

McClain and Garvin County, OK

# LAND Auction

# 308±

# Acres

offered in 10 tracts

Near Purcell & Elmore City



Tract 9 - South Canadian River



Tract 3



Tract 8



Tract 7



# INFORMATION BOOKLET

- Investment Opportunities
- Potential Building Sites
  - South Canadian River Frontage!
  - Hunting, Fishing & Recreation

405-332-5505  
[SchraderAuction.com](http://SchraderAuction.com)



## Wednesday, October 13<sup>th</sup> • 6pm

Held at McClain County OSU Extension Service

## DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

**AUCTION COMPANY:** Schrader Real Estate and Auction Company, Inc.

**AUCTION MANAGER:** Brent Wellings, 405-332-5505



**SCHRADER REAL ESTATE & AUCTION CO., INC.**  
950 N. Liberty Dr., Columbia City, IN 46725  
**260-244-7606 or 800-451-2709**  
**SchraderAuction.com**

### **AUCTION TERMS & 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.

**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.

**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, 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.

**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.

# BOOKLET INDEX

- **BIDDER PRE-REGISTRATION FORM**
- **ONLINE BIDDING REGISTRATION FORM**
- **LOCATION & AERIAL TRACT MAPS**
- **SOIL INFORMATION (Soils, Topography & Flood Zone Maps)**
- **TRAFFIC COUNT MAP (Tract 8)**
- **TAX STATEMENTS**
- **PHOTOS**



Tract 8 - South View

# REGISTRATION FORMS

# **BIDDER PRE-REGISTRATION FORM**

**WEDNESDAY, OCTOBER 13, 2021**

**308 ACRES – PURCELL & ELMORE CITY, 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](mailto:auctions@schraderauction.com) or [brent@schraderauction.com](mailto:brent@schraderauction.com), no later than Wednesday,  
October 6, 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**  
**308± Acres • McClain & Garvin County,**  
**Oklahoma**  
**Wednesday, October 13, 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 Wednesday, October 13, 2021 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](http://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; email: [auctions@schraderauction.com](mailto: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, Wednesday, October 6, 2021**. Send your deposit and return this form via email to: **[auctions@schraderauction.com](mailto:auctions@schraderauction.com) or [brent@schraderauction.com](mailto: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](mailto:kevin@schraderauction.com) or call Kevin Jordan at 260-244-7606.



# **LOCATION & AERIAL TRACT MAPS**

# LOCATION MAP & TRACT DESCRIPTIONS

## INSPECTION DATES:

FRIDAY, SEPTEMBER 24<sup>TH</sup>

Tracts 1-7 • 2-4PM

Tracts 8-10 • 5-7PM

FRIDAY, OCTOBER 8<sup>TH</sup>

Tracts 1-7 • 2-4PM

Tracts 8-10 • 5-7PM

### DIRECTIONS TO AUCTION PROPERTY:

See auction website for detailed maps of all tracts and locations.

### GENERAL DESCRIPTION:

We are pleased to offer this unique portfolio of LAND holdings in McClain and Garvin Counties. This is a truly diverse offering of land, including: South Canadian River frontage land with outstanding recreational features, corner lots in Purcell along Green Ave (Hwy 74) with great development potential, Highway 74 frontage south of Purcell with excellent homesite potential and pasture/hunting land near Elmore City. The diversity of this offering creates an exciting opportunity for Buyers! Review the individual tract descriptions and property maps in detail to see the tract that best fits your needs!

### TRACT DESCRIPTIONS:

**TRACT 1: 10± ACRES** along Highway 74 just south of Purcell, excellent potential building site with great elevation and views!

**TRACT 2: 29± ACRES** along Hwy 74, awesome combination of mature trees along the creek bottom and open pastureland. Beautiful potential building site!

**TRACT 3: 29± ACRES** on Hwy 74, another great combination of trees and open pasture with plenty of space to potentially build a big pond.

**TRACT 4: 20± ACRES** on Hwy 74, mostly open pasture and trees in the back with a great view of the creek bottom below!

**TRACT 5: 10.14± ACRES** on Hwy 74, gorgeous tract of land for a potential homesite.

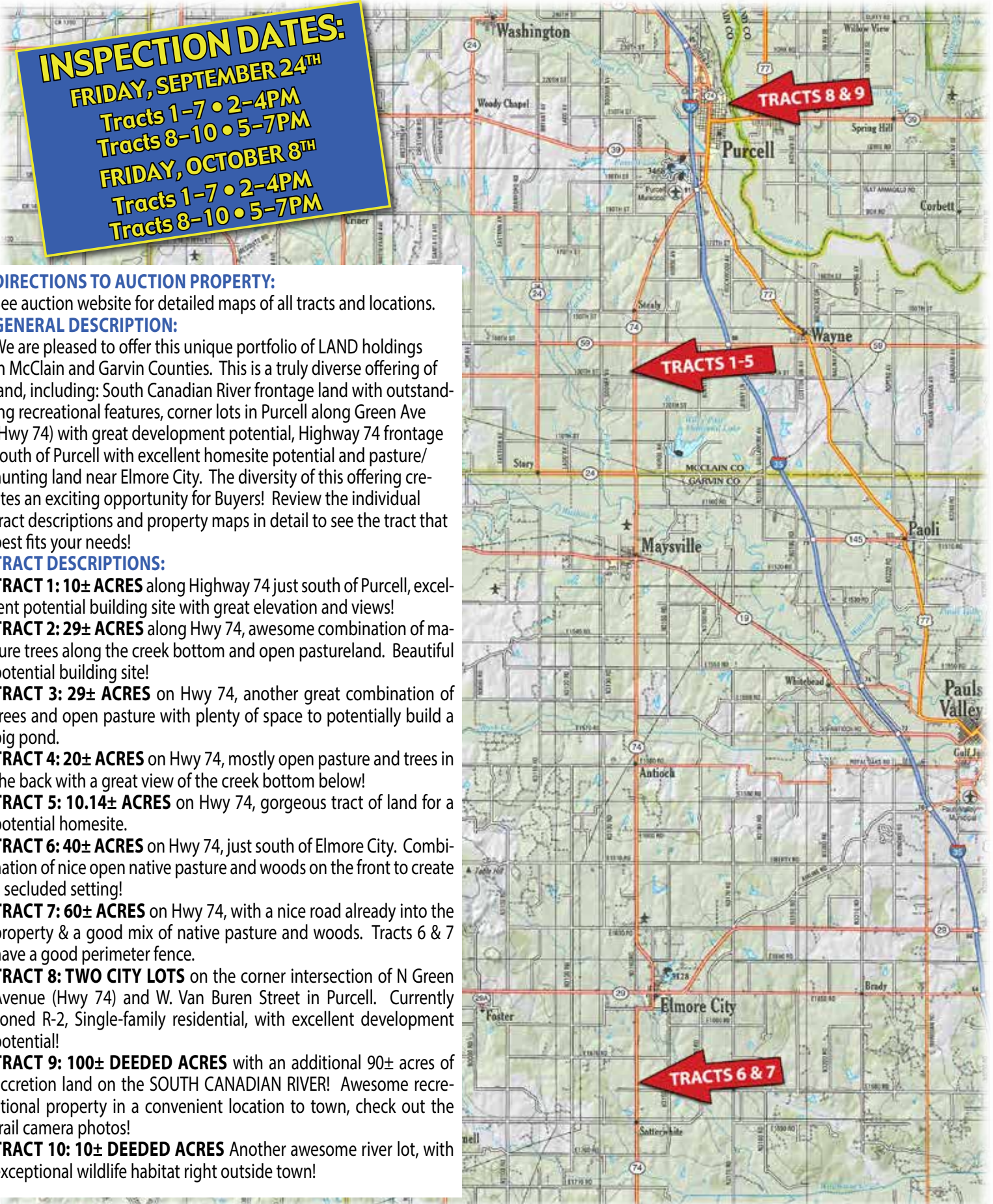
**TRACT 6: 40± ACRES** on Hwy 74, just south of Elmore City. Combination of nice open native pasture and woods on the front to create a secluded setting!

**TRACT 7: 60± ACRES** on Hwy 74, with a nice road already into the property & a good mix of native pasture and woods. Tracts 6 & 7 have a good perimeter fence.

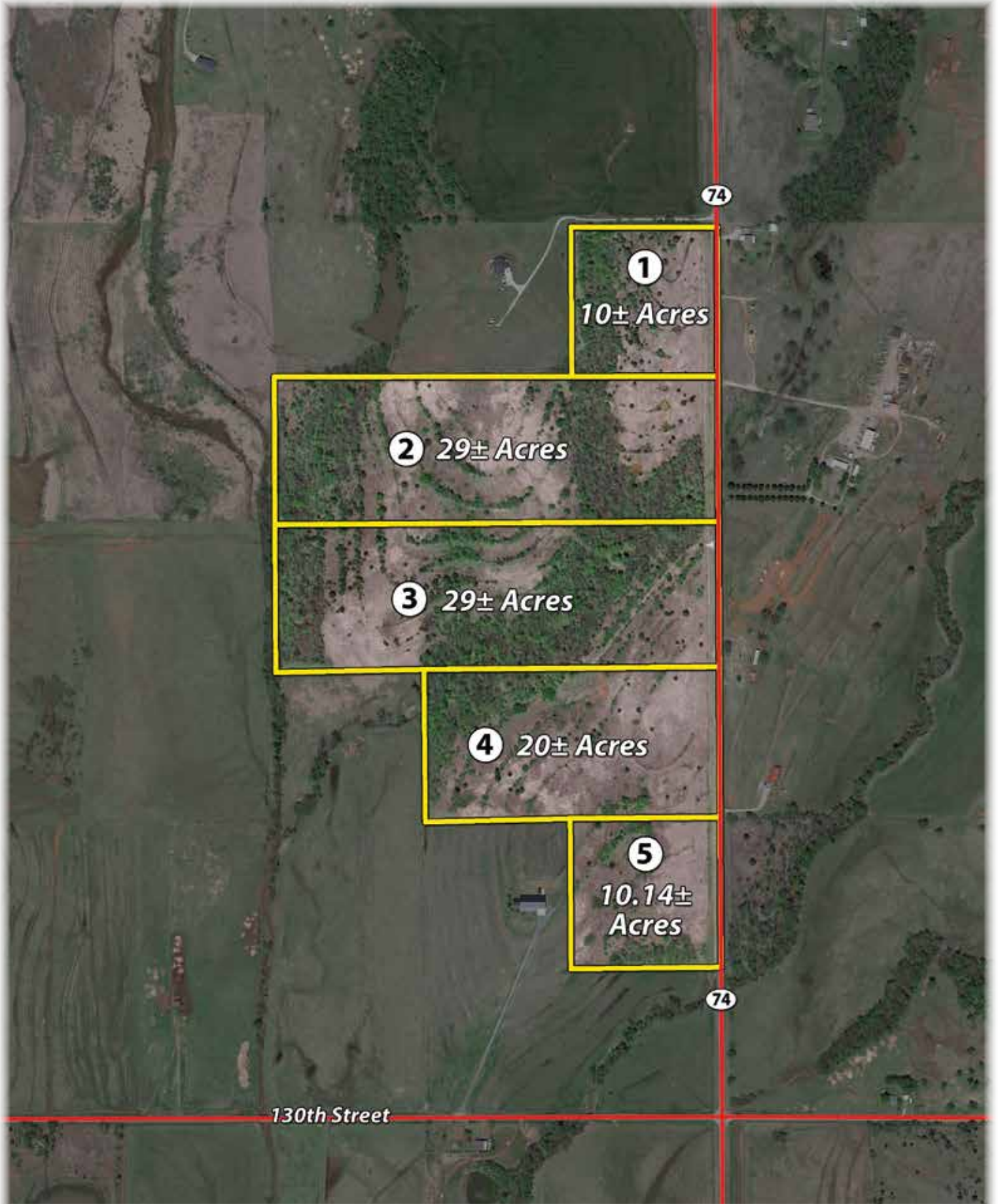
**TRACT 8: TWO CITY LOTS** on the corner intersection of N Green Avenue (Hwy 74) and W. Van Buren Street in Purcell. Currently zoned R-2, Single-family residential, with excellent development potential!

