

McCLAIN & GARVIN COUNTIES  
OKLAHOMA

*Significant*

**LAND**

**AUCTION**

*Thursday, October 14 at 6pm*

*Held at the McClain County OSU Extension Service, Purcell, OK • Online Bidding Available*

**1,060.77±**  
**ACRES**

*5 Farms Offered in 21 Tracts*

**INFORMATION  
BOOKLET**

- *Class I Soils - Washita Bottomland Farm*
- *Criner Creek Bottomland Farm*
- *18± Acre Lake Access*
- *Excellent Hunting, Ponds, Recreation*
- *Extensive Paved Road Frontage*
- *Numerous Potential Building Sites*

**405.332.5508 • [SchraderAuction.com](http://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](mailto:brent@schraderauction.com)**

950 N. Liberty Dr., Columbia City, IN 46725  
800.451.2709 | 260.244.7606 | [www.schraderauction.com](http://www.schraderauction.com)

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Topography Maps

Flood Zone Maps

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Property Photos





# **BIDDER PRE-REGISTRATION FORM**

**THURSDAY, OCTOBER 14, 2021**

**1060.77 ACRES – MCCLAIN & GARVIN COUNTIES, 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 Thursday, October  
7, 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  
1060.77± Acres • McClain & Garvin  
Counties, Oklahoma  
Thursday, October 14, 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, October 14, 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, Thursday, October 7, 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:**

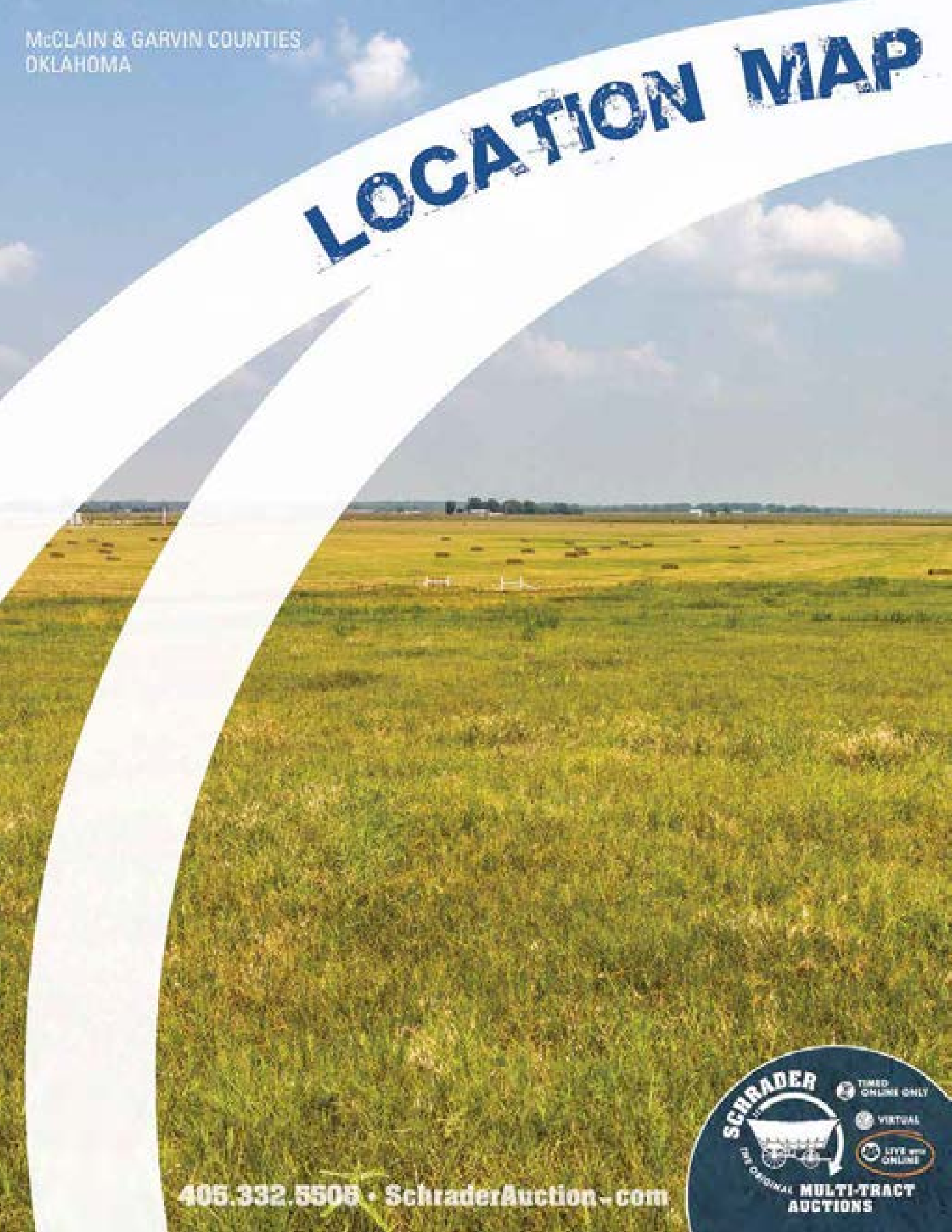
E-mail address of registered bidder: \_\_\_\_\_

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.



