

250.77±
acres

Offered in 15 Tracts
in Payne County
Stillwater, OK

Large Stillwater
LAND AUCTION



INFORMATION BOOK

- Largest Privately Held Property in Stillwater City Limits
- City Sewer On Site
- N. Perkins Road Frontage
- General Industrial, Commercial Shopping & Ag Zonings
- Multiple Ponds & Stunning Views

NW View of Property



Tract 10



Tract 12

TUESDAY, OCTOBER 19th • 6PM

Held at Sparrow Beginnings in Stillwater, Ok



800.451.2709
www.SchraderAuction.com

 Online Bidding Available!

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.



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

TERMS & CONDITIONS:

PROCEDURE: Tracts 1 through 15 will be offered in individual tracts, in any combination of these tracts, or as a total unit per auction date & time. There will be open bidding on all tracts & combinations during the auctions as determined by the Auctioneer. Bids on tracts, tract combinations & 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, w/ 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, & 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, & similar related matters. All tracts sold "AS-IS".

CLOSING: The closing shall take place approximately 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 & reserves all minerals, including without limitation, oil, gas, coal, coalbed methane, & all other hydrocarbons, lignite, & all metallic minerals, etc., if any, associated w/ the referenced real estate, & 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 & 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 & sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised & surveyed acres, if a new survey is determined to be necessary by the Seller.

ACREAGE & TRACTS: All acreages are approximate & 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 & Auction Company, Inc. & their representatives are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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 & CHANGES: Please arrive prior to scheduled auction time to inspect any changes or additions to the property info.

BOOKLET INDEX

- BIDDER REGISTRATION FORMS
- TRACT MAP & DESCRIPTIONS
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Tracts 1-10 N View

REGISTRATION FORMS

TUESDAY, OCTOBER 19th • 6PM

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BIDDER PRE-REGISTRATION FORM

TUESDAY, OCTOBER 19, 2021

250.77 ACRES – STILLWATER, 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 Tuesday, October
12, 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
250.77± Acres • Payne County, Oklahoma
Tuesday, October 19, 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 Tuesday, October 19, 2021 at 5:00 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; 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, Tuesday, October 12, 2021**. Send your deposit and return this form via 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.

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- Multiple Ponds & Stunning Views

Tracts 1-10 N View

TRACT MAP & DESCRIPTIONS

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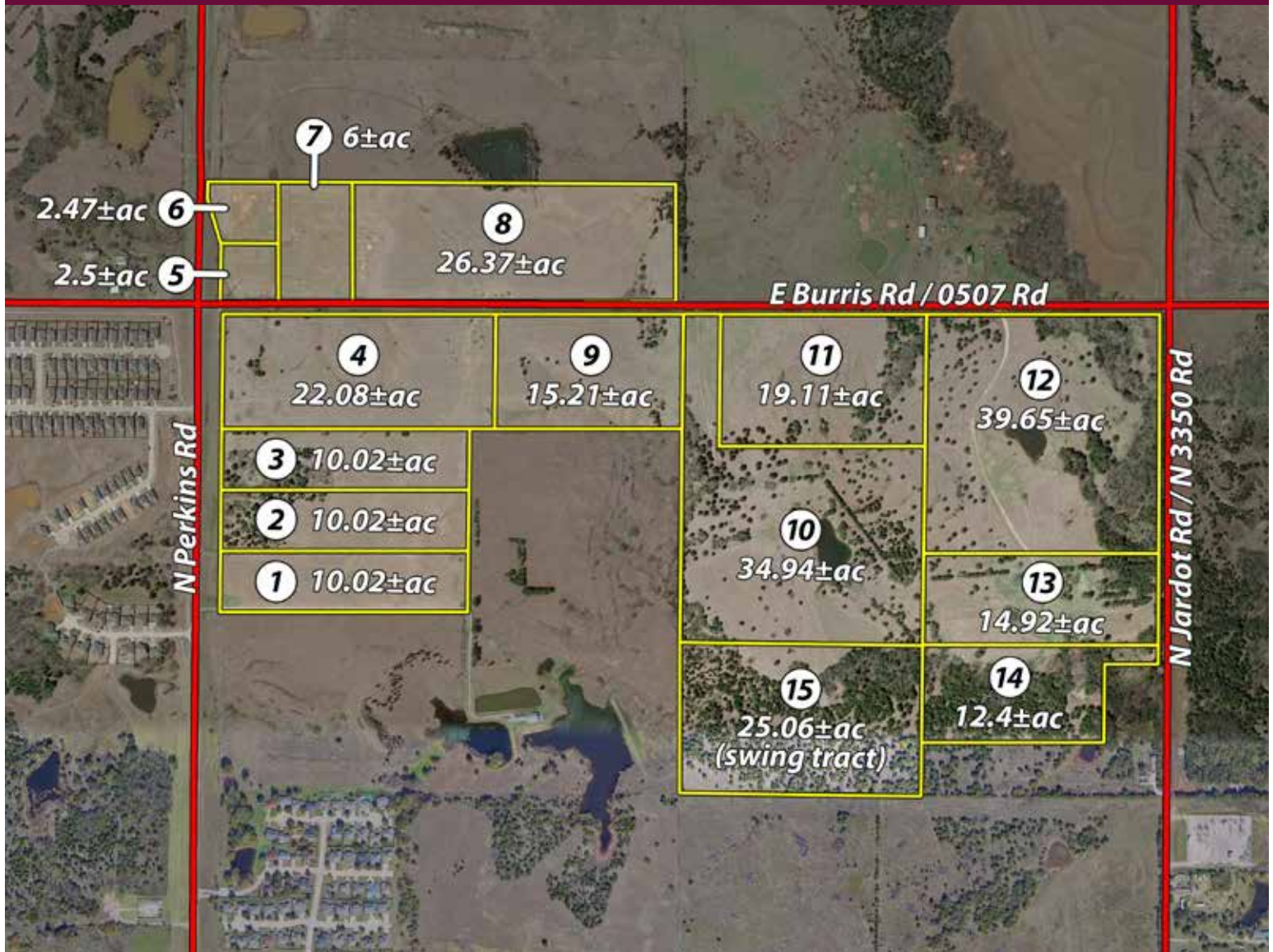
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TRACT MAP & DESCRIPTIONS



TRACT 1: 10.02± ACRES along Perkins Road, gorgeous hay meadow with great views.

TRACT 2: 10.02± ACRES along Perkins Road, woods in front of the property provide some nice seclusion on this tract.

TRACT 3: 10.02± ACRES along Perkins Road, woods here on the front of the tract make for additional seclusion.

TRACT 4: 22.08± ACRES on the corner of Perkins Road and Burris. Great corner tract, mostly open hay meadow and mixed trees with gently rolling topography!

TRACT 5: 2.50± ACRES at the intersection of Perkins Road and Burris, another attractive corner lot.

TRACT 6: 2.47± ACRES fronting Perkins Road, level pad which has had dirt work completed in past.