**TRACT 9: 100± DEEDED ACRES** with an additional 90± acres of accretion land on the SOUTH CANADIAN RIVER! Awesome recreational property in a convenient location to town, check out the trail camera photos!

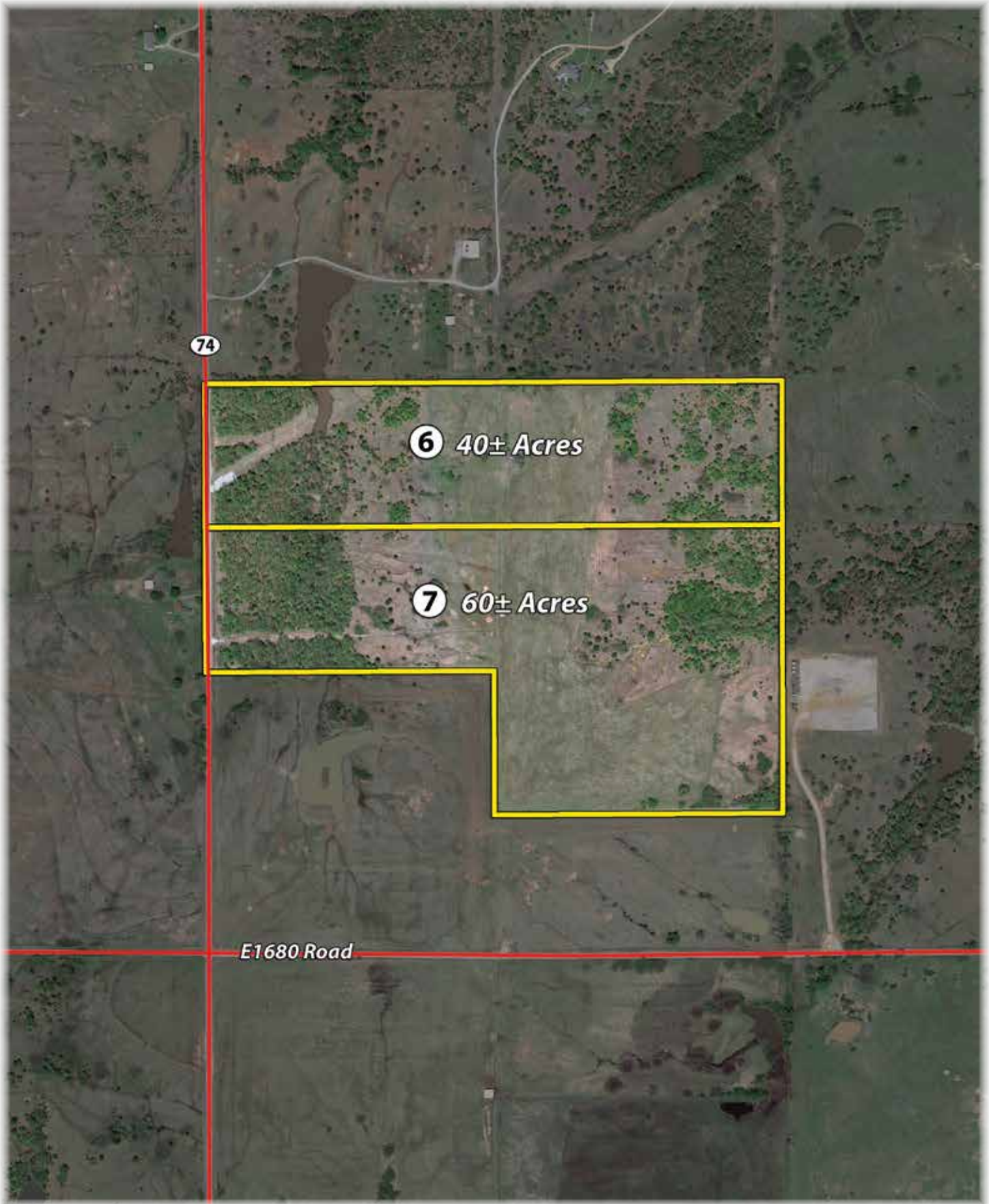
**TRACT 10: 10± DEEDED ACRES** Another awesome river lot, with exceptional wildlife habitat right outside town!



