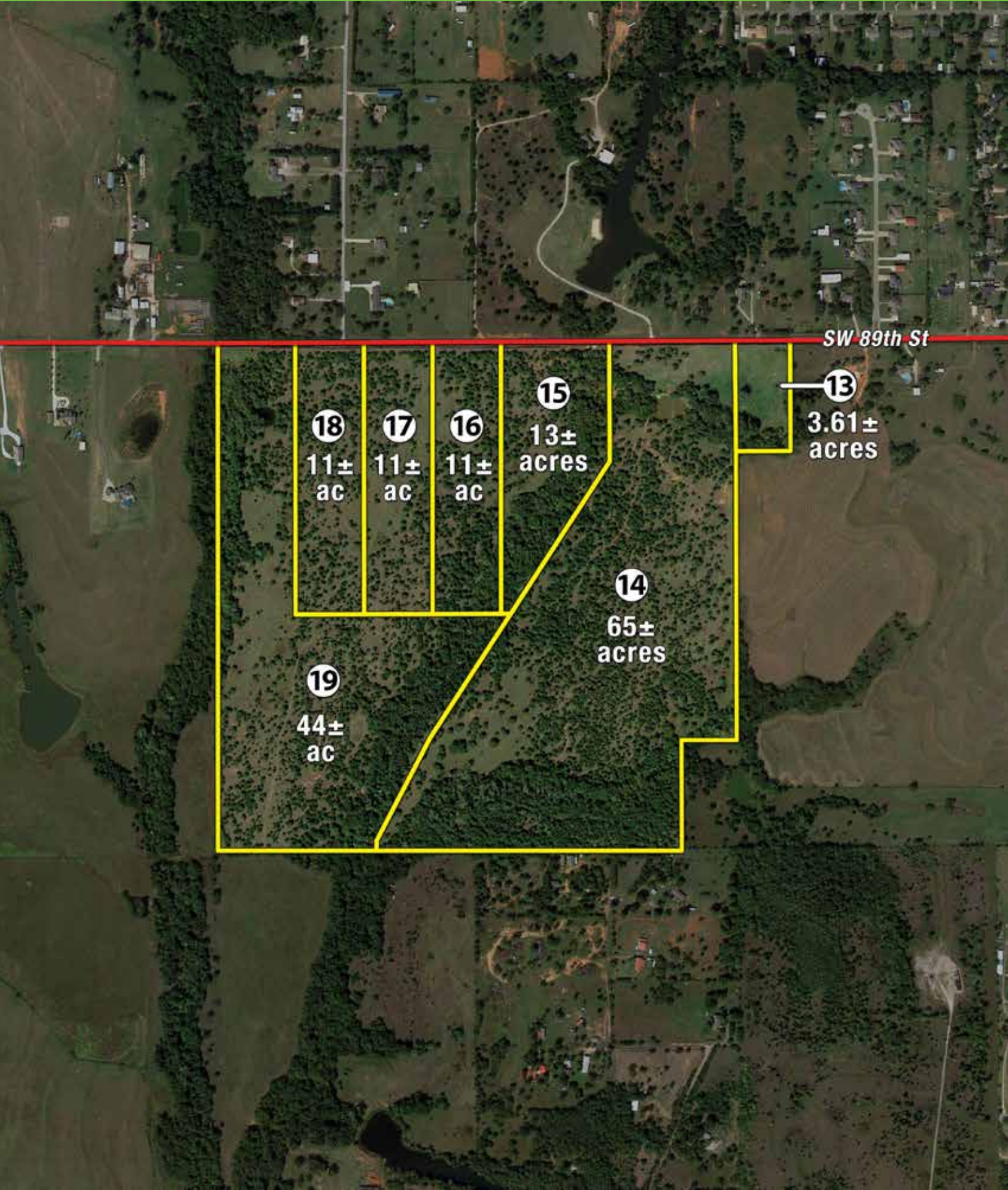
5
22±
acres

S Frisco Rd

SW 59th St

TRACT MAP

TRACTS 13-19



SW 89th St

13

3.61±
acres

15

13±
acres

16

11±
ac

17

11±
ac

18

11±
ac

14

65±
acres

19

44±
ac

TRACT DESCRIPTIONS





318± acres all in Mustang Schools and all sitting on paved roads! This auction represents an outstanding opportunity for the homesite, developer and investment minded Buyer to acquire some high-quality real estate. The properties are all located within Oklahoma City Limits and offer a variety of features to prospective Buyers. Multiple tracts boast open pasture land, large trees, ponds, stunning views and lots of potential to use the property for your desired purpose. Buyers are able to bid on any individual tracts or combination of tracts that fit your needs. Study the auction tract map and photographs to see which property is the best fit for you!

TRACT 1: 9± acres fronting SW 59th St, excellent potential building site with large trees and some beautiful open pasture.

TRACT 2: 5± acres fronting SW 59th St, great elevation on this tract with surrounding views.

TRACT 3: 5± acres fronting SW 59th St, another tract with awesome views of the surrounding.

TRACT 4: 8± acres fronting SW 59th St, beautiful pond on this tract!

TRACT 5: 22± acres on the intersection of SW 59th and S. Frisco Rd, nice corner lot!

TRACT 6: 10± acres fronting S. Frisco Rd, great mixture of trees and open pasture.

TRACT 7: 10± acres fronting S. Frisco Rd, excellent potential building site with a nice pocket of trees in the back.

TRACT 8: 9± acres fronting S. Frisco Rd, another excellent potential building site!

TRACT 9: 34± acres access fronting S. Frisco Rd, this tract is stunning with a nice pond, tree lined creek and plenty of room to build your dream home!

TRACT 10: 10± acres fronting S. Frisco Rd, another excellent potential building site with great topography.

TRACT 11: 10± acres fronting S. Frisco Rd, another nice tract to choose from.

TRACT 12: 28± acres access fronting S. Frisco Rd with an excellent combination of open pasture and trees in the back, a stunning building site!