TRACT 7: 6.0± ACRES along Burris Road, another level tract here with substantial dirt work already complete.

TRACT 8: 26.37± ACRES along Burris Road, another excellent tract with great views and good topography.

TRACT 9: 15.21± ACRES along Burris Road, beautiful setting with a small drainage that would make an excellent potential pond site.

TRACT 10: 34.94± ACRES along Burris Road, stunning tract with a secluded setting that surrounds a stunning clear water pond. A water well is also present on this tract.

TRACT 11: 19.11± ACRES along Burris Road, another stunning tract with excellent elevation of views of surrounding landscape.

TRACT 12: 39.65± ACRES along Burris and Jardot Road, beautiful mixture of trees, hay meadows and a nice pond in a very secluded setting.

TRACT 13: 14.92± ACRES on N. Jardot Road, another mix of hay meadow and large trees in a private setting.

TRACT 14: 12.4± ACRES on N. Jardot Road, this tract sits outside of city limits and offers big mature trees and open land also. This is a beautiful tract.

TRACT 15: 25.06± ACRES "SWING TRACT". Gorgeous mix of trees and hay meadows. Bidders may bid on this tract in combination with any other parcel that adjoins, take your pick of potential options!

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LOCATION MAPS

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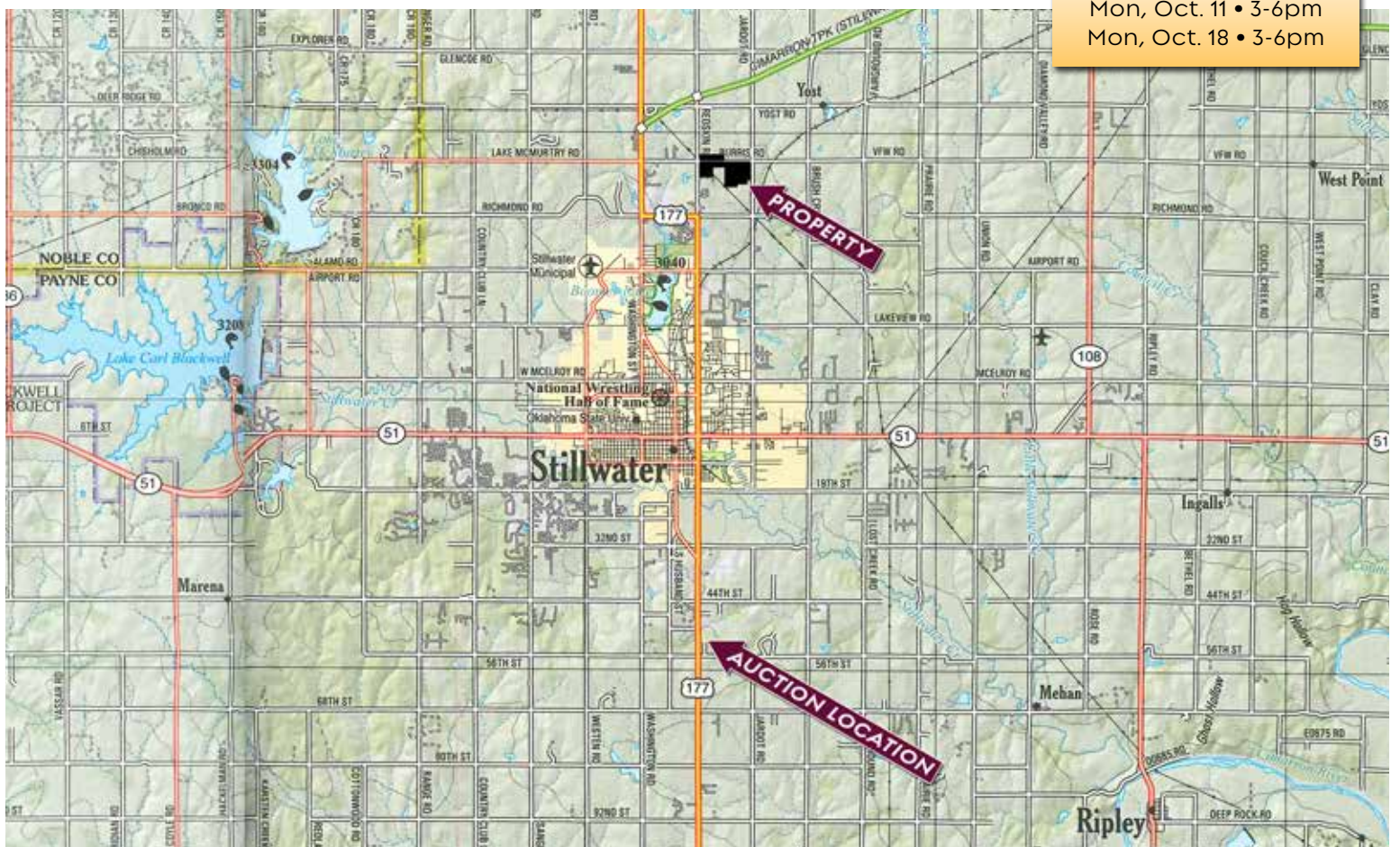
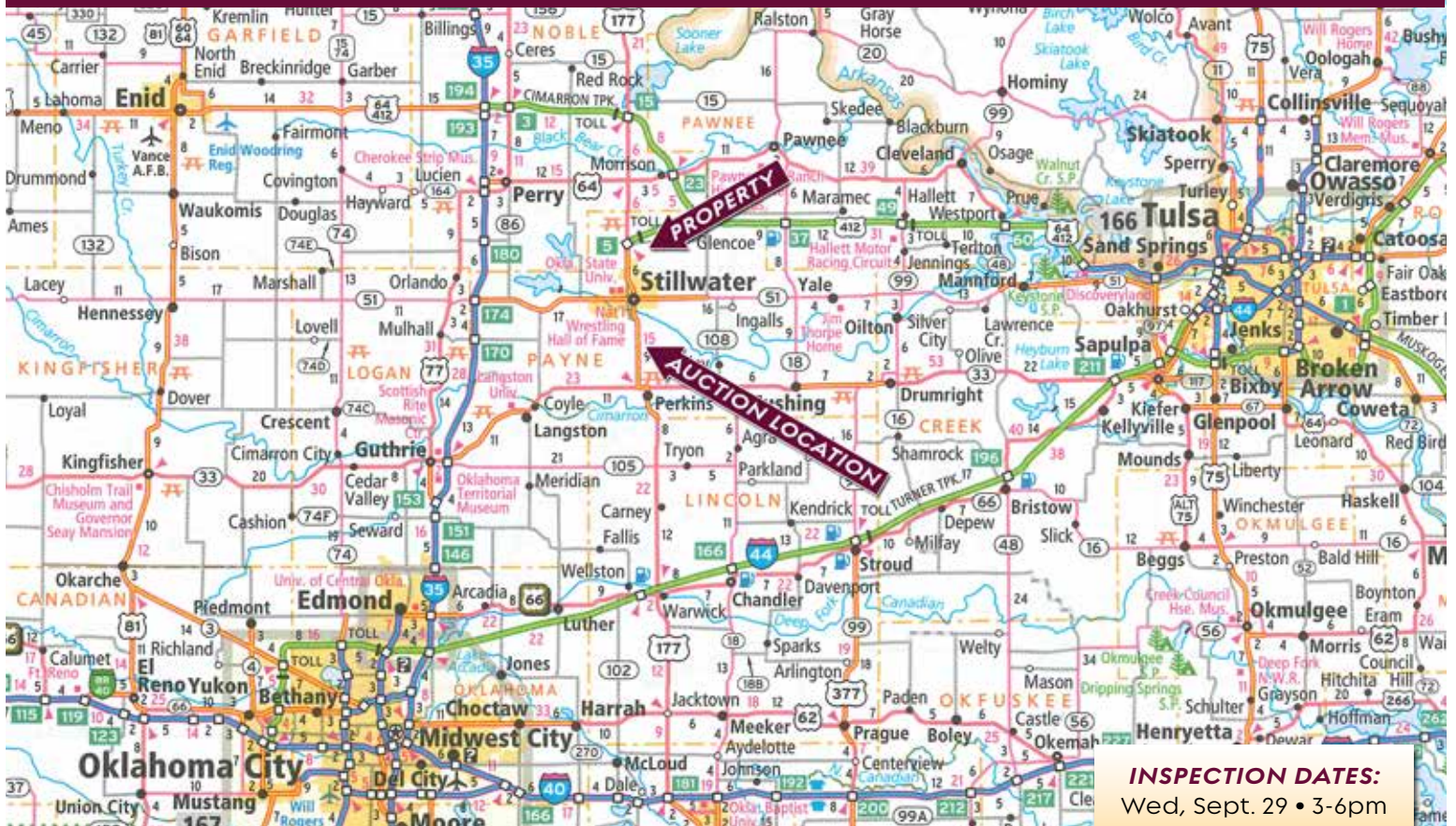
Held at Sparrow Beginnings in Stillwater, Ok