# AERIAL TRACT MAP - Tracts 1-5



# AERIAL TRACT MAP - Tracts 6 & 7



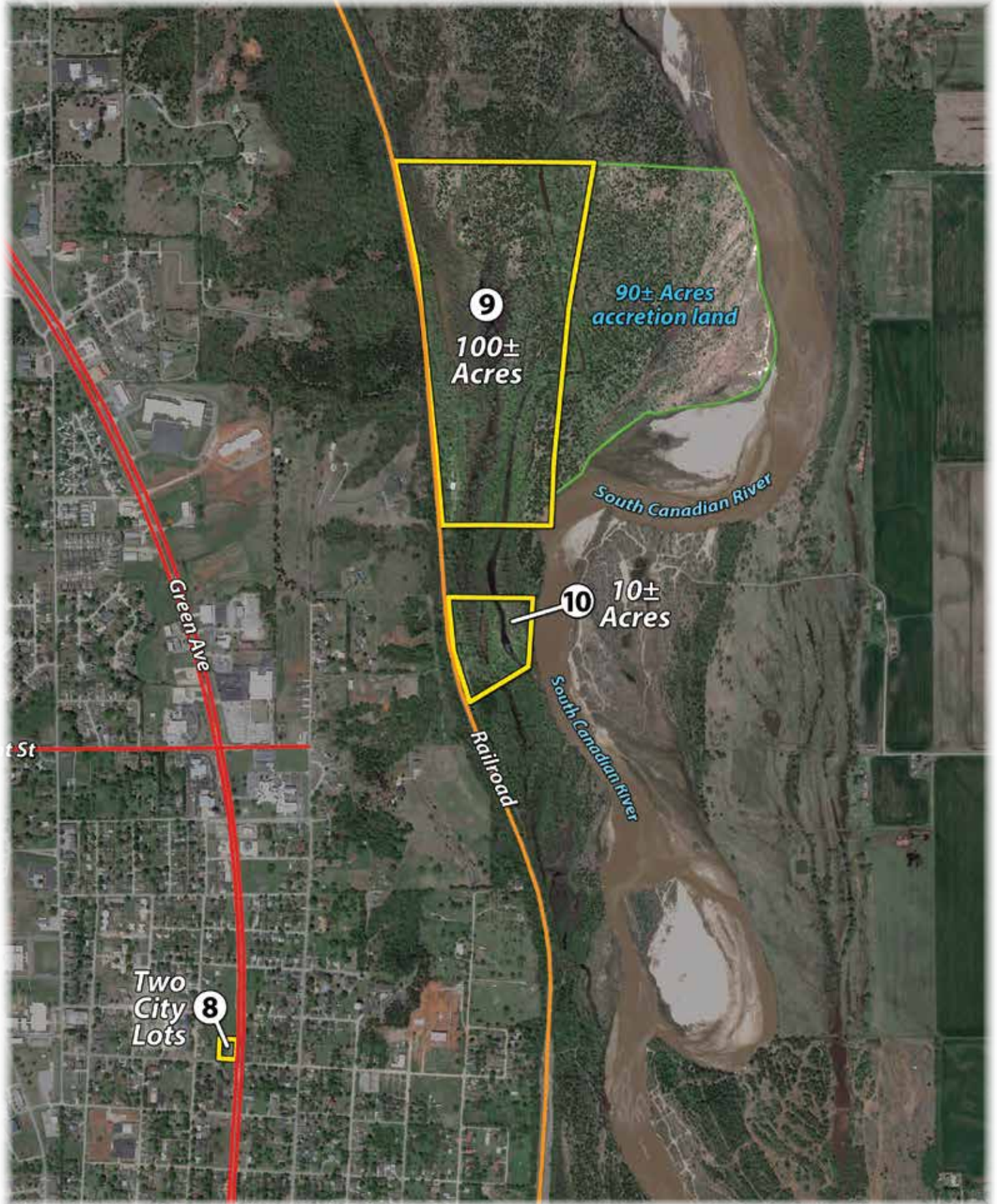
74

6 40± Acres

7 60± Acres

E1680 Road

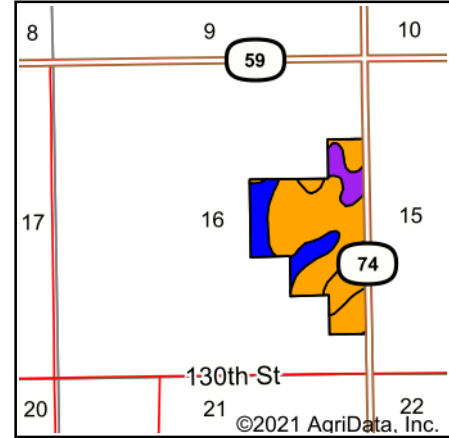
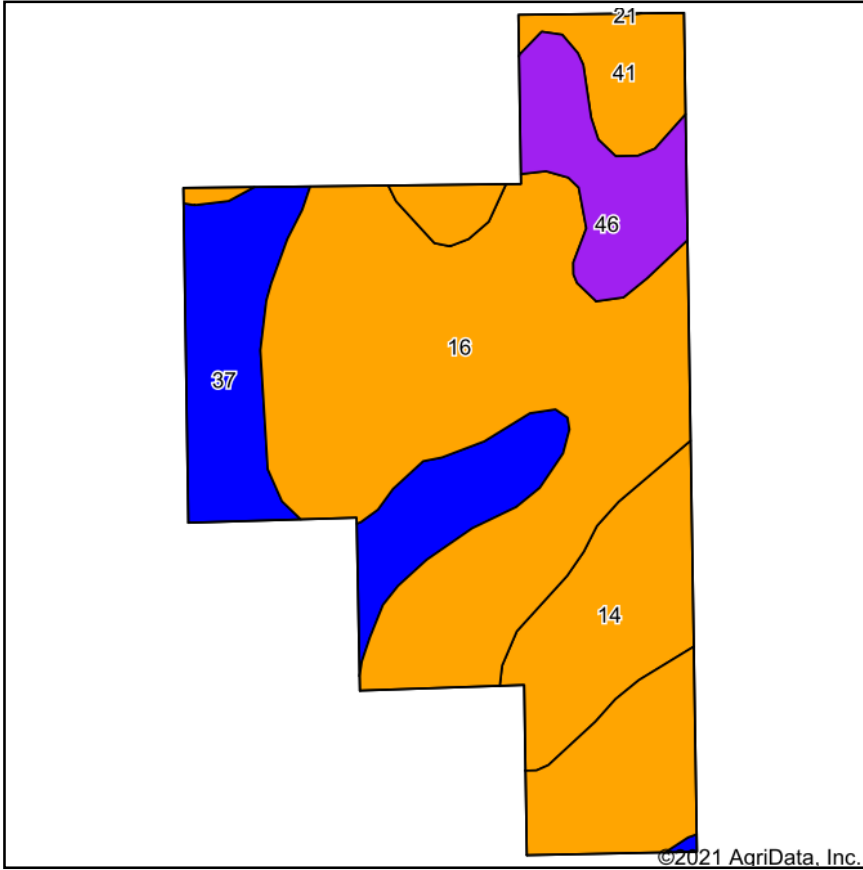
# AERIAL TRACT MAP - Tracts 9 & 10





# **SOIL INFORMATION**

# SOIL MAP - Tracts 1-5



State: **Oklahoma**  
 County: **McClain**  
 Location: **16-5N-2W**  
 Township: **Purcell**  
 Acres: **98.42**  
 Date: **8/18/2021**



Soils data provided by USDA and NRCS.

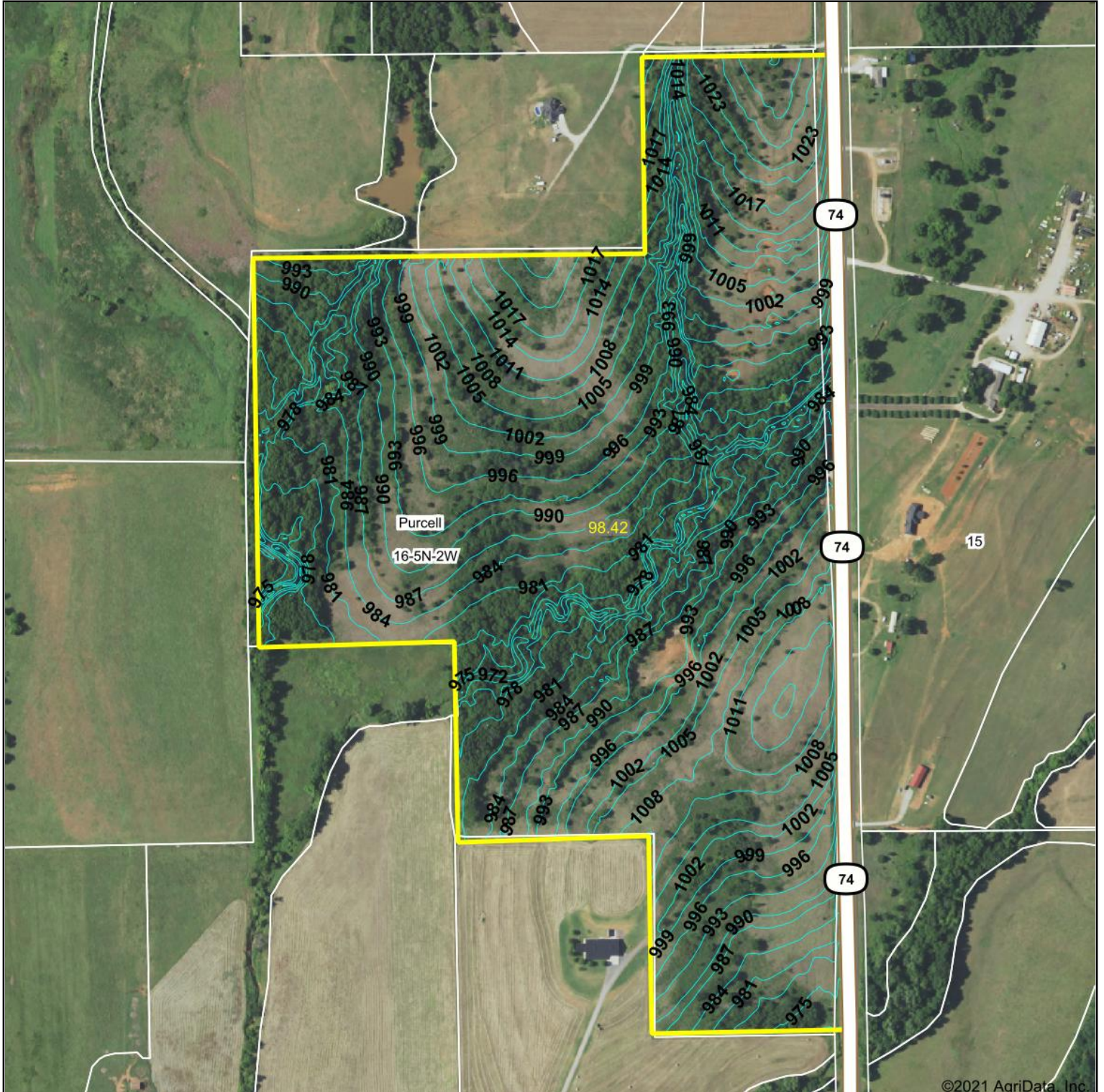
Area Symbol: OK087, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Cantaloupe	Caucasian bluestem	Cotton lint	Grain sorghum	Improved bermudagrass	Introduced bluestem	Peanuts	Wheat
16	Grant silt loam, 5 to 8 percent slopes, eroded	55.40	56.3%		Ille		9	5	234	31	5	4	85	21
37	Port silt loam, 0 to 1 percent slopes, occasionally flooded	16.72	17.0%		Ilw				13	49	9		48	34
14	Grant silt loam, 3 to 5 percent slopes, eroded	11.32	11.5%		Ille			5	248	30	5	4		20
46	Tamford-Grainola complex, 5 to 12 percent slopes	8.22	8.4%		Vle				2			3	3	2
41	Renfrow silt loam, 3 to 5 percent slopes, eroded	6.76	6.9%		Ille			6	29	5		3	4	16
<b>Weighted Average</b>							<b>5.1</b>	<b>4</b>	<b>164.4</b>	<b>29.6</b>	<b>5.4</b>	<b>3.2</b>	<b>56</b>	<b>21.2</b>

Soils data provided by USDA and NRCS.



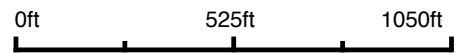
# TOPOGRAPHY MAP - Tracts 1-5



©2021 AgriData, Inc.



Source: USGS 3 meter dem



Interval(ft): 3.0

Min: 963.9

Max: 1,032.7

Range: 68.8

Average: 996.1

Standard Deviation: 13.45 ft



8/18/2021

**16-5N-2W**  
**McClain County**  
**Oklahoma**

Map Center: 34° 54' 19.02, -97° 24' 34.85

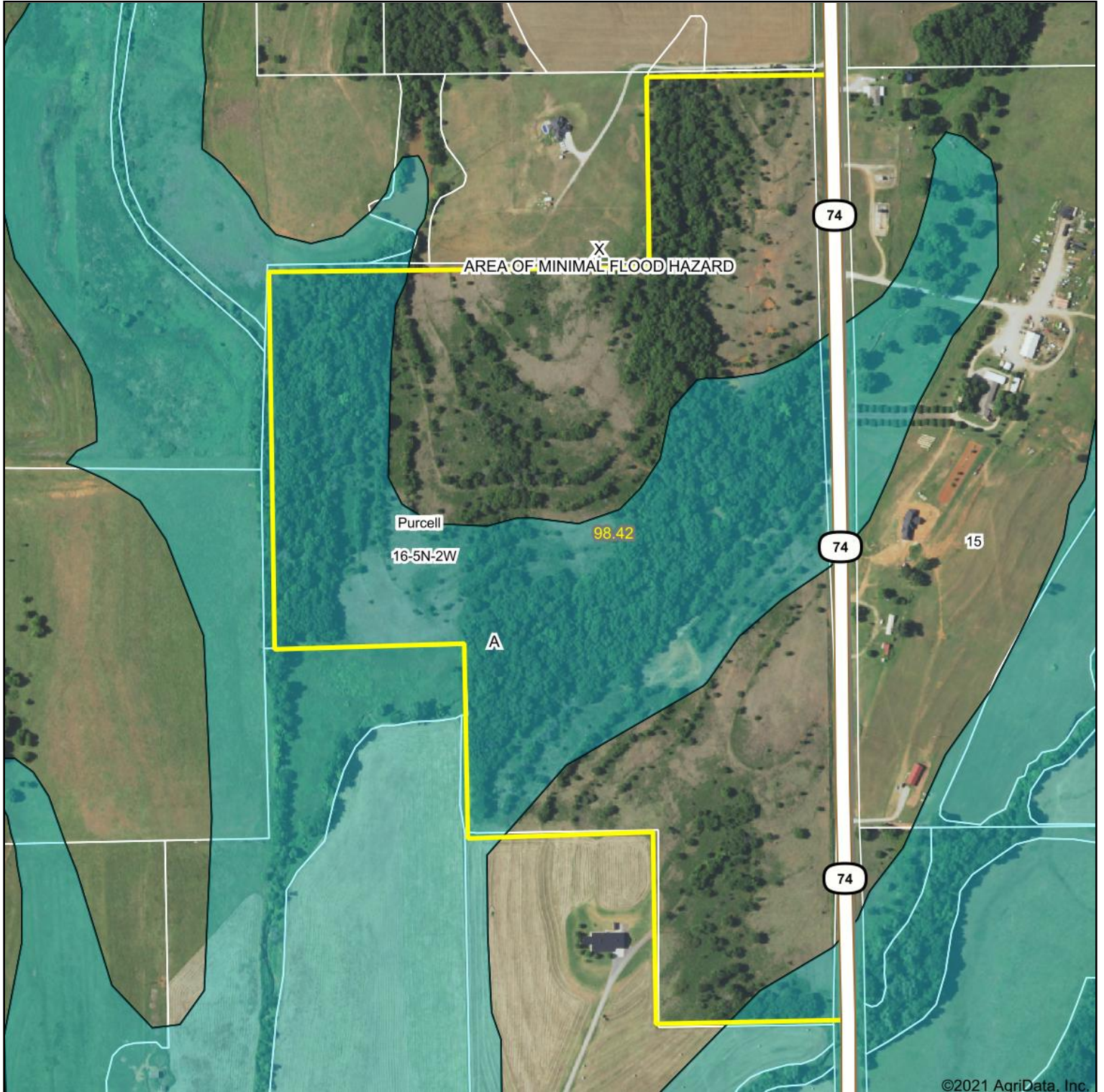
Maps Provided By:



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

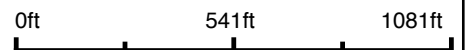
# FLOOD ZONE MAP - Tracts 1-5



©2021 AgriData, Inc.