TRACT 13: 3.61± acres fronting SW 89th St, beautiful potential building site with large trees in back.

TRACT 14: 65± acres with a nice pond along the front, beautiful creek on the back side and all the room you could want to roam! This could be an outstanding building site or development tract.

TRACT 15: 13± acres fronting SW 89th St, with a clear water creek running along the east side!

TRACT 16: 11± acres fronting SW 89th St, lots of potential building site options here!

TRACT 17: 11± acres fronting SW 89th St, excellent potential building site!

TRACT 18: 11± acres fronting SW 89th St, another great option to investigate!

TRACT 19: 44± acres fronting SW 89th St, gorgeous clear water pond in the front section and awesome creek views in the back. Lots of room to pick your dream home spot or develop here!

TERMS AND CONDITIONS

PROCEDURE: Tracts 1 through 19 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 Special 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 shall be at closing.

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

MINERALS: Owner specifically excepts and reserves all minerals, including without limitation, oil, gas, coal, coalbed methane, and all other hydrocarbons, lignite, all metallic minerals, if any, and all other minerals of every kind and nature on, in and under associated with the referenced Property and all rights appurtenant thereto, and the term "Property" shall not include any mineral rights.

ACREAGE AND TRACTS: All acreages, dimensions and square footages are approximate and have been estimated based on current legal descriptions, property tax records 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.

INSPECTIONS: A prospective Buyer shall carefully inspect the Property and any improvements, components, fixtures, equipment or appliances in or on the Property and, if desired,

have the Property inspected by an expert of Buyer's choosing. Buyer is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the Property.

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.

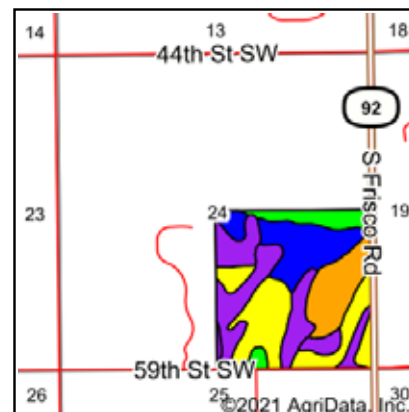
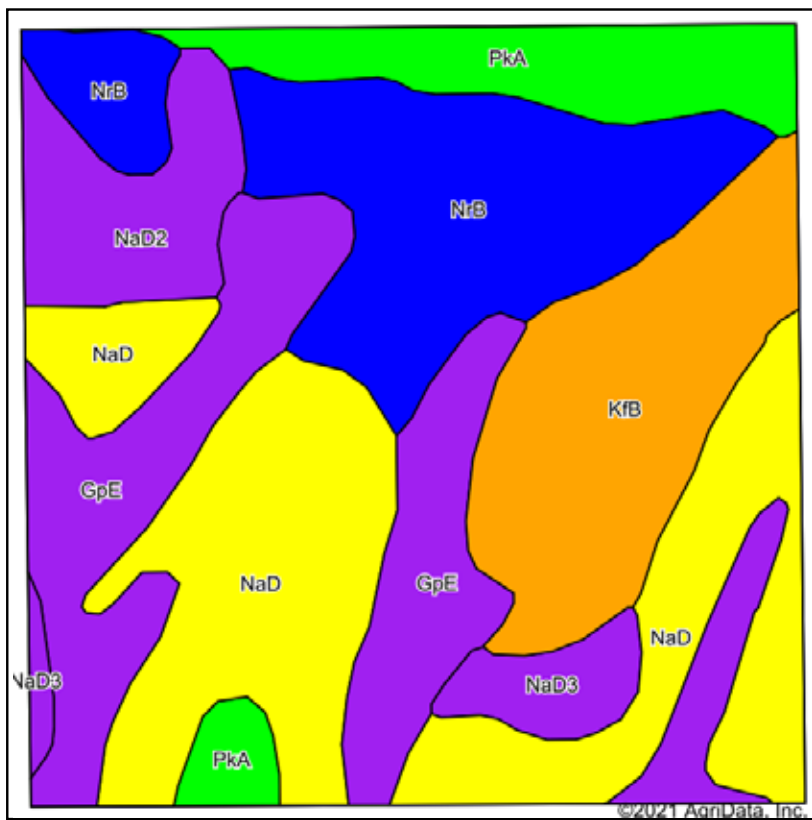
NEW DATE, CORRECTIONS AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes or additions to the property information.

SOILS MAPS



SOILS MAP

TRACTS 1-12



State: **Oklahoma**
 County: **Canadian**
 Location: **24-11N-6W**
 Township: **East Canadian**
 Acres: **160.8**
 Date: **4/22/2021**



© AgriData, Inc. 2021 www.AgriDataInc.com

Soils data provided by USDA and NRCS.