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LOCATION MAPS & DIRECTIONS



AUCTION LOCATION: Sparrow Beginnings • 5317 S Hartford Street Stillwater, OK

DIRECTIONS TO PROPERTY: See auction website for detailed maps of all tracts and locations.

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SOILS MAP

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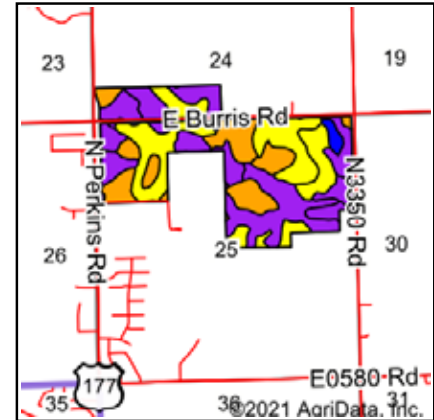
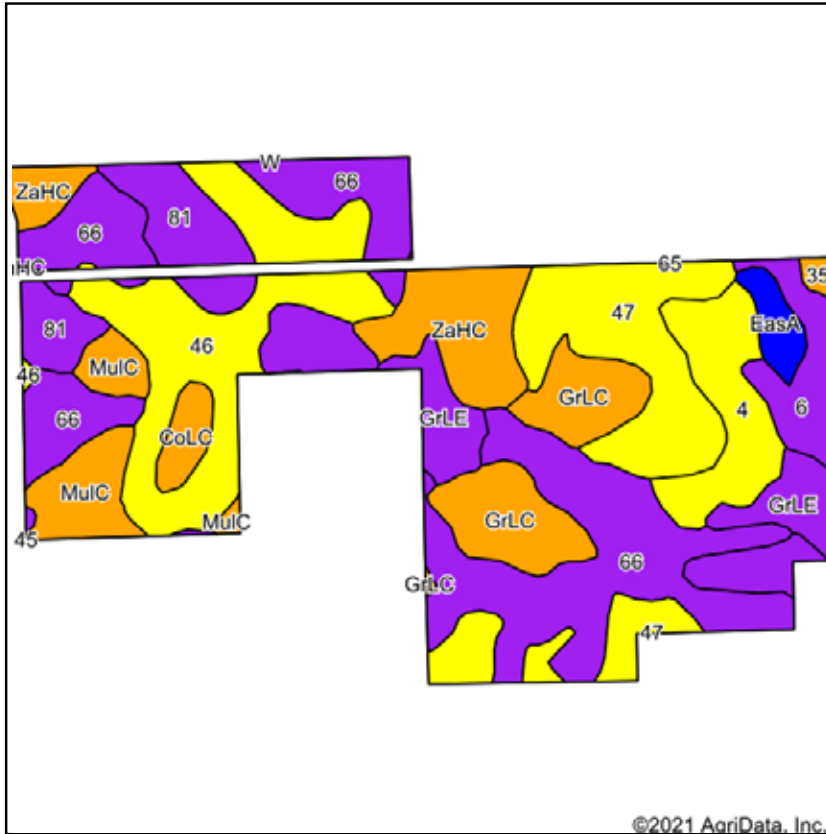
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SOILS MAP

Soils Map



State: **Oklahoma**
 County: **Payne**
 Location: **25-20N-2E**
 Township: **Stillwater**
 Acres: **242.15**
 Date: **8/19/2021**



Maps Provided By



© AgriData, Inc. 2021 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

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Area Symbol: OK119, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Caucasian bluestem	Corn	Cotton lint	Grain sorghum	Improved bermudagrass	Introduced bluestem	Peanuts	Wheat
66	Masham silty clay loam, 5 to 20 percent slopes	66.09	27.3%		Vle					1	2			1
46	Renfrow silt loam, 3 to 5 percent slopes	34.53	14.3%		IVe		1	219	31		3	1		28
47	Renfrow loam, 3 to 5 percent slopes, eroded	32.55	13.4%		IVe			28	4		3			15
GrLC	Grainola-Lucien complex, 1 to 5 percent slopes	18.23	7.5%		IIIe				21		4			16
ZaHC	Zaneis-Huska complex, 1 to 5 percent slopes	16.89	7.0%		IIIe				194	27	5			19
81	Huska silt loam, 1 to 3 percent slopes	14.67	6.1%		Vls					7		3		5
4	Coyle loam, 3 to 5 percent slopes, eroded	14.46	6.0%		IVe					33		4	990	15
6	Pulaski fine sandy loam, 0 to 1 percent slopes, frequently flooded	13.22	5.5%		Vw		7			4		7	5	2
GrLE	Grainola-Lucien complex, 5 to 12 percent slopes	11.75	4.9%		Vle					1		3	3	1

SOILS MAP

Maps Provided By



© AgriData, Inc. 2021 www.AgriDataInc.com

MulC	Mulhall loam, 3 to 5 percent slopes	11.62	4.8%		Ille	Ille			13	32	6	1		28	
EasA	Easpur loam, 0 to 1 percent slopes, occasionally flooded	3.62	1.5%		Ilw			2		48	9			33	
CoLC	Coyle-Lucien complex, 1 to 5 percent slopes	3.57	1.5%		Ills					29	4		840	20	
35	Norge loam, 3 to 5 percent slopes, eroded	0.95	0.4%		Ille										
Weighted Average								0.5	*	49.1	14	3.5	0.6	71.5	12.3

Soils data provided by USDA and NRCS.