Map Center: 34° 54' 19.02, -97° 24' 34.85



16-5N-2W  
McClain County  
Oklahoma

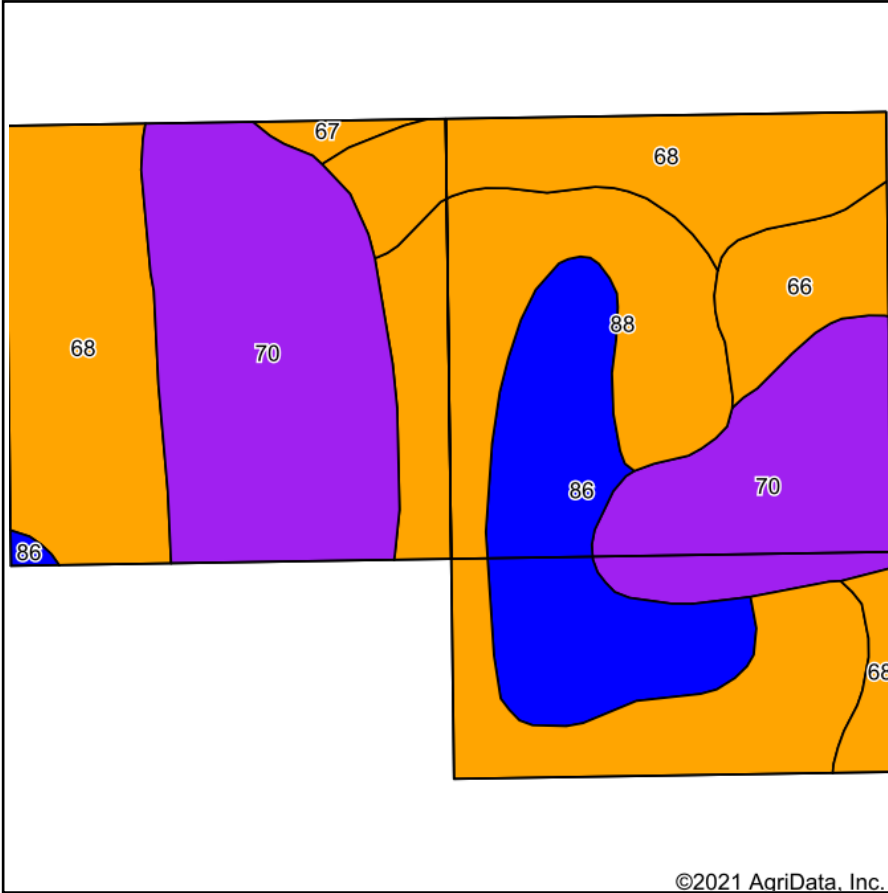


8/18/2021

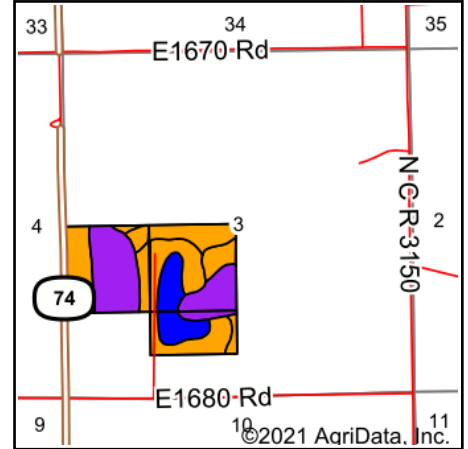


Field borders provided by Farm Service Agency as of 5/21/2008. Flood related information provided by FEMA

# SOIL MAP - Tracts 6 & 7



Soils data provided by USDA and NRCS.



State: **Oklahoma**  
 County: **Garvin**  
 Location: **3-1N-2W**  
 Township: **Elmore City**  
 Acres: **99.96**  
 Date: **8/19/2021**



Maps Provided By



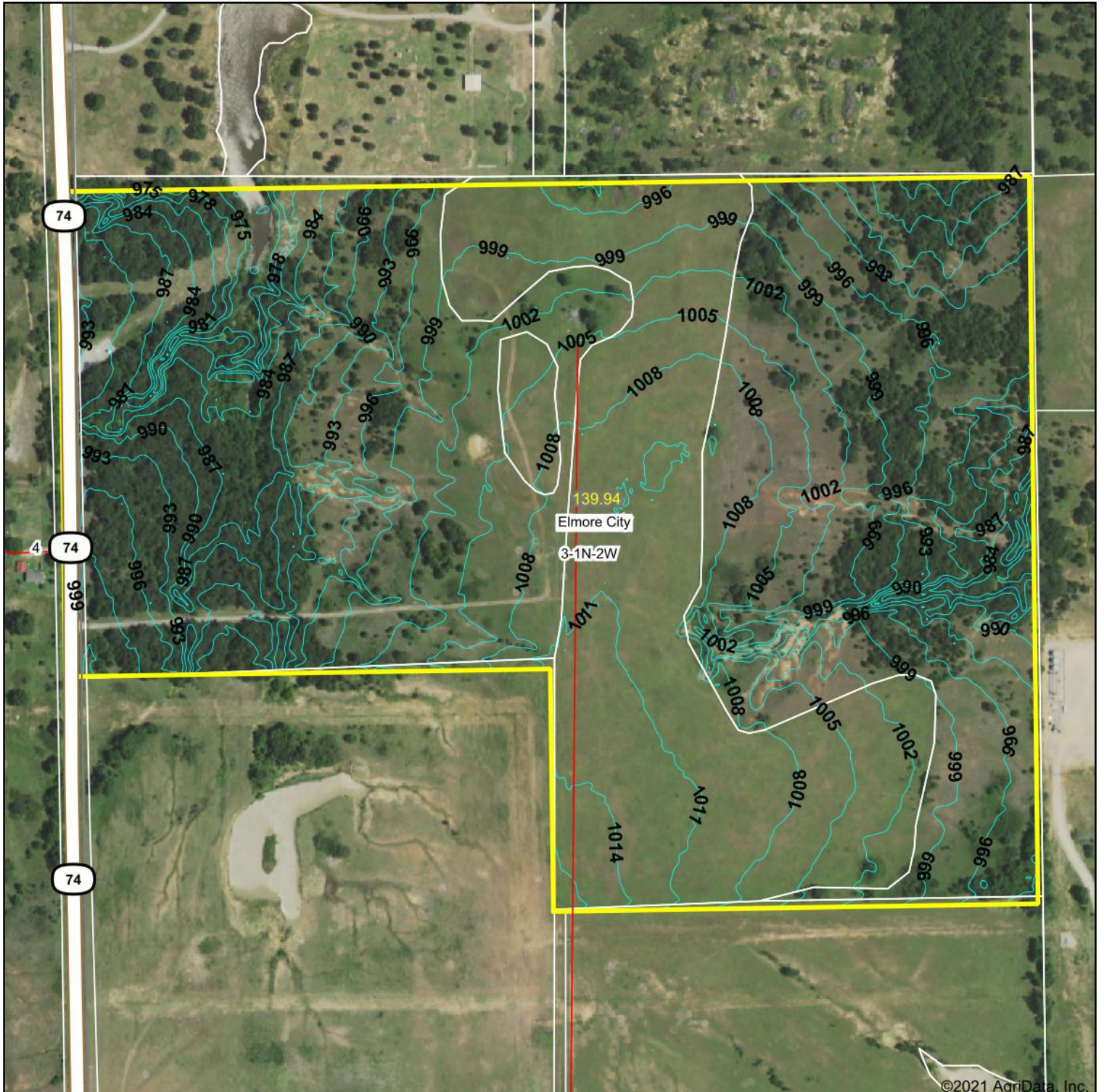
© AgriData, Inc. 2021 www.AgriDataInc.com



Area Symbol: OK049, Soil Area Version: 18												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Caucasian bluestem	Cotton lint	Grain sorghum	Improved bermudagrass	Introduced bluestem	Peanuts	Wheat
70	Stephenville and Newalla soils, 3 to 8 percent slopes, gullied	31.39	31.4%		Vle	5				3	5	
68	Stephenville fine sandy loam, 3 to 5 percent slopes, eroded	25.26	25.3%		Ille			29		4	4	19
88	Zaneis loam, 3 to 5 percent slopes, eroded	24.70	24.7%		Ille					6		
86	Zaneis loam, 1 to 3 percent slopes	13.41	13.4%		Ile		310	40		6	70	30
66	Stephenville fine sandy loam, 1 to 3 percent slopes	4.48	4.5%		Ille		1	1		4	1	17
67	Stephenville fine sandy loam, 3 to 5 percent slopes	0.72	0.7%		Ille		1	4		1	1	2
<b>Weighted Average</b>						<b>1.6</b>	<b>41.6</b>	<b>12.8</b>	<b>4.4</b>	<b>2.6</b>	<b>9.4</b>	<b>9.6</b>

Soils data provided by USDA and NRCS.

# TOPOGRAPHY MAP - Tracts 6 & 7



©2021 AgriData, Inc.



Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 971.4

Max: 1,019.6

Range: 48.2

Average: 998.6

Standard Deviation: 8.86 ft



8/19/2021

**3-1N-2W**  
**Garvin County**  
**Oklahoma**

Map Center: 34° 35' 3.05, -97° 24' 2.17

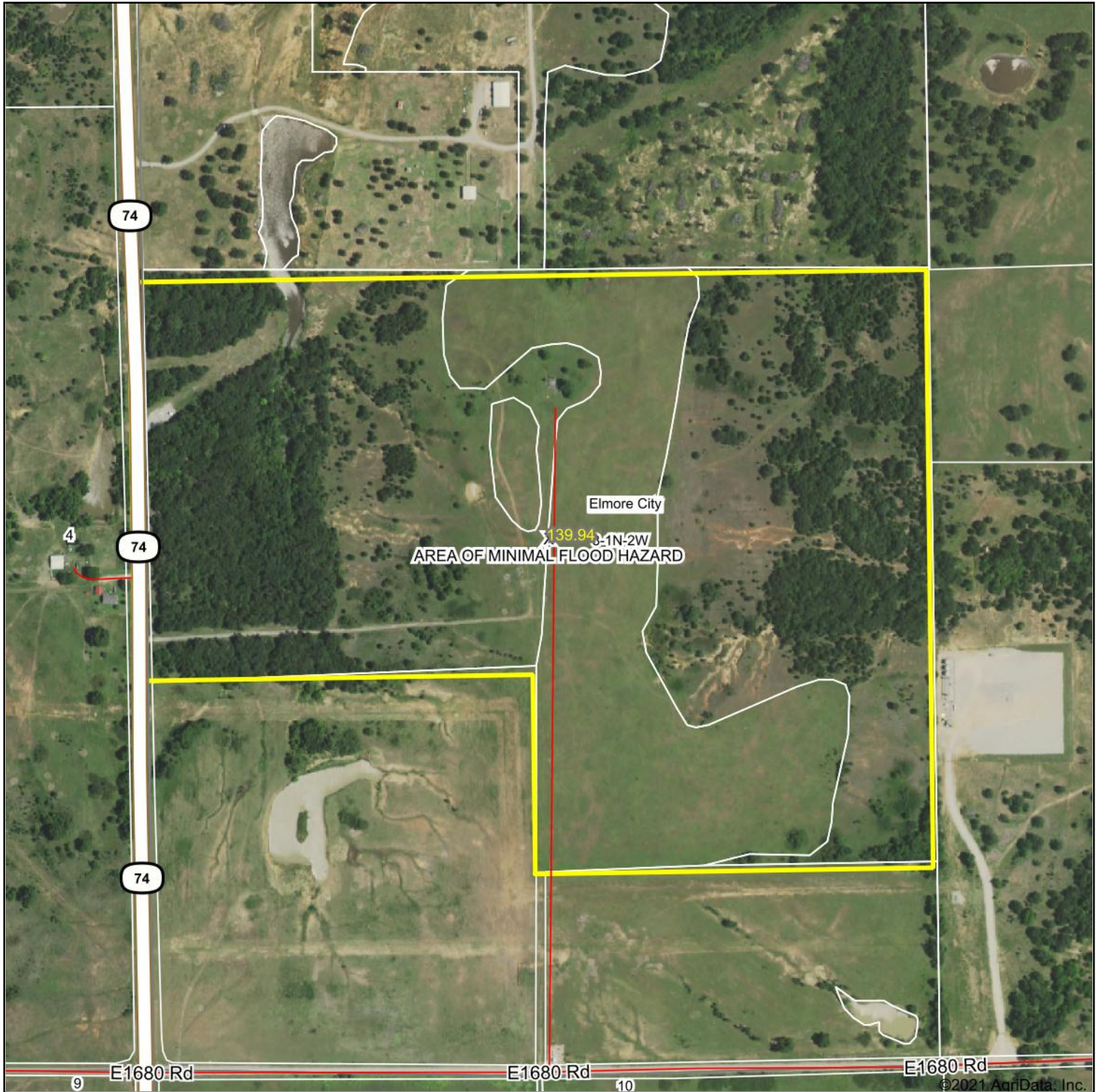
Maps Provided By



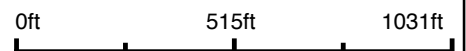
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Field borders provided by Farm Service Agency as of 5/21/2008.

# FLOOD ZONE MAP - Tracts 6 & 7



Map Center: 34° 35' 3.05, -97° 24' 2.17



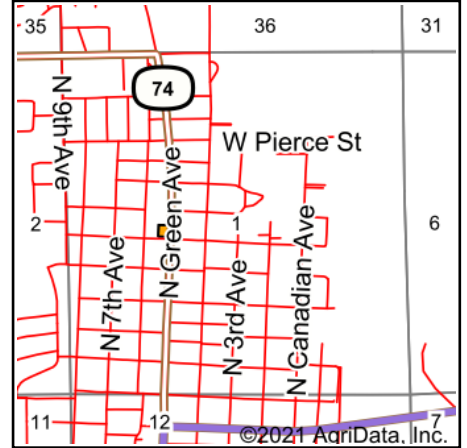
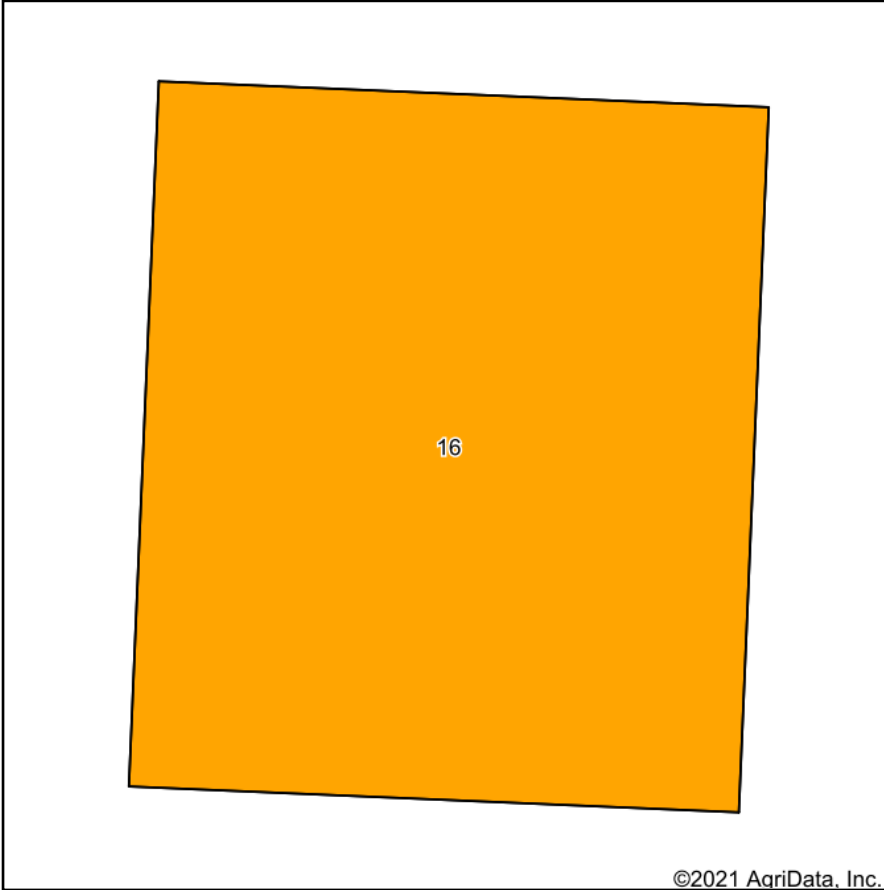
3-1N-2W  
Garvin County  
Oklahoma



8/19/2021



# SOIL MAP - Tract 8



State: **Oklahoma**  
 County: **McClain**  
 Location: **1-6N-2W**  
 Township: **Purcell**  
 Acres: **0.64**  
 Date: **8/18/2021**



Maps Provided By



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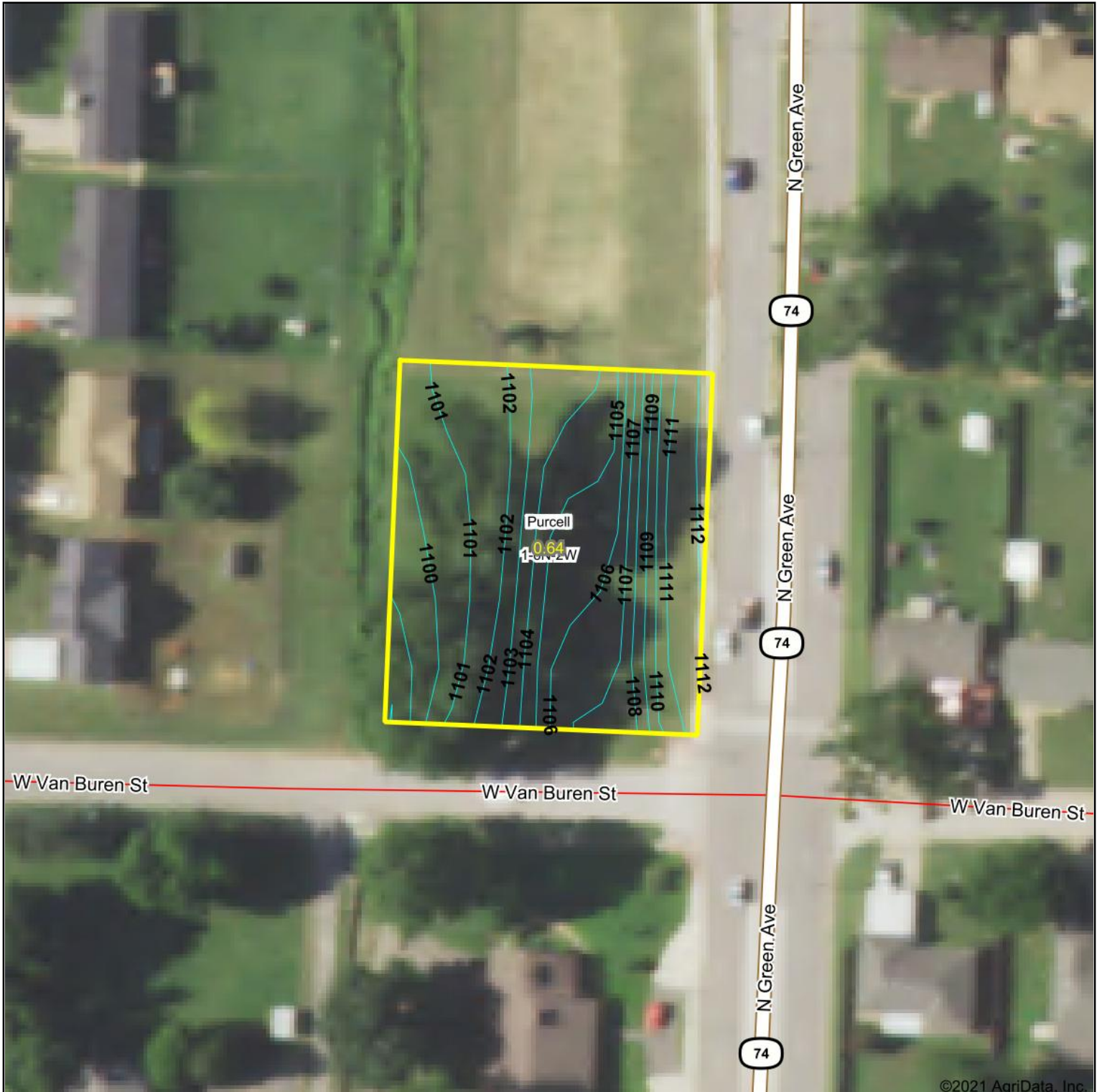
Soils data provided by USDA and NRCS.