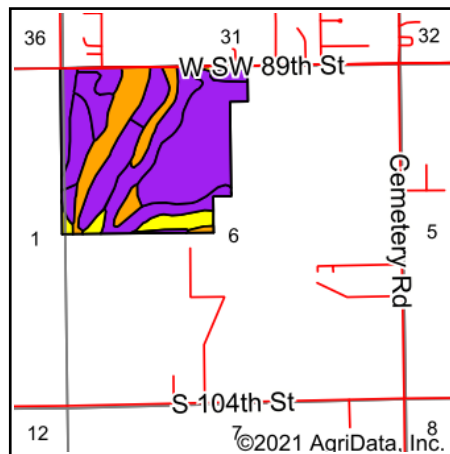
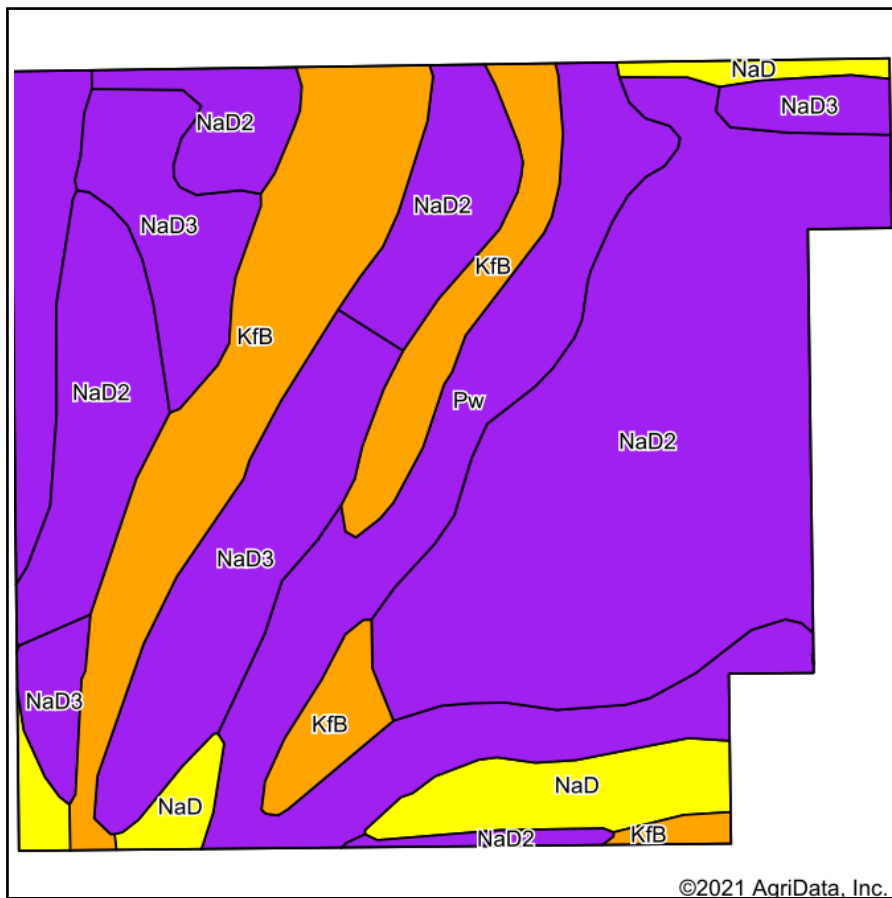
Area Symbol: OK017, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Barley	Caucasian bluestem	Cotton lint	Grain sorghum	Improved bermudagrass	Introduced bluestem	Peanuts	Weeping lovegrass	Wheat	
NaD	Nash-Ironmound complex, 3 to 8 percent slopes	44.98	28.0%		IVe		16		6	20		4		5	14	
GpE	Grant-Port, frequently flooded, complex, 0 to 12 percent slopes	32.13	20.0%		Vle		2	3	44	30		5	5	1	22	
NrB	Norge silt loam, 1 to 3 percent slopes	30.18	18.8%		Ile	Ile	1	6	419	54		6	5	119	5	
KfB	Kingfisher silt loam, 1 to 3 percent slopes	23.62	14.7%		IIle		2		13	40		5	5		30	
PKA	Pond Creek silt loam, 0 to 1 percent slopes	14.12	8.8%		Ile	Ile			58	50		5	5	85	35	
NaD2	Nash-Ironmound complex, 3 to 8 percent slopes, eroded	10.52	6.5%		Ve		8			11		3			10	
NaD3	Nash-Ironmound complex, 3 to 8 percent slopes, severely eroded	5.25	3.3%		Vle							3			1	
Weighted Average							5.9	1.7	96.1	32.7		4.7	3.1	29.8	2.7	23

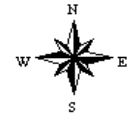
Soils data provided by USDA and NRCS.

SOILS MAP

TRACTS 13-19



State: **Oklahoma**
 County: **Canadian**
 Location: **6-10N-5W**
 Township: **East Canadian**
 Acres: **155.79**
 Date: **4/22/2021**



Soils data provided by USDA and NRCS.

©2021 AgriData, Inc.

© AgriData, Inc. 2021

www.AgrDataInc.com

Area Symbol: OK017, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Barley	Cotton lint	Grain sorghum	Improved bermudagrass	Introduced bluestem	Oats	Weeping lovegrass	Wheat
NaD2	Nash-Ironmound complex, 3 to 8 percent slopes, eroded	64.70	41.5%		Ve	8		11	3			2	10
Pw	Port silty clay loam, 0 to 1 percent slopes, frequently flooded	29.94	19.2%		Vw				9				
KfB	Kingfisher silt loam, 1 to 3 percent slopes	26.95	17.3%		Ille	2	13	40	5	5	2		30
NaD3	Nash-Ironmound complex, 3 to 8 percent slopes, severely eroded	24.33	15.6%		Vle				3				1
NaD	Nash-Ironmound complex, 3 to 8 percent slopes	9.87	6.3%		Ive	16	6	20	4			5	14
Weighted Average						4.7	2.6	12.8	4.6	0.9	0.3	1.1	10.4