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Tracts 1-10 N View

TOPOGRAPHY MAP

TUESDAY, OCTOBER 19th • 6PM

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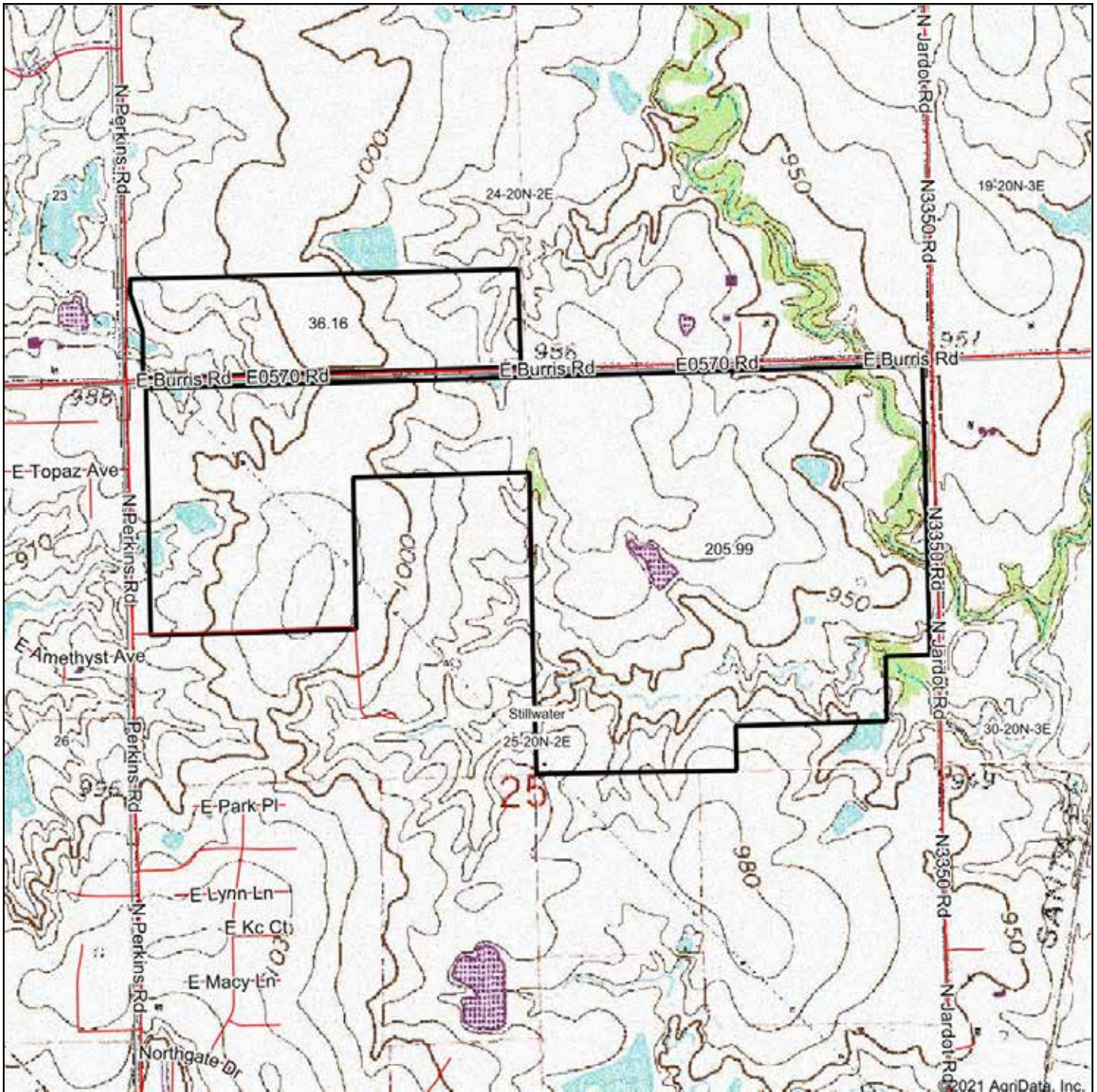
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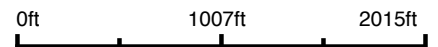
 Online Bidding Available!