Area Symbol: OK087, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Cantaloupe	Caucasian bluestem	Cotton lint	Grain sorghum	Improved bermudagrass	Introduced bluestem	Peanuts	Wheat
16	Grant silt loam, 5 to 8 percent slopes, eroded	0.64	100.0%		Ille	9	5	234	31	5	4	85	21
<b>Weighted Average</b>						<b>9</b>	<b>5</b>	<b>234</b>	<b>31</b>	<b>5</b>	<b>4</b>	<b>85</b>	<b>21</b>

Soils data provided by USDA and NRCS.

# TOPOGRAPHY MAP - Tract 8



©2021 AgriData, Inc.



Source: USGS 10 meter dem

Interval(ft): 1.0

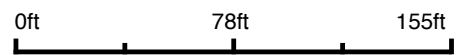
Min: 1,100.1

Max: 1,111.4

Range: 11.3

Average: 1,104.8

Standard Deviation: 4.2 ft



8/18/2021

**1-6N-2W**  
**McClain County**  
**Oklahoma**

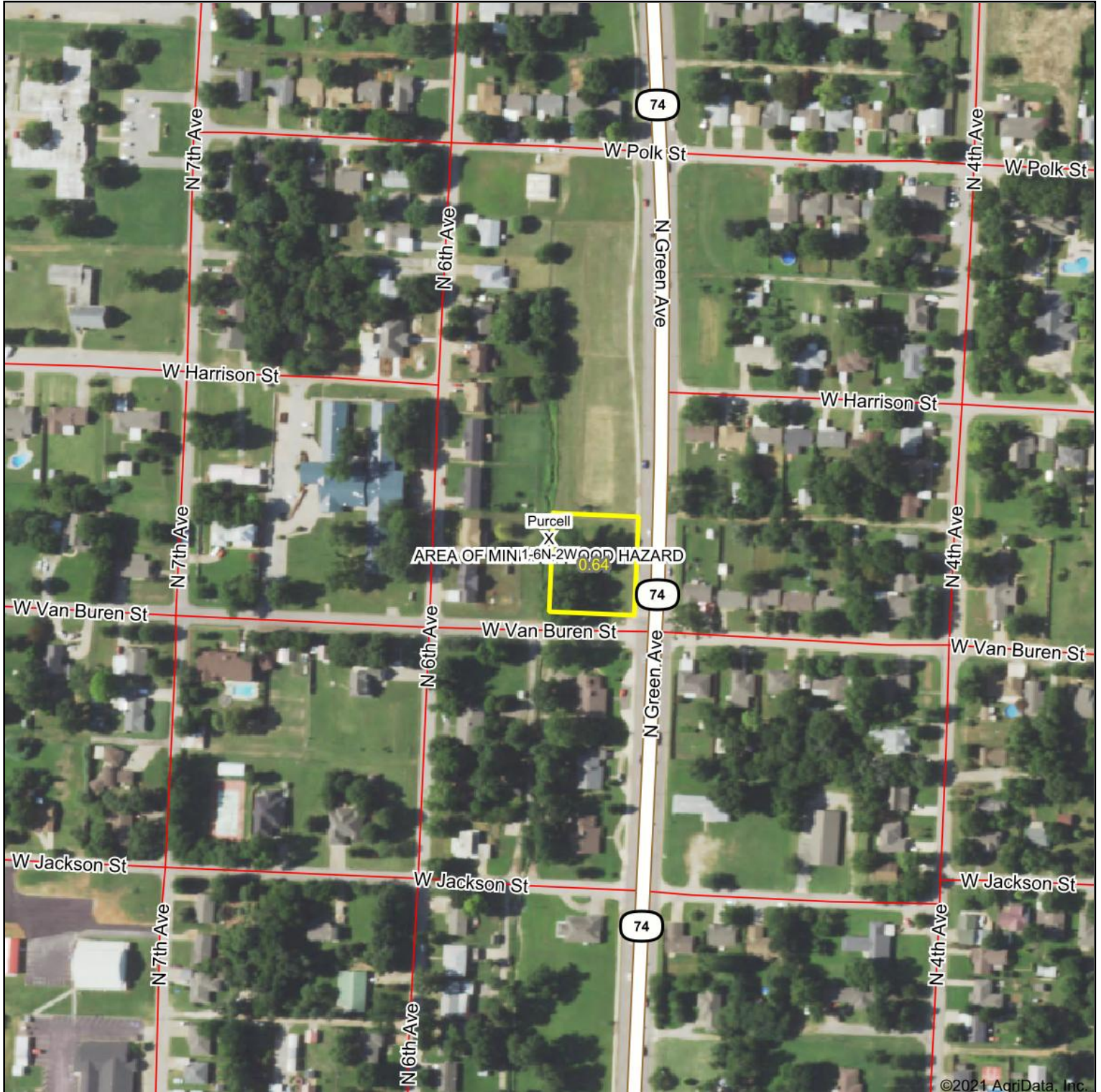
Map Center: 35° 1' 20.07, -97° 21' 58.19



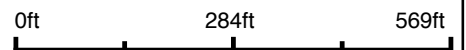
© AgriData, Inc. 2021 www.AgridataInc.com

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

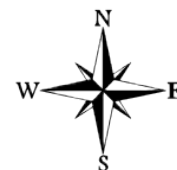
# FLOOD ZONE MAP - Tract 8



Map Center: 35° 1' 20.07, -97° 21' 58.19



**1-6N-2W**  
**McClain County**  
**Oklahoma**



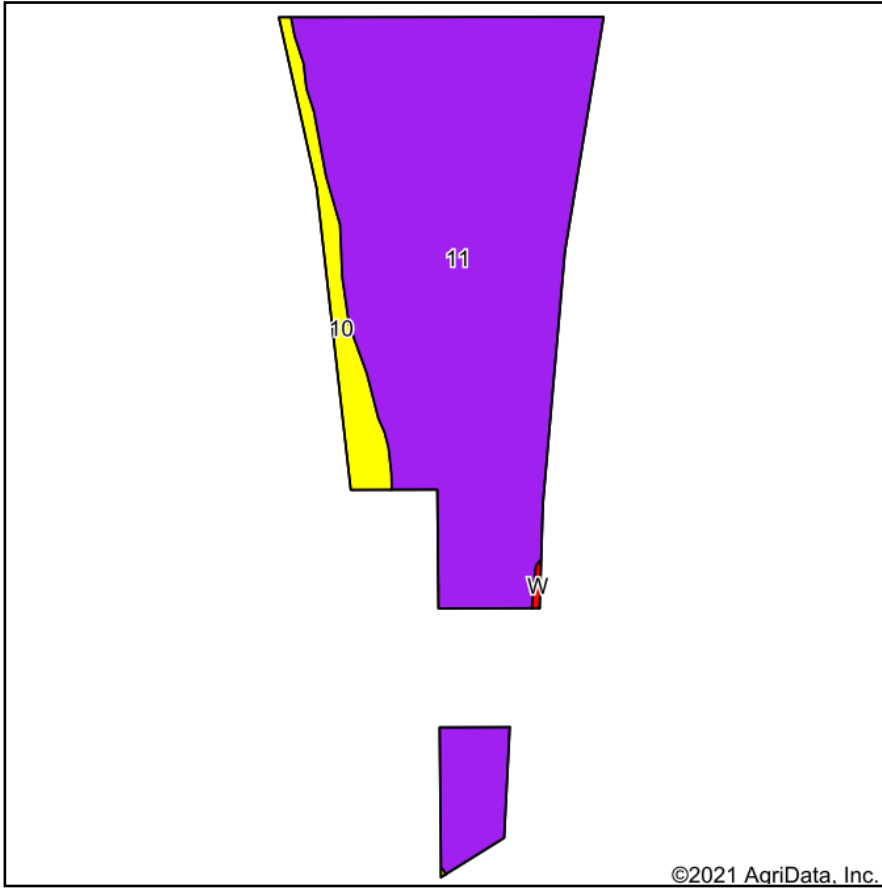
8/18/2021



Field borders provided by Farm Service Agency as of 5/21/2008. Flood related information provided by FEMA

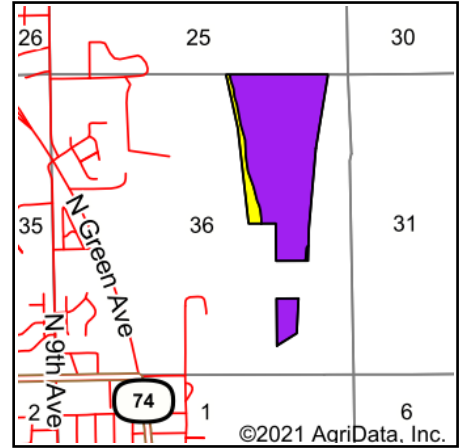


# SOIL MAP - Tracts 9 & 10



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Soils data provided by USDA and NRCS.