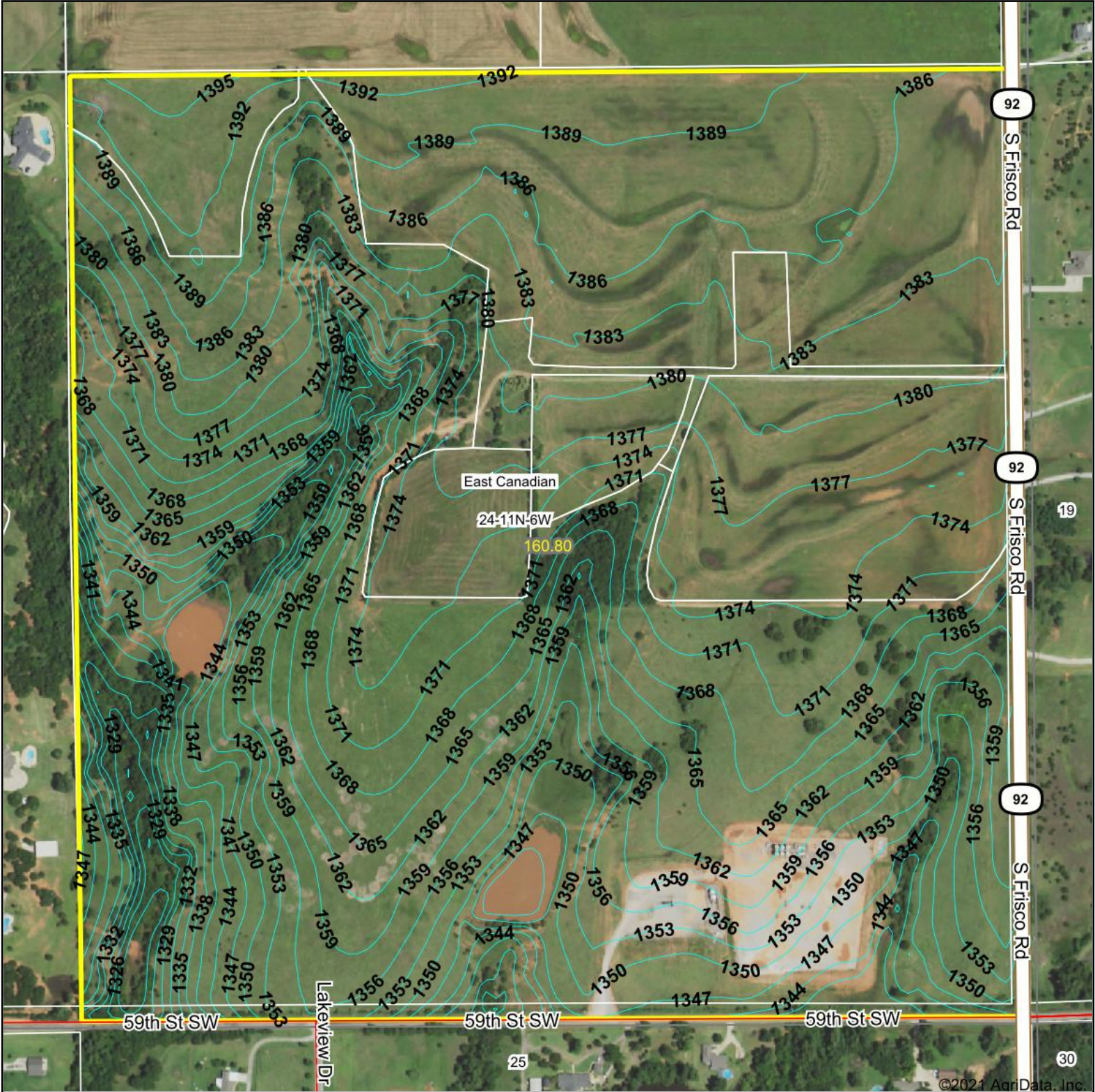
Soils data provided by USDA and NRCS.

TOPOGRAPHY MAPS

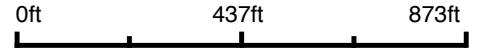


TOPOGRAPHY MAP

TRACTS 1-12



Source: USGS 10 meter dem
 Interval(ft): 3.0
 Min: 1,320.2
 Max: 1,395.6
 Range: 75.4
 Average: 1,368.3
 Standard Deviation: 16.04 ft



4/22/2021

24-11N-6W
 Canadian County
 Oklahoma

Map Center: 35° 24' 34.93, -97° 46' 54.83

Maps Provided By

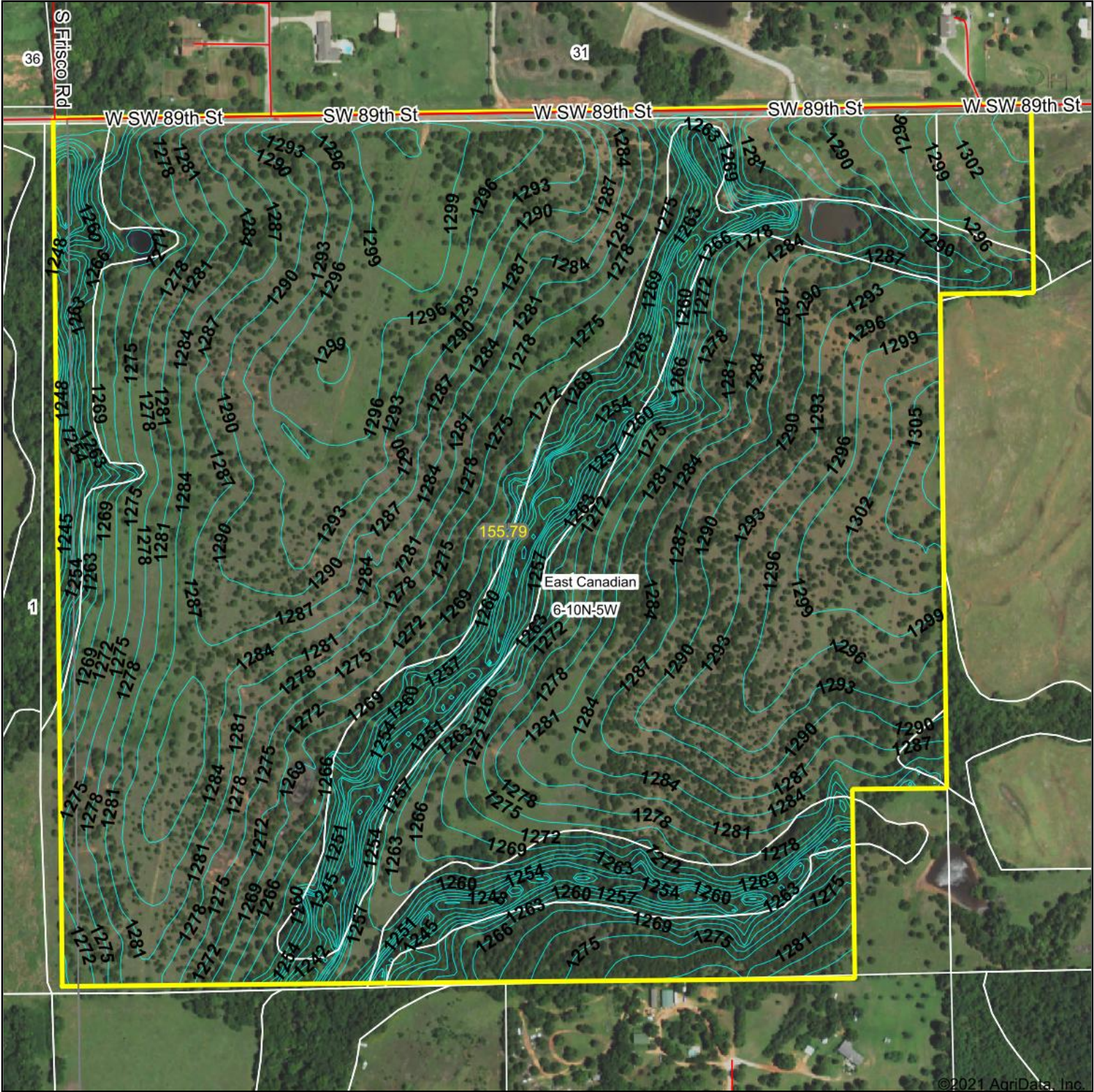
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2021 www.AgrIDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