TOPOGRAPHY MAP

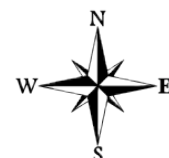
Topography Map



map center: 36° 11' 7.01, -97° 2' 33.46



25-20N-2E
Payne County
Oklahoma



8/19/2021

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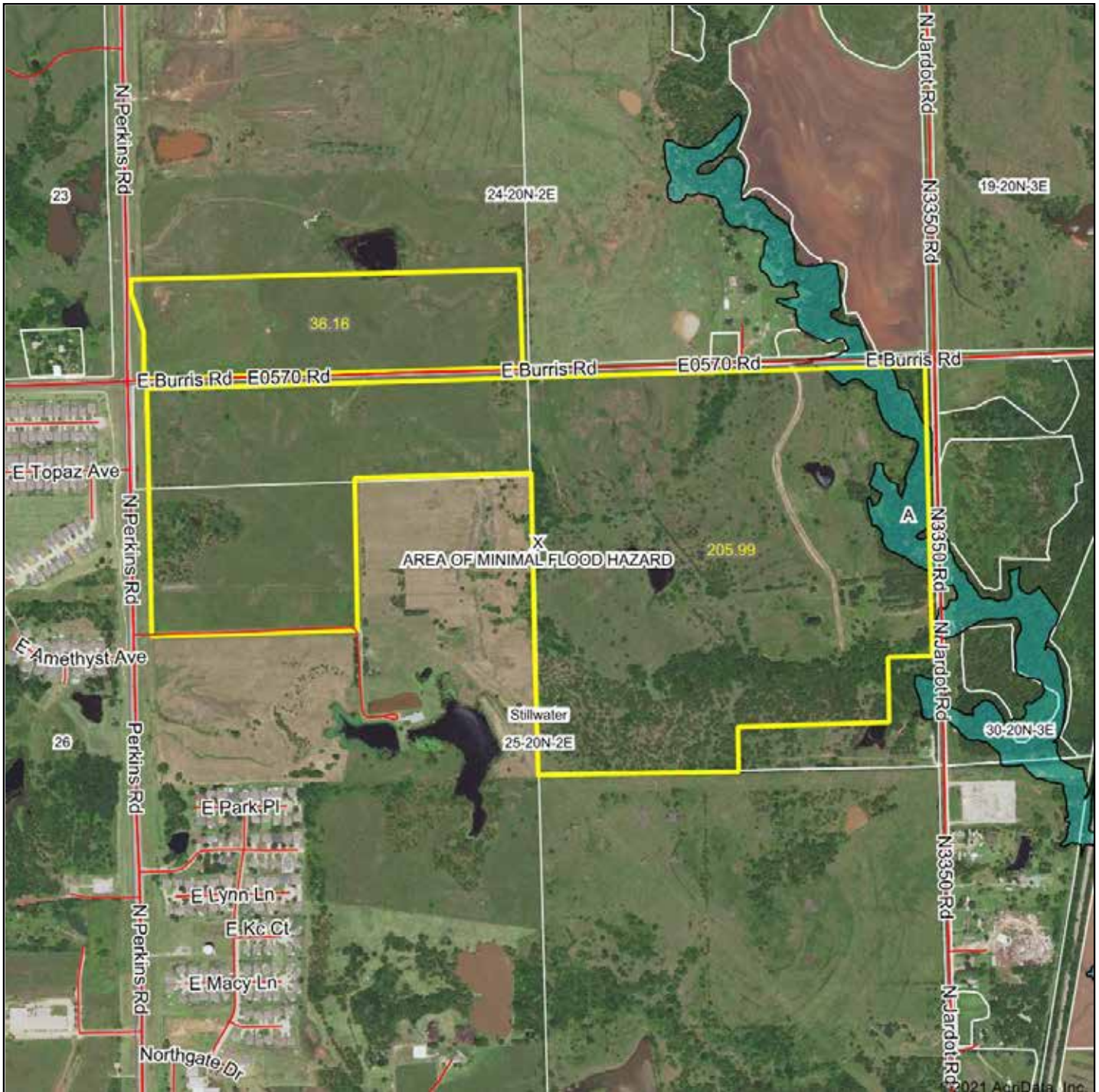
FLOOD ZONE MAP

TUESDAY, OCTOBER 19th • 6PM

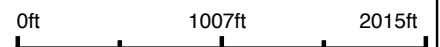
Held at Sparrow Beginnings in Stillwater, Ok

FLOOD ZONE MAP

Aerial Map



Map Center: 36° 11' 7.01, -97° 2' 33.46



25-20N-2E
Payne County
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Tracts 1-10 N View

WATER & SEWER LINE MAP

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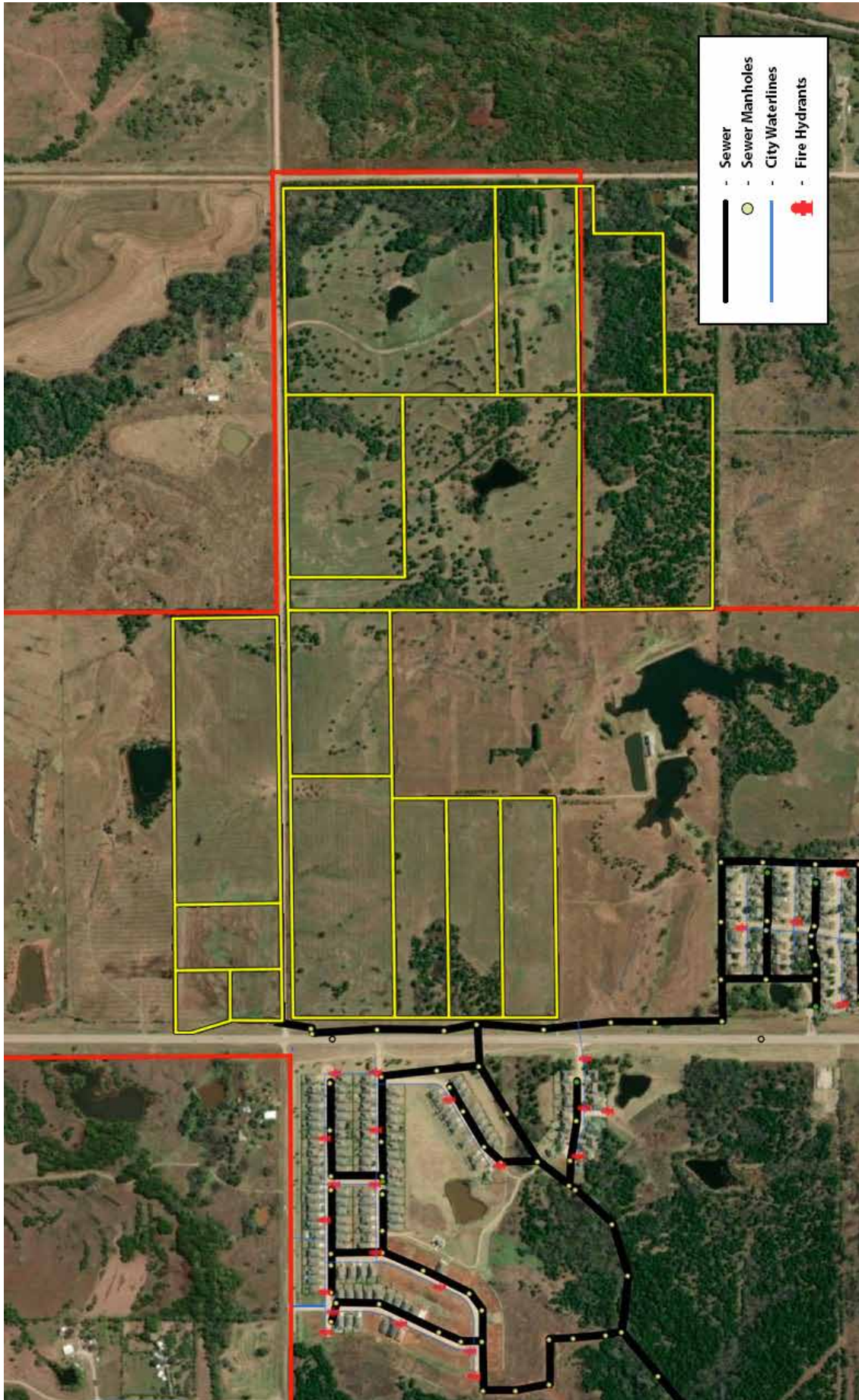
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TAX STATEMENTS

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TAX STATEMENTS

Tract 1

Print Tax County Treasurer

<https://oktaxrolls.com/print-tax/Payne/6263>

Tax Roll Inquiry

Payne County Treasurer

Carla Manning, Treasurer

315 West Sixth Street, Suite 101, Stillwater, OK 74074

Phone: 405-624-9411

Fax: 405-372-9548

E-Mail: cmanning@paynecountytreasurer.org



20200006876

Owner Name and Address

PRIMELAND PROPERTIES, LLC

600 N CHEYENNE ST

HENNESSEY OK 73742-1152

Taxroll Information

Tax Year : 2020
Property ID : 20N02E-25-4-SZ999-000-0757
Location : 5823 N PERKINS RD STILLWATER
School District : STW Stillwater Mills : 99.19
Type of Tax : Real Estate
Tax ID : 6876