State: **Oklahoma**  
 County: **McClain**  
 Location: **36-7N-2W**  
 Township: **Purcell**  
 Acres: **98.96**  
 Date: **8/18/2021**



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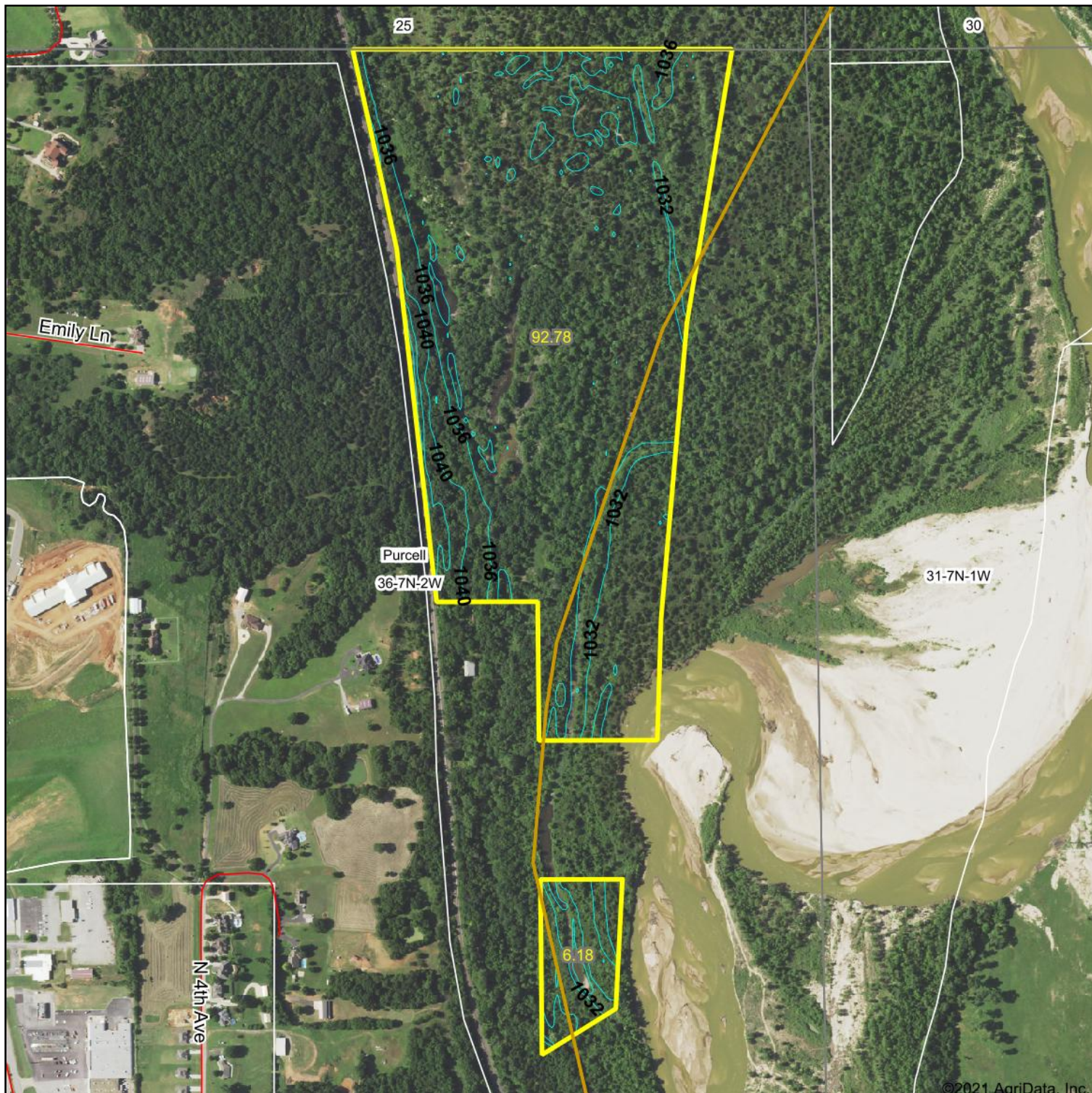


Area Symbol: OK087, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Caucasian bluestem	Cotton lint	Grain sorghum	Improved bermudagrass	Introduced bluestem	Peanuts	Wheat
11	Gracemore loam, 0 to 1 percent slopes, frequently flooded	91.58	92.5%		Vw	8		2	7	7	65	1
10	Gracemont fine sandy loam, 0 to 1 percent slopes, occasionally flooded	7.17	7.2%		IVw	1	305	34	9	4		24
W	Water	0.21	0.2%		VIII							
<b>Weighted Average</b>						<b>7.5</b>	<b>22.1</b>	<b>4.3</b>	<b>7.1</b>	<b>6.8</b>	<b>60.2</b>	<b>2.7</b>

Soils data provided by USDA and NRCS.

# TOPOGRAPHY MAP - Tracts 9 & 10



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Source: USGS 10 meter dem

Interval(ft): 4.0

Min: 1,025.6

Max: 1,049.0

Range: 23.4

Average: 1,034.3

Standard Deviation: 2.43 ft



8/18/2021

**36-7N-2W**  
**McClain County**  
**Oklahoma**

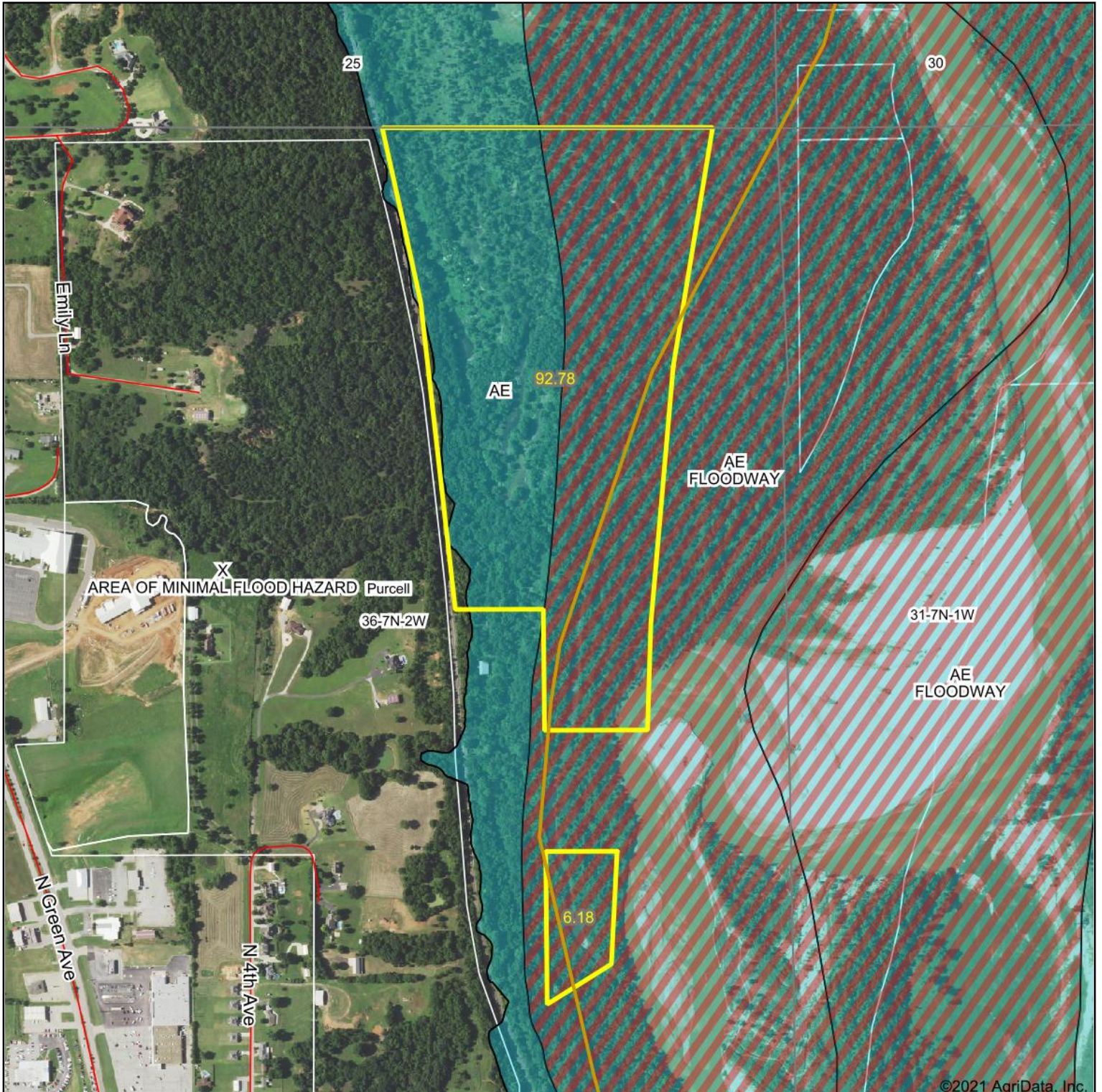
Map Center: 35° 2' 16.56, -97° 21' 27.82



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

# FLOOD ZONE MAP - Tracts 9 & 10



Map Center: 35° 2' 16.56, -97° 21' 27.82

0ft 854ft 1708ft

**36-7N-2W**  
**McClain County**  
**Oklahoma**



8/18/2021

Maps Provided By  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008. Flood related information provided by FEMA



# **TRAFFIC COUNT MAP (Tract 8)**



WALKWAY

CLUB Baseball Field  
FHS Football Field  
HS Baseball Field  
HS Softball Field  
HS Track & Field