©2021 AgriData, Inc.

TOPOGRAPHY MAP

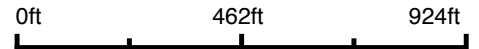
TRACTS 13-19



©2021 AgriData, Inc.



Source: USGS 10 meter dem
 Interval(ft): 3.0
 Min: 1,234.4
 Max: 1,309.4
 Range: 75.0
 Average: 1,280.5
 Standard Deviation: 14.21 ft



4/22/2021

6-10N-5W
 Canadian County
 Oklahoma

Map Center: 35° 22' 25.05, -97° 46' 22.37

Maps Provided By:



© AgriData, Inc. 2021 www.AgriDataInc.com

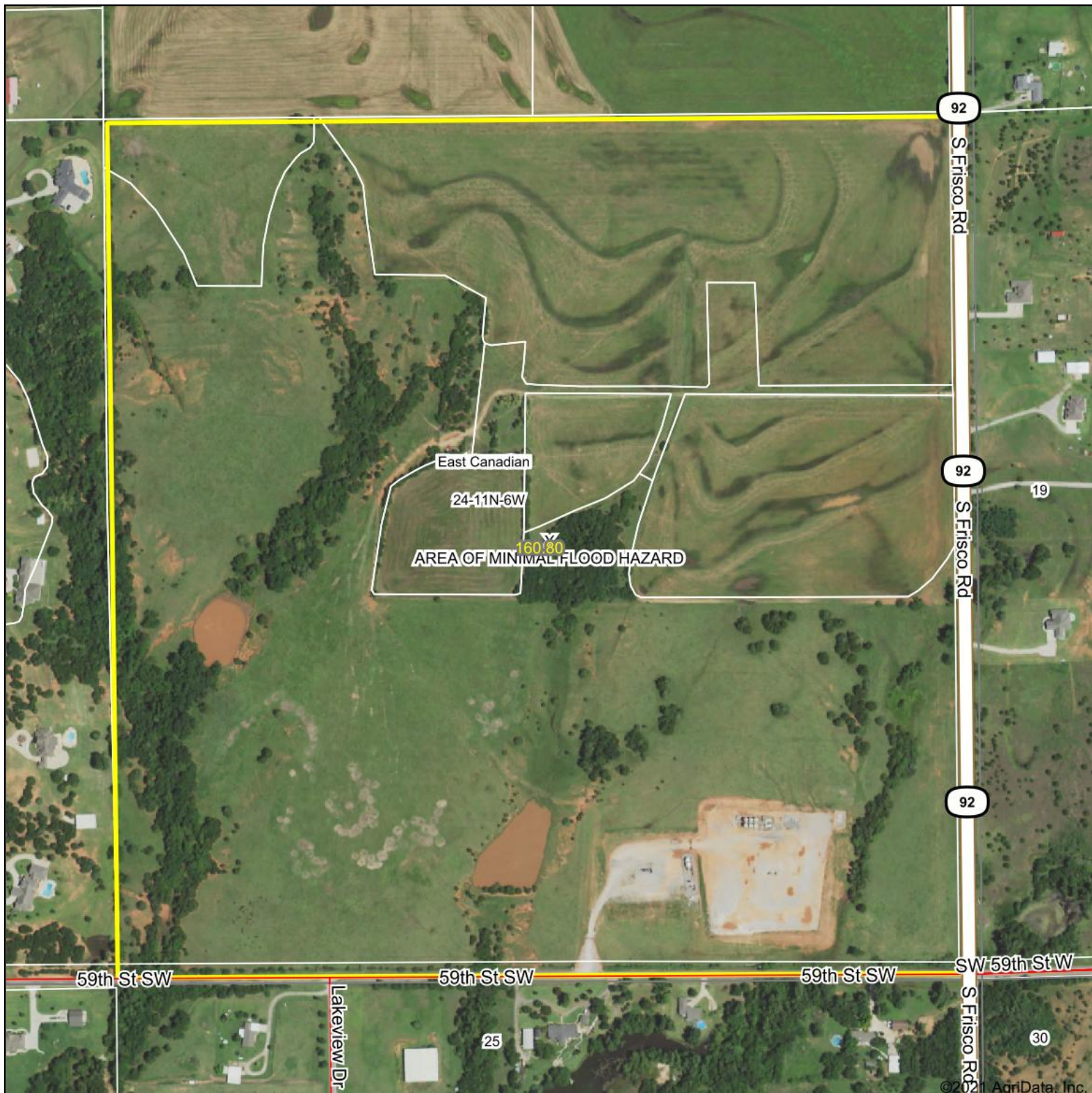
Field borders provided by Farm Service Agency as of 5/21/2008.