Legal Description and Other Information:

MISC TR 25-20N-02E D-757 (10.02acm/l) BEG 135.05'E & 983.19'N SW/C NW/4; N-327.73' E-1331.48' S-327.73' W-1331.48' POB

Assessed Valuations	Amount
Land	222
Improvements	0
Net Assessed	222

Tax Values	Amount
Base Tax	22.00
Penalty	0.00
Fees	0.00
Payments	22.00
Total Paid	22.00
Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/11/2020	5238	Check	Taxes	22.00	PRIMELAND PROPERTIES, LLC->Check# 1532

Login (build: 2343:20210713.2)

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TAX STATEMENTS

Tract 2

Print Tax County Treasurer

<https://oktaxrolls.com/print-tax/Payne/33779>

Tax Roll Inquiry

Payne County Treasurer

Carla Manning, Treasurer

315 West Sixth Street, Suite 101, Stillwater, OK 74074

Phone: 405-624-9411

Fax: 405-372-9548

E-Mail: cmanning@paynecountytreasurer.org



20200074864

Owner Name and Address

PRIMELAND PROPERTIES, LLC

600 N CHEYENNE ST

HENNESSEY OK 73742-1152

Taxroll Information

Tax Year : 2020
Property ID : 20N02E-25-4-SZ999-000-0754
Location : 5901 N PERKINS RD STILLWATER
School District : STW Stillwater Mills : 99.19
Type of Tax : Real Estate
Tax ID : 74864

Legal Description and Other Information:

MISC TR 25-20N-02E D-754 (10.02acm/l) BEG 135.05'E & 1310.92'N SW/C NW/4; E-1331.48' N-327.73' W-1331.48' S-327.73' POB

Assessed Valuations	Amount
Land	183
Improvements	0
Net Assessed	183

Tax Values	Amount
Base Tax	18.00
Penalty	0.00
Fees	0.00
Payments	18.00
Total Paid	18.00
Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/11/2020	5241	Check	Taxes	18.00	PRIMELAND PROPERTIES, LLC->Check# 1532

Login (build: 2343:20210713.2)

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TAX STATEMENTS

Tract 3

Print Tax County Treasurer

<https://oktaxrolls.com/print-tax/Payne/33175>

Tax Roll Inquiry

Payne County Treasurer

Carla Manning, Treasurer
315 West Sixth Street, Suite 101, Stillwater, OK 74074
Phone: 405-624-9411
Fax: 405-372-9548
E-Mail: cmanning@paynecountytreasurer.org



20200073262

Owner Name and Address

PRIMELAND PROPERTIES, LLC
600 N CHEYENNE ST
HENNESSEY OK 73742-1152

Taxroll Information

Tax Year : 2020
Property ID : 20N02E-25-4-SZ999-000-0753
Location : N PERKINS RD STILLWATER
School District : STW Stillwater Mills : 99.19
Type of Tax : Real Estate
Tax ID : 73262

Legal Description and Other Information:

MISC TR 25-20N-02E D-753 (10.02acm/l) BEG 135.05'E & 1638.65'N SW/C NW/4; E-1331.48' N-327.73' W-1331.48' S-327.73' POB
6001 N PERKINS RD.

Assessed Valuations	Amount
Land	157
Improvements	0
Net Assessed	157

Tax Values	Amount
Base Tax	16.00
Penalty	0.00
Fees	0.00
Payments	16.00
Total Paid	16.00
Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/11/2020	5240	Check	Taxes	16.00	PRIMELAND PROPERTIES, LLC->Check# 1532

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TAX STATEMENTS

Tract 4

Print Tax County Treasurer

<https://oktaxrolls.com/print-tax/Payne/34037>

Tax Roll Inquiry

Payne County Treasurer

Carla Manning, Treasurer

315 West Sixth Street, Suite 101, Stillwater, OK 74074

Phone: 405-624-9411

Fax: 405-372-9548

E-Mail: cmanning@paynecountytreasurer.org



28288875731

Owner Name and Address

PRIMELAND PROPERTIES, LLC

600 N CHEYENNE ST

HENNESSEY OK 73742-1152

Taxroll Information

Tax Year : 2020
Property ID : 20N02E-25-4-SZ999-000-0760
Location : 6099 N PERKINS RD STILLWATER
School District : STW Stillwater Mills : 99.19
Type of Tax : Real Estate
Tax ID : 75731

Legal Description and Other Information:

MISC TR 25-20N-02E D-760 (22.08acm/l) BEG 155'E NW/C N/2 N/2 NW/4; E-1465.75' S-656.93' W-1465.74' N-655.65' POB

Assessed Valuations	Amount
Land	484
Improvements	0
Net Assessed	484

Tax Values	Amount
Base Tax	48.00
Penalty	0.00
Fees	0.00
Payments	48.00
Total Paid	48.00
Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/11/2020	5242	Check	Taxes	48.00	PRIMELAND PROPERTIES, LLC->Check# 1532

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TAX STATEMENTS

Tract 5

Print Tax County Treasurer

<https://oktaxrolls.com/print-tax/Payne/34926>

Tax Roll Inquiry

Payne County Treasurer

Carla Manning, Treasurer

315 West Sixth Street, Suite 101, Stillwater, OK 74074

Phone: 405-624-9411

Fax: 405-372-9548

E-Mail: cmanning@paynecountytreasurer.org



20200079268

Owner Name and Address

PRIMELAND PROPERTIES, LLC

600 N CHEYENNE ST

HENNESSEY OK 73742-1152

Taxroll Information

Tax Year : 2020
Property ID : 20N02E-24-3-SZ999-000-0506
Location : 6205 N PERKINS RD STILLWATER
School District : STW Stillwater Mills : 99.19
Type of Tax : Real Estate
Tax ID : 79268

Legal Description and Other Information:

MISC TR 24-20N-02E C-506 (2.5acm/l) BEG 155'E SW/C SW/4; N-334.89' E-323.11' S-334.86' W-327.36' POB

Assessed Valuations	Amount
Land	39
Improvements	0
Net Assessed	39

Tax Values	Amount
Base Tax	4.00
Penalty	0.00
Fees	0.00
Payments	4.00
Total Paid	4.00
Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/11/2020	5249	Check	Taxes	4.00	PRIMELAND PROPERTIES, LLC->Check# 1532

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TAX STATEMENTS

Tract 6

Print Tax County Treasurer

<https://oktaxrolls.com/print-tax/Payne/34925>

Tax Roll Inquiry

Payne County Treasurer

Carla Manning, Treasurer

315 West Sixth Street, Suite 101, Stillwater, OK 74074

Phone: 405-624-9411

Fax: 405-372-9548

E-Mail: cmanning@paynecountytreasurer.org



28288879267

Owner Name and Address

PRIMELAND PROPERTIES, LLC

600 N CHEYENNE ST

HENNESSEY OK 73742-1152

Taxroll Information

Tax Year : 2020
Property ID : 20N02E-24-3-SZ999-000-0503
Location : 6301 N PERKINS RD STILLWATER
School District : STW Stillwater Mills : 99.19
Type of Tax : Real Estate
Tax ID : 79267