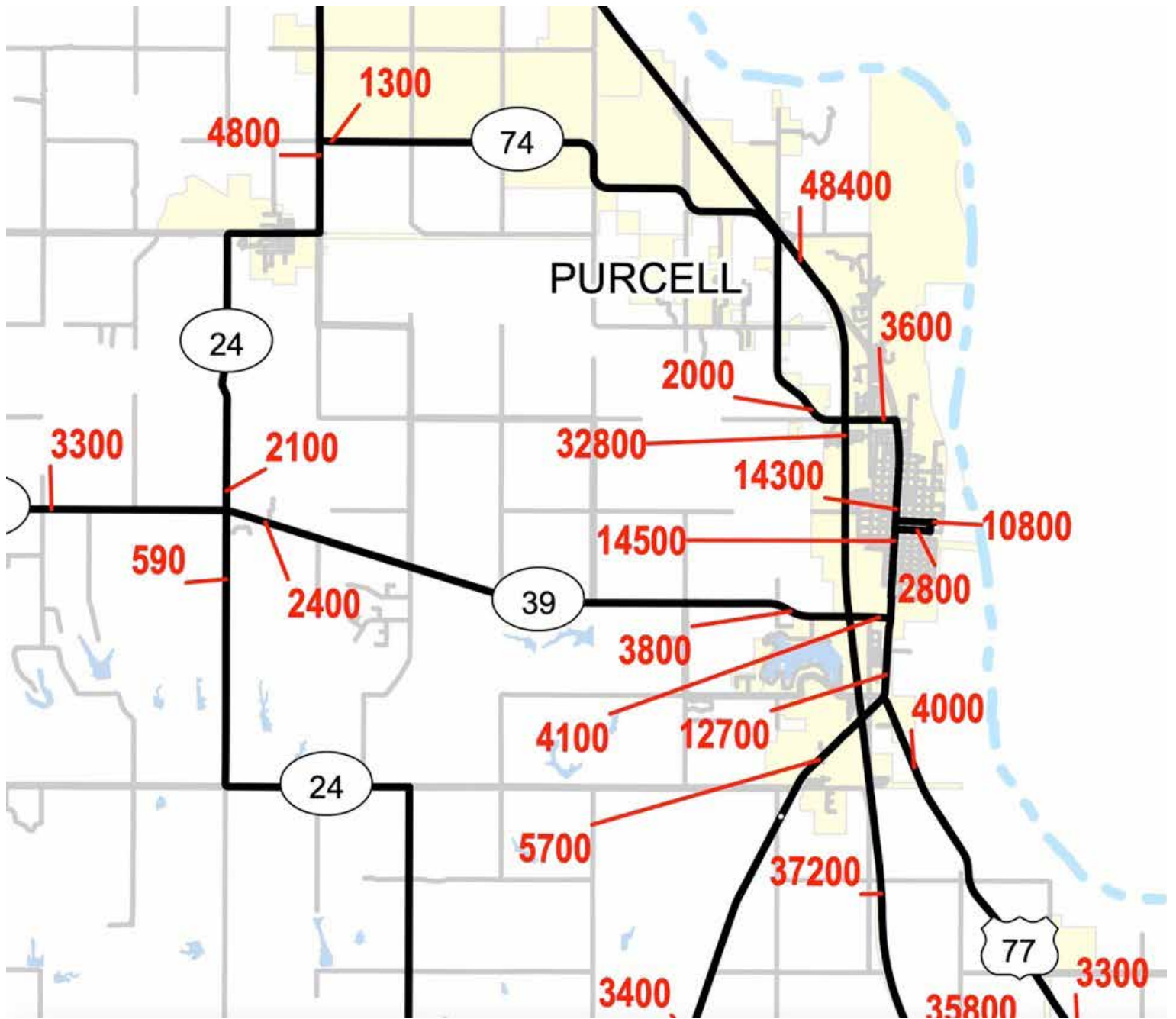
WALKWAY

WALKWAY

WALKWAY

77

# TRAFFIC COUNT - Tract 8







# **TAX STATEMENTS**

# TAX STATEMENTS - Tracts 1-5

## Tax Roll Inquiry

McClain County Treasurer

Teresa Jones, Treasurer  
121 N. 2nd #318 Purcell, OK 73080  
Phone: 405-527-3261  
Fax: 0--  
E-Mail: mcclaintr@yahoo.com



### Owner Name and Address

WORDPROTEMPS, INC  
P O BOX 1565  
PURCELL OK 73080-2084

### Taxroll Information

Tax Year : 2020  
Property ID : 0000-16-05N-02W-0-004-00  
Location :  
School District : 10 WAYNE RURAL Mills : 88.18  
Type of Tax : Real Estate  
Tax ID : 1238

### Legal Description and Other Information:

E SE NE & SW SE NE & SE SW NE & NE SE SE & NE SE & NE NW SE LESS 1.86 ACS FOR HWY 98.14 Acres

Assessed Valuations	Amount
Land	1508
Improvements	0
Net Assessed	1508

Tax Values	Amount
Base Tax	133.00
Penalty	0.00
Fees	0.00
Payments	133.00
Total Paid	133.00
Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
11/20/2020	215	Check	Taxes	133.00	AMERICAN ABSTRACT ACQUISITION->Check# 2248

# TAX STATEMENTS - Tracts 6 & 7 (40 Acres)

## Tax Roll Inquiry

Garvin County Treasurer

Sandy Goggans, Treasurer

201 West Grant, 2nd Floor Annex Pauls Valley, Oklahoma 73075

Phone: 405-238-7301

Fax: 405-238-1133

E-Mail: gtreas@swbell.net



28288888997

### Owner Name and Address

WORDPROTEMPS, INC.

%AMERICAN ABSTRACT COMPANY

PO BOX 1565

PURCELL OK 73080-0000

### Taxroll Information

Tax Year : 2020

Property ID : 0000-03-01N-02W-0-004-00

Location : ELMORE CITY

School District : I072R Elmore City Rural Mills : 82.12

Type of Tax : Real Estate

Tax ID : 997

### Legal Description and Other Information:

NE SW 40A WD 1719-758/1714-893/894 WD 1713-932/935 ORDER 1712-934 WD 1712-698/703 WD 1702-950/1702-496/497 WD

1722-269/WD 1722-269 JE 1730-41 40.00 Acres

### Assessed Valuations

	Amount
Land	0
Improvements	888
Net Assessed	888

### Tax Values

	Amount
Base Tax	73.00
Penalty	0.00
Fees	0.00
Payments	73.00
Total Paid	73.00
Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/31/2020	0		Taxes	73.00	WORDPROTEMPS, INC.

Login (build: 2343:20210713.2)

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# TAX STATEMENTS - Tracts 6 & 7 (60 Acres)

## Tax Roll Inquiry

Garvin County Treasurer

Sandy Goggans, Treasurer

201 West Grant, 2nd Floor Annex Pauls Valley, Oklahoma 73075

Phone: 405-238-7301

Fax: 405-238-1133

E-Mail: gtreas@swbell.net



### Owner Name and Address

WORDPROTEMPS, INC.

%AMERICAN ABSTRACT COMPANY

PO BOX 1565

PURCELL OK 73080-0000

### Taxroll Information

Tax Year : 2020

Property ID : 0000-03-01N-02W-0-005-00

Location : 00897 ELMORE CITY

School District : I072R Elmore City Rural Mills : 82.12

Type of Tax : Real Estate

Tax ID : 998

### Legal Description and Other Information:

NW SW & N/2 SE SW 60A WD/1719-758;1714-893/894 WD/1713-932/935;ORDR/1712 -934;WD/1712-698/703;WD/ 1702-496/497 /950;WD/1722- 269 D 1722-269/JE 1730-41 60.00 Acres

### Assessed Valuations

	Amount
Land	0
Improvements	1008
Net Assessed	1008

### Tax Values

	Amount
Base Tax	83.00
Penalty	0.00
Fees	0.00
Payments	83.00
Total Paid	83.00
Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/31/2020	0		Taxes	83.00	WORDPROTEMPS, INC.

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# TAX STATEMENTS - Tract 8

## Tax Roll Inquiry

McClain County Treasurer

Teresa Jones, Treasurer  
121 N. 2nd #318 Purcell, OK 73080  
Phone: 405-527-3261  
Fax: 0--  
E-Mail: mcclaintr@yahoo.com



20200018138

### Owner Name and Address

WORDPROTEMPS, INC  
PO BOX 1565  
PURCELL OK 73080-0000

### Taxroll Information

Tax Year : 2020  
Property ID : PURC-00-040-015-0-000-00  
Location :  
School District : PUR PURCELL Mills : 107.66  
Type of Tax : Real Estate  
Tax ID : 18138

### Legal Description and Other Information:

LOTS 15 & 16 2.00 Lots

Assessed Valuations	Amount
Land	2600
Improvements	0
Net Assessed	2600

Tax Values	Amount
Base Tax	280.00
Penalty	0.00
Fees	0.00
Payments	280.00
Total Paid	280.00
Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
11/20/2020	213	Check	Taxes	280.00	AMERICAN ABSTRACT ACQUISITION->Check# 2248

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# TAX STATEMENTS - Tract 9

## Tax Roll Inquiry

McClain County Treasurer

Teresa Jones, Treasurer  
121 N. 2nd #318Purcell, OK 73080  
Phone: 405-527-3261  
Fax: 0--  
E-Mail: mcclaintr@yahoo.com



20200026774

### Owner Name and Address

MCCO, LLC  
PO BOX 1565  
PURCELL OK 73080-0000

### Taxroll Information

Tax Year : 2020  
Property ID : 0000-36-07N-02W-0-048-00  
Location :  
School District : PUR PURCELL Mills : 107.66  
Type of Tax : Real Estate  
Tax ID : 26774

### Legal Description and Other Information:

LOT 1(25.5 ACS), LOT 2(20 ACS), AND THE NORTH 9.12 ACS OF LOT 3, AND E W NE LESS 6.91 ACS TO RR ROW 87.71 Acres

Assessed Valuations	Amount
Land	1486
Improvements	0
Net Assessed	1486

Tax Values	Amount
Base Tax	160.00
Penalty	0.00
Fees	0.00
Payments	160.00
Total Paid	160.00
Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
11/20/2020	206	Check	Taxes	160.00	AMERICAN ABSTRACT ACQUISITION->Check# 2248

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# TAX STATEMENTS - Tract 10

## Tax Roll Inquiry

McClain County Treasurer

Teresa Jones, Treasurer  
121 N. 2nd #318 Purcell, OK 73080  
Phone: 405-527-3261  
Fax: 0--  
E-Mail: mcclaintr@yahoo.com



20200002536

### Owner Name and Address

MCCO, LLC  
PO BOX 1565  
PURCELL OK 73080-0000

### Taxroll Information

Tax Year : 2020  
Property ID : 0000-19-06N-01W-0-001-00  
Location :  
School District : 15 PURCELL RURAL Mills : 107.66  
Type of Tax : Real Estate  
Tax ID : 2536

### Legal Description and Other Information:

PT SW SW 10.00 Acres

Assessed Valuations	Amount
Land	405
Improvements	0
Net Assessed	405

Tax Values	Amount
Base Tax	44.00
Penalty	0.00
Fees	0.00
Payments	44.00
Total Paid	44.00
Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
11/20/2020	209	Check	Taxes	44.00	AMERICAN ABSTRACT ACQUISITION->Check# 2248

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**PHOTOS**

# PHOTOS



**TRACT 1 - ROAD FRONTAGE**



**TRACT 1**

# PHOTOS



# PHOTOS



# PHOTOS



# PHOTOS



**TRACT 3 - ROAD FRONTAGE**



**TRACT 3**

# PHOTOS



**TRACT 3**



**TRACT 3**

# PHOTOS





# PHOTOS



**TRACT 3**



**TRACT 4 - ROAD FRONTAGE**

# PHOTOS



# PHOTOS



# PHOTOS



**TRACT 6**



**TRACT 6**

# PHOTOS



# PHOTOS



**TRACT 7**



**TRACT 7**

# PHOTOS



# PHOTOS



**TRACT 8 - SOUTH VIEW**



**TRACT 8**



# PHOTOS



# PHOTOS



**TRACT 9 - NORTH VIEW  
SOUTH CANADIAN RIVER**



**TRACT 9 - SOUTH VIEW  
SOUTH CANADIAN RIVER**

# PHOTOS



**TRACT 9**



**TRACT 9**

# PHOTOS



# PHOTOS



# PHOTOS



**SCHRADER REAL ESTATE & AUCTION CO., INC.**

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

**260-244-7606 or 800-451-2709**

**SchraderAuction.com**