FLOOD ZONE MAPS



FLOOD ZONE MAP

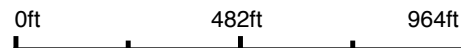
TRACTS 1-12



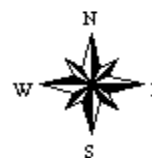
©2021 AgriData, Inc.



Map Center: 35° 24' 34.93, -97° 46' 54.83



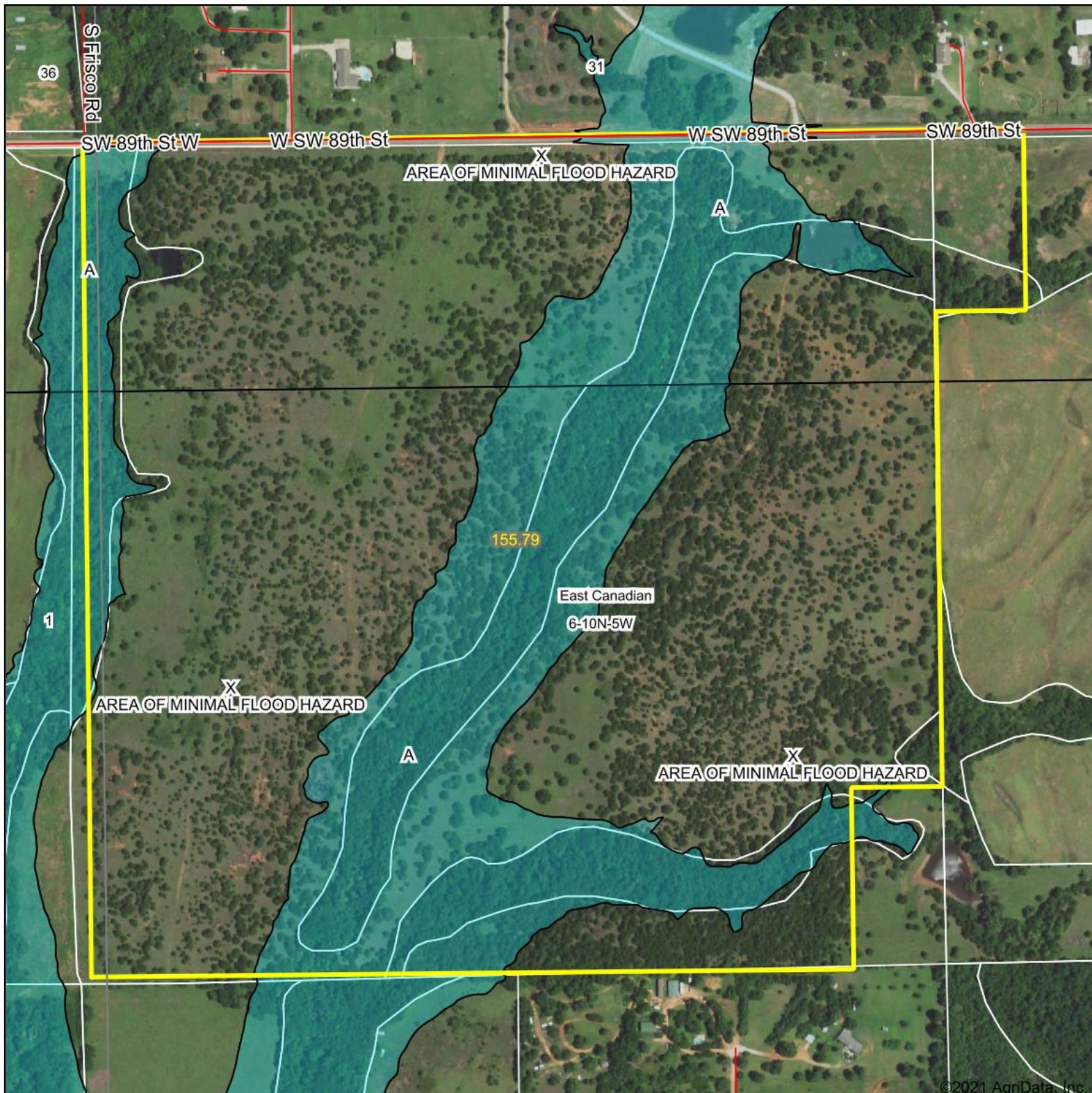
24-11N-6W
Canadian County
Oklahoma



4/22/2021

FLOOD ZONE MAP

TRACTS 13-19



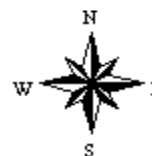
©2021 AgriData, Inc.



Map Center: 35° 22' 25.05, -97° 46' 22.37



6-10N-5W
Canadian County
Oklahoma



4/22/2021

TAX STATEMENTS



TAX STATEMENTS

TRACTS 1-12

Tax Roll Inquiry

Canadian County Treasurer



Carolyn M Leck, Treasurer
201 N. Choctaw Avenue El Reno, OK 73036
Phone: 405-295-6330
Fax: 405-422-2454
E-Mail: canadiancountytreasurer@yahoo.com



Owner Name and Address

HILSENDAGER, SARAH T ETAL TRUSTEES
JAMES H TYLER ETAL IRREV TRUST
C/O BOKF, N.A. DBA BANK OF OKL
PO BOX 24128
OKLAHOMA CITY OK 73124-0000

Taxroll Information

Tax Year : 2020
Property ID : 171244-000000-000000
Location :
School District : 69R6 I-MUSTANG/RURAL/V6
Type of Tax : Real Estate Mills : 100.27
Tax ID : 10476

Legal Description and Other Information:

T11N R06W S24 SE4 BEING SE4 160.00 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	3558	Base Tax	357.00
Improvements	0	Penalty	0.00
Net Assessed	3558	Fees	0.00
		Payments	357.00
		Total Paid	357.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/15/2020	20711	Check	Taxes	357.00	BOK FINANCIAL->Check# 7291

TAX STATEMENTS

TRACT 13

Tax Roll Inquiry

Canadian County Treasurer



Carolyn M Leck, Treasurer
201 N. Choctaw Avenue El Reno, OK 73036
Phone: 405-295-6330
Fax: 405-422-2454
E-Mail: canadiancountytreasurer@yahoo.com



Owner Name and Address

HILSENDAGER, SARAH T ETAL TRUSTEES
JAMES H TYLER ETAL IRREV TRUST
C/O BOKF, N.A. DBA BANK OF OKL
PO BOX 24128
OKLAHOMA CITY OK 73124-0000

Taxroll Information

Tax Year : 2020
Property ID : 111061-000000-000003
Location :
School District : 69R6 I-MUSTANG/RURAL/V6
Type of Tax : Real Estate Mills : 100.27
Tax ID : 221

Legal Description and Other Information:

T10N R05W S06 NE4 A#3 BEG NW/C, TH E17 RDS S34 RDS W17 RDS N34 RDS POB 3.61 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	33	Base Tax	3.00
Improvements	0	Penalty	0.00
Net Assessed	33	Fees	0.00
		Payments	3.00
		Total Paid	3.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/15/2020	20713	Check	Taxes	3.00	BOK FINANCIAL->Check# 7291

TAX STATEMENTS

TRACTS 14-19

Tax Roll Inquiry

Canadian County Treasurer



Carolyn M Leck, Treasurer
 201 N. Choctaw Avenue El Reno, OK 73036
 Phone: 405-295-6330
 Fax: 405-422-2454
 E-Mail: canadiancountytreasurer@yahoo.com



Owner Name and Address

HILSENDAGER, SARAH T ETAL TRUSTEES
 JAMES H TYLER ETAL IRREV TRUST
 C/O BOKF, N.A. DBA BANK OF OKL
 PO BOX 24128
 OKLAHOMA CITY OK 73124-0000

Taxroll Information

Tax Year : 2020
 Property ID : 111062-000000-000001
 Location :
 School District : 69R6 I-MUSTANG/RURAL/V6
 Type of Tax : Real Estate Mills : 100.27
 Tax ID : 225

Legal Description and Other Information:

T10N R05W S06 NW4 A#1 NW4 LESS 3A 154.99 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	1485	Base Tax	149.00
Improvements	0	Penalty	0.00
Net Assessed	1485	Fees	0.00
		Payments	149.00
		Total Paid	149.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/15/2020	20712	Check	Taxes	149.00	BOK FINANCIAL->Check# 7291