Legal Description and Other Information:

MISC TR 24-20N-02E C-503 (2.47acm/l) BEG 155'E & 334.89'N SW/C SW/4; N-6.88' N8^W-202.24' N-111.74' E-349.06' S-319.75' W-323.11' POB

Assessed Valuations	Amount
Land	68
Improvements	0
Net Assessed	68

Tax Values	Amount
Base Tax	7.00
Penalty	0.00
Fees	0.00
Payments	7.00
Total Paid	7.00
Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/11/2020	5248	Check	Taxes	7.00	PRIMELAND PROPERTIES, LLC->Check# 1532

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TAX STATEMENTS

Tract 7

Print Tax County Treasurer

<https://oktaxrolls.com/print-tax/Payne/3753>

Tax Roll Inquiry

Payne County Treasurer

Carla Manning, Treasurer

315 West Sixth Street, Suite 101, Stillwater, OK 74074

Phone: 405-624-9411

Fax: 405-372-9548

E-Mail: cmanning@paynecountytreasurer.org



2828884172

Owner Name and Address

PRIMELAND PROPERTIES, LLC

600 N CHEYENNE ST

HENNESSEY OK 73742-1152

Taxroll Information

Tax Year : 2020
Property ID : 20N02E-24-3-SZ999-000-0504
Location : 700 E BURRIS RD STILLWATER
School District : STW Stillwater Mills : 99.19
Type of Tax : Real Estate
Tax ID : 4172

Legal Description and Other Information:

MISC TR 24-20N-02E C-504 (6acm/l) BEG 482.36'E SW/C SW/4; N-654.61' E-398.99' S-655.51' W-398.99' POB

Assessed Valuations	Amount
Land	80
Improvements	0
Net Assessed	80

Tax Values	Amount
Base Tax	8.00
Penalty	0.00
Fees	0.00
Payments	8.00
Total Paid	8.00
Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/11/2020	5237	Check	Taxes	8.00	PRIMELAND PROPERTIES, LLC->Check# 1532

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TAX STATEMENTS

Tract 8

Print Tax County Treasurer

<https://oktaxrolls.com/print-tax/Payne/34429>

Tax Roll Inquiry

Payne County Treasurer

Carla Manning, Treasurer

315 West Sixth Street, Suite 101, Stillwater, OK 74074

Phone: 405-624-9411

Fax: 405-372-9548

E-Mail: cmanning@paynecountytreasurer.org



20200077837

Owner Name and Address

PRIMELAND PROPERTIES, LLC

600 N CHEYENNE ST

HENNESSEY OK 73742-1152

Taxroll Information

Tax Year : 2020
Property ID : 20N02E-24-3-SZ999-000-0501
Location : 900 E BURRIS RD STILLWATER
School District : STW Stillwater Mills : 99.19
Type of Tax : Real Estate
Tax ID : 77837

Legal Description and Other Information:

MISC TR 24-20N-02E C-501 (26.37acm/l) BEG 881.35'E SW/C SW/4; N- 655.51' E-1747.12' S-659.43' W-1747.12' POB

Assessed Valuations	Amount
Land	477
Improvements	0
Net Assessed	477

Tax Values	Amount
Base Tax	47.00
Penalty	0.00
Fees	0.00
Payments	47.00
Total Paid	47.00
Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/11/2020	5244	Check	Taxes	47.00	PRIMELAND PROPERTIES, LLC->Check# 1532

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TAX STATEMENTS

Tract 9

Print Tax County Treasurer

<https://oktaxrolls.com/print-tax/Payne/3743>

Tax Roll Inquiry

Payne County Treasurer

Carla Manning, Treasurer

315 West Sixth Street, Suite 101, Stillwater, OK 74074

Phone: 405-624-9411

Fax: 405-372-9548

E-Mail: cmanning@paynecountytreasurer.org



28288884162

Owner Name and Address

PRIMELAND PROPERTIES, LLC

600 N CHEYENNE ST

HENNESSEY OK 73742-1152

Taxroll Information

Tax Year : 2020
Property ID : 20N02E-25-4-SZ999-000-0751
Location : 1302 E BURRIS RD STILLWATER
School District : STW Stillwater Mills : 99.19
Type of Tax : Real Estate
Tax ID : 4162

Legal Description and Other Information:

MISC TR 25-20N-02E D-751 (15.21acm/l) BEG 1620.75'E NW/C NW/4; E- 1007.72' S-657.82' W-1007.8' N-656.93' POB

Assessed Valuations	Amount
Land	242
Improvements	0
Net Assessed	242

Tax Values	Amount
Base Tax	24.00
Penalty	0.00
Fees	0.00
Payments	24.00
Total Paid	24.00
Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/11/2020	5236	Check	Taxes	24.00	PRIMELAND PROPERTIES, LLC->Check# 1532

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TAX STATEMENTS

Tract 10

Print Tax County Treasurer

<https://oktaxrolls.com/print-tax/Payne/38823>

Tax Roll Inquiry

Payne County Treasurer

Carla Manning, Treasurer

315 West Sixth Street, Suite 101, Stillwater, OK 74074

Phone: 405-624-9411

Fax: 405-372-9548

E-Mail: cmanning@paynecountytreasurer.org



20200087579

Owner Name and Address

PRIMELAND PROPERTIES, LLC

600 N CHEYENNE ST

HENNESSEY OK 73742-1152

Taxroll Information

Tax Year : 2020
Property ID : 20N02E-25-1-SZ999-000-0009
Location : E BURRIS RD STILLWATER
School District : STW Stillwater Mills : 99.19
Type of Tax : Real Estate
Tax ID : 87579

Legal Description and Other Information:

MISC TR 25-20N-02E A-9 (34.94acm/l) BEG NW/C NE/4; E-200' S-750.87' E-1106.71' S-1058.08' W-1307.96' N-1804' POB

Assessed Valuations	Amount
Land	371
Improvements	0
Net Assessed	371

Tax Values	Amount
Base Tax	37.00
Penalty	0.00
Fees	0.00
Payments	37.00
Total Paid	37.00
Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/11/2020	5251	Check	Taxes	37.00	PRIMELAND PROPERTIES, LLC->Check# 1532