PROPERTY PHOTOS



TRACTS 1-12 - NORTHWEST CORNER



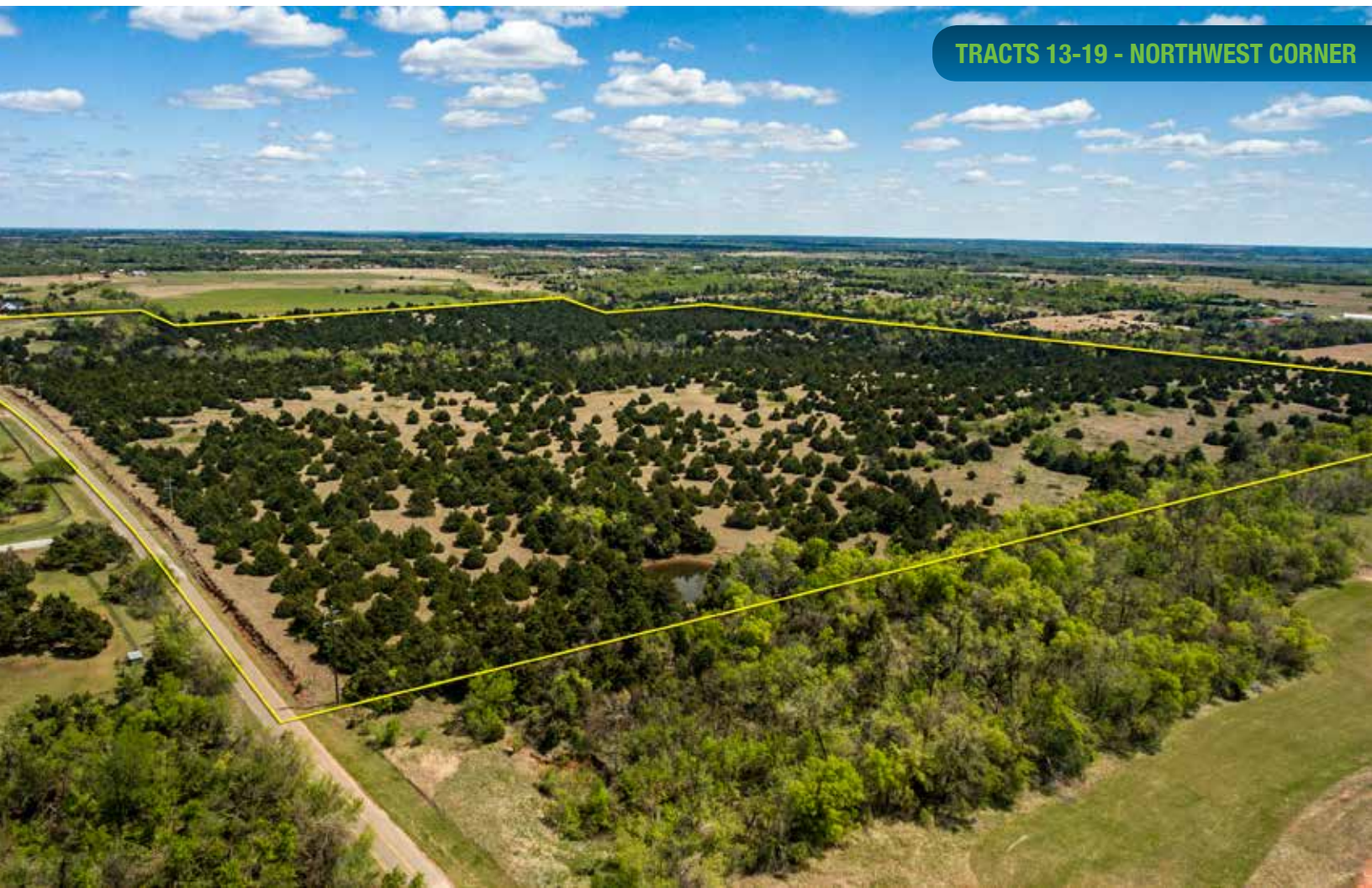
TRACTS 1-12 - NORTHEAST CORNER



TRACTS 13-19 - NORTHEAST CORNER



TRACTS 13-19 - NORTHWEST CORNER



TRACTS 1-4



TRACT 1



TRACT 1



TRACT 2



TRACT 2



TRACT 3





TRACT 5



TRACTS 5 & 6



TRACTS 5 & 6 - ROAD FRONTAGE



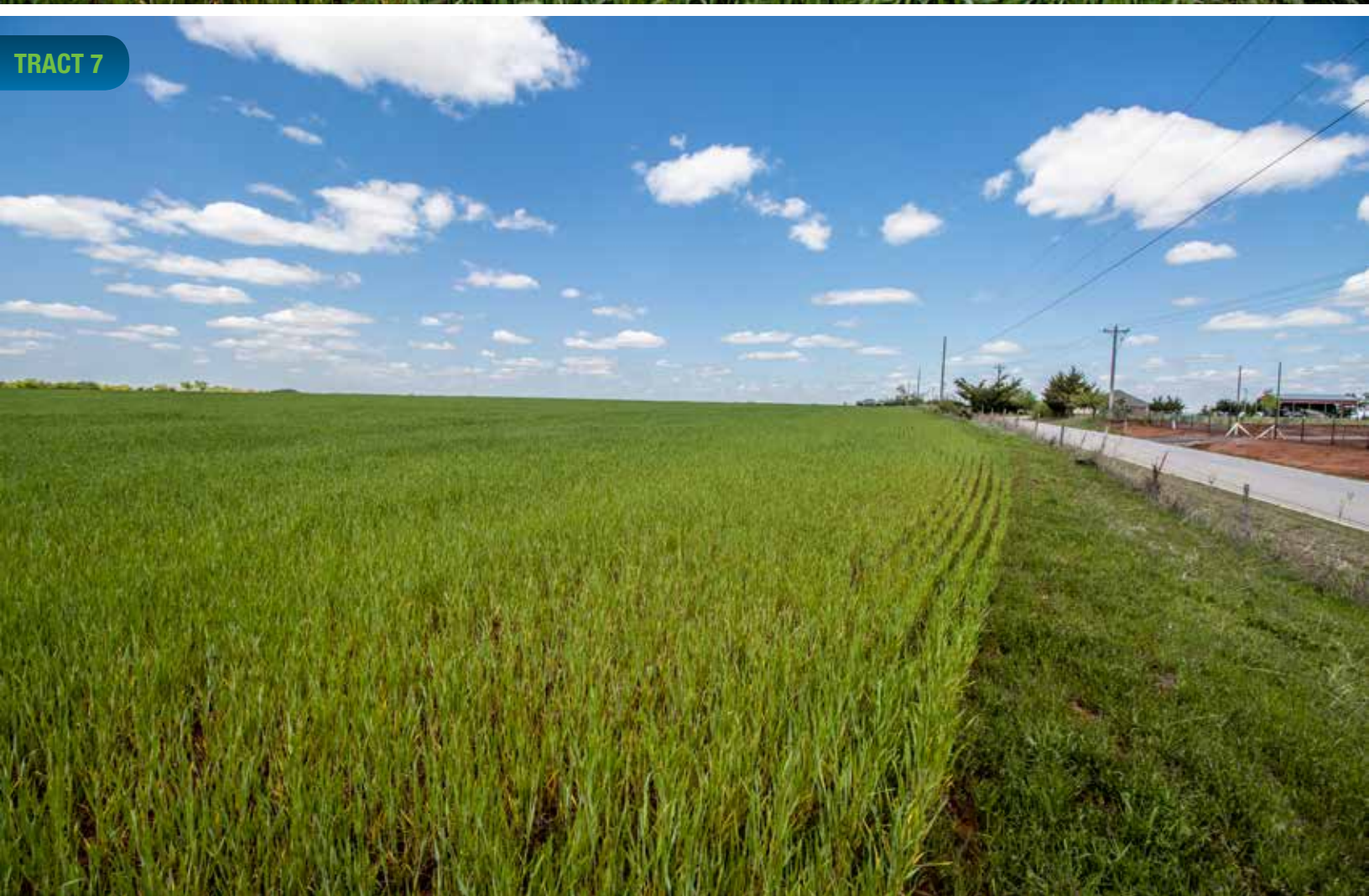
TRACT 6



TRACT 7



TRACT 7



TRACT 8



TRACTS 8 & 9 - ROAD FRONTAGE



TRACT 9 - ENTRANCE



TRACT 9





TRACTS 10, 11 & 12 - ROAD FRONTAGE



TRACT 10





TRACT 13



TRACT 13





TRACT 14



TRACT 14





TRACTS 15-16 - ROAD FRONTAGE



TRACT 16





TRACTS 17, 18 & 19 - ROAD FRONTAGE



TRACT 17





TRACT 19



TRACT 19







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

950 North Liberty Drive, Columbia City, IN 46725
800.451.2709 • 260.244.7606 • www.schraderauction.com