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TAX STATEMENTS

Tract 11

Print Tax County Treasurer

<https://oktaxrolls.com/print-tax/Payne/34132>

Tax Roll Inquiry

Payne County Treasurer

Carla Manning, Treasurer

315 West Sixth Street, Suite 101, Stillwater, OK 74074

Phone: 405-624-9411

Fax: 405-372-9548

E-Mail: cmanning@paynecountytreasurer.org



28288875918

Owner Name and Address

PRIMELAND PROPERTIES, LLC

600 N CHEYENNE ST

HENNESSEY OK 73742-1152

Taxroll Information

Tax Year : 2020
Property ID : 20N02E-25-1-SZ999-000-0002
Location : 1407 E BURRIS RD STILLWATER
School District : STW Stillwater Mills : 99.19
Type of Tax : Real Estate
Tax ID : 75918

Legal Description and Other Information:

MISC TR 25-20N-02E A-2 (19.11acm/l) BEG 200'E NW/C NE/4; E-1105.51' S-754.5' W-1106.71' N-750.87' POB

Assessed Valuations	Amount
Land	327
Improvements	0
Net Assessed	327

Tax Values	Amount
Base Tax	32.00
Penalty	0.00
Fees	0.00
Payments	32.00
Total Paid	32.00
Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/11/2020	5243	Check	Taxes	32.00	PRIMELAND PROPERTIES, LLC->Check# 1532

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TAX STATEMENTS

Tract 13

Print Tax County Treasurer

<https://oktaxrolls.com/print-tax/Payne/38822>

Tax Roll Inquiry

Payne County Treasurer

Carla Manning, Treasurer

315 West Sixth Street, Suite 101, Stillwater, OK 74074

Phone: 405-624-9411

Fax: 405-372-9548

E-Mail: cmanning@paynecountytreasurer.org



20200087578

Owner Name and Address

PRIMELAND PROPERTIES, LLC

600 N CHEYENNE ST

HENNESSEY OK 73742-1152

Taxroll Information

Tax Year : 2020
Property ID : 20N02E-25-1-SZ999-000-0008
Location : N JARDOT RD STILLWATER
School District : STW Stillwater Mills : 99.19
Type of Tax : Real Estate
Tax ID : 87578

Legal Description and Other Information:

MISC TR 25-20N-02E A-8 (14.92acm/l) BEG 1324.15' S NE/C NE/4; S-497.02' W-1308.88' N-497.02' E-1307.63' POB

Assessed Valuations	Amount
Land	169
Improvements	0
Net Assessed	169

Tax Values	Amount
Base Tax	17.00
Penalty	0.00
Fees	0.00
Payments	17.00
Total Paid	17.00
Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/11/2020	5250	Check	Taxes	17.00	PRIMELAND PROPERTIES, LLC->Check# 1532

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TAX STATEMENTS

Tract 14

Print Tax County Treasurer

<https://oktaxrolls.com/print-tax/Payne/34626>

Tax Roll Inquiry

Payne County Treasurer

Carla Manning, Treasurer

315 West Sixth Street, Suite 101, Stillwater, OK 74074

Phone: 405-624-9411

Fax: 405-372-9548

E-Mail: cmanning@paynecountytreasurer.org



20200078316

Owner Name and Address

PRIMELAND PROPERTIES, LLC

600 N CHEYENNE ST

HENNESSEY OK 73742-1152

Taxroll Information

Tax Year : 2020

Property ID : 20N02E-25-1-00000-000-0005

Location : N JARDOT RD STILLWATER

School District : STW-R Stillwater Rural Mills : 97.36

Type of Tax : Real Estate

Tax ID : 78316

Legal Description and Other Information:

25-20N-02E A-5 (12.40acm/l) BEG 1821.17'S NE/C NE/4; S-99.92' W-328.98' S-420.24' W-980.28' N-515.87' E-1308.88' POB

Assessed Valuations	Amount
Land	117
Improvements	0
Net Assessed	117

Tax Values	Amount
Base Tax	11.00
Penalty	0.00
Fees	0.00
Payments	11.00
Total Paid	11.00
Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/11/2020	5247	Check	Taxes	11.00	PRIMELAND PROPERTIES, LLC->Check# 1532

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TAX STATEMENTS

Tract 15

Print Tax County Treasurer

<https://oktaxrolls.com/print-tax/Payne/34624>

Tax Roll Inquiry

Payne County Treasurer

Carla Manning, Treasurer

315 West Sixth Street, Suite 101, Stillwater, OK 74074

Phone: 405-624-9411

Fax: 405-372-9548

E-Mail: cmanning@paynecountytreasurer.org



28288878314

Owner Name and Address

PRIMELAND PROPERTIES, LLC

600 N CHEYENNE ST

HENNESSEY OK 73742-1152

Taxroll Information

Tax Year : 2020
Property ID : 20N02E-25-1-00000-000-0003
Location : N JARDOT RD STILLWATER
School District : STW-R Stillwater Rural Mills : 97.36
Type of Tax : Real Estate
Tax ID : 78314

Legal Description and Other Information:

25-20N-02E A-3 (25.06acm/l) BEG 1324.15'S NW/C NE/4; E-1307.96' S-827.14' W-1309.77' N-827.14' POB

Assessed Valuations	Amount
Land	228
Improvements	0
Net Assessed	228

Tax Values	Amount
Base Tax	22.00
Penalty	0.00
Fees	0.00
Payments	22.00
Total Paid	22.00
Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/11/2020	5245	Check	Taxes	22.00	PRIMELAND PROPERTIES, LLC->Check# 1532

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Tracts 1-10 N View

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Tracts 1-10 N View



Tracts 1-7 NW View

PHOTOS



Tracts 11-15 SW View



NW Corner View

PHOTOS



Perkins Rd Aerial View



SW Corner View

PHOTOS



Whole Property NW View



Tract 2

PHOTOS



Tract 3



Tract 4 Road Frontage

PHOTOS



Tract 4



Tracts 5-6 Road Frontage

PHOTOS



Tract 7



Tract 8

PHOTOS



Tract 9



Tract 10

PHOTOS



Tract 10



Tract 10

PHOTOS



Tract 11



Tract 12

PHOTOS



Tract 12



Tract 13

PHOTOS



Tract 14



Tract 15

SCHRADER AT A GLANCE

- Established in 1944.
- Located in Columbia City, IN, in 10,000 square feet of office space and heated garage/shop for auction equipment.
- Salaried staff (21) averages over 14 years experience, and the Schrader marketing team includes (4) graphic designers and a professional photographer.
- Sales representatives (36) in six states, including Oklahoma and Florida.
- Joint venture offices in Michigan, Virginia and Washington and a joint venture office in Indianapolis, Indiana.
- Licensed in 26 states and have ability to secure proper licensing in any state.
- Real estate auctions conducted in 40 states.
- Over 400 years of combined experience.
- Seven staff members and managers with master's degrees—president having a Masters Degree in Agricultural Economics.
- 200 to 250 auctions conducted annually.
- Annual real estate auction sales volume has exceeded \$250,000,000.
- Annual acreage sold has exceeded 100,000 acres plus residential and commercial properties.
- Traditional real estate sales and Section 1031 tax deferred exchanges are a sector of Schrader business.
- Conducted the first online multi-tract auction on the internet simultaneously with the live auction on March 27, 2000.



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