McCLAIN & GARVIN COUNTIES  
OKLAHOMA

# LOCATION MAP

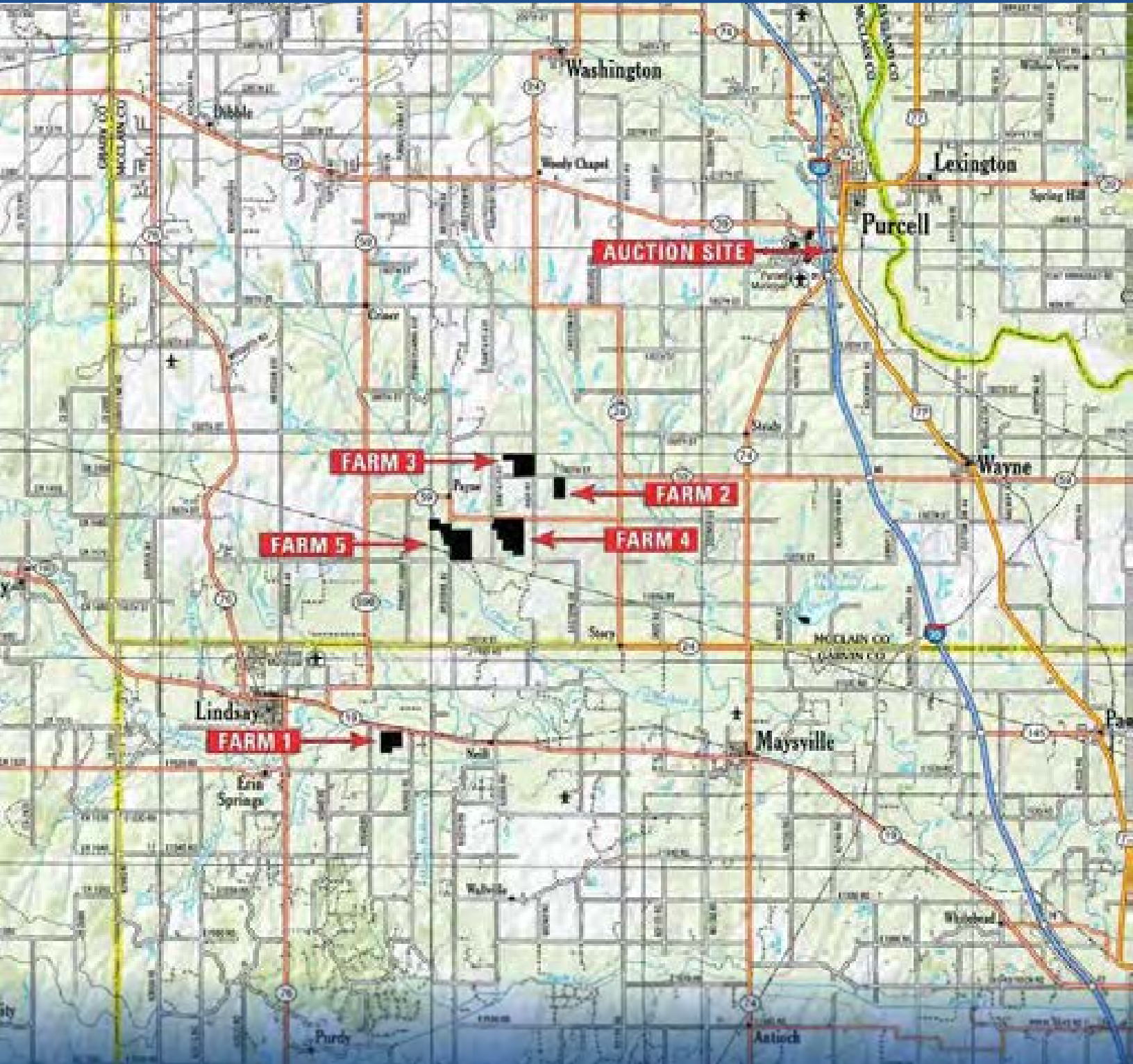


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**SCHRADER**  
THE ORIGINAL MULTI-TRACT AUCTIONS

- TIMED ONLINE ONLY
- VIRTUAL
- LIVE and ONLINE

# LOCATION MAP



## AUCTION SITE:

McClain County OSU Extension Service  
1721 Hardcastle Blvd, Purcell, OK

## PROPERTIES:

Visit our website for interactive  
map of all tracts and locations.

## INSPECTION DATES:

Friday, September 24 & October 8  
Tracts 1-8: 8:00 to 10:00am  
Tracts 9-21: 11:00am to 1:00pm



**ONLINE BIDDING AVAILABLE** You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call at Schrader Auction Company, 800.451.2709.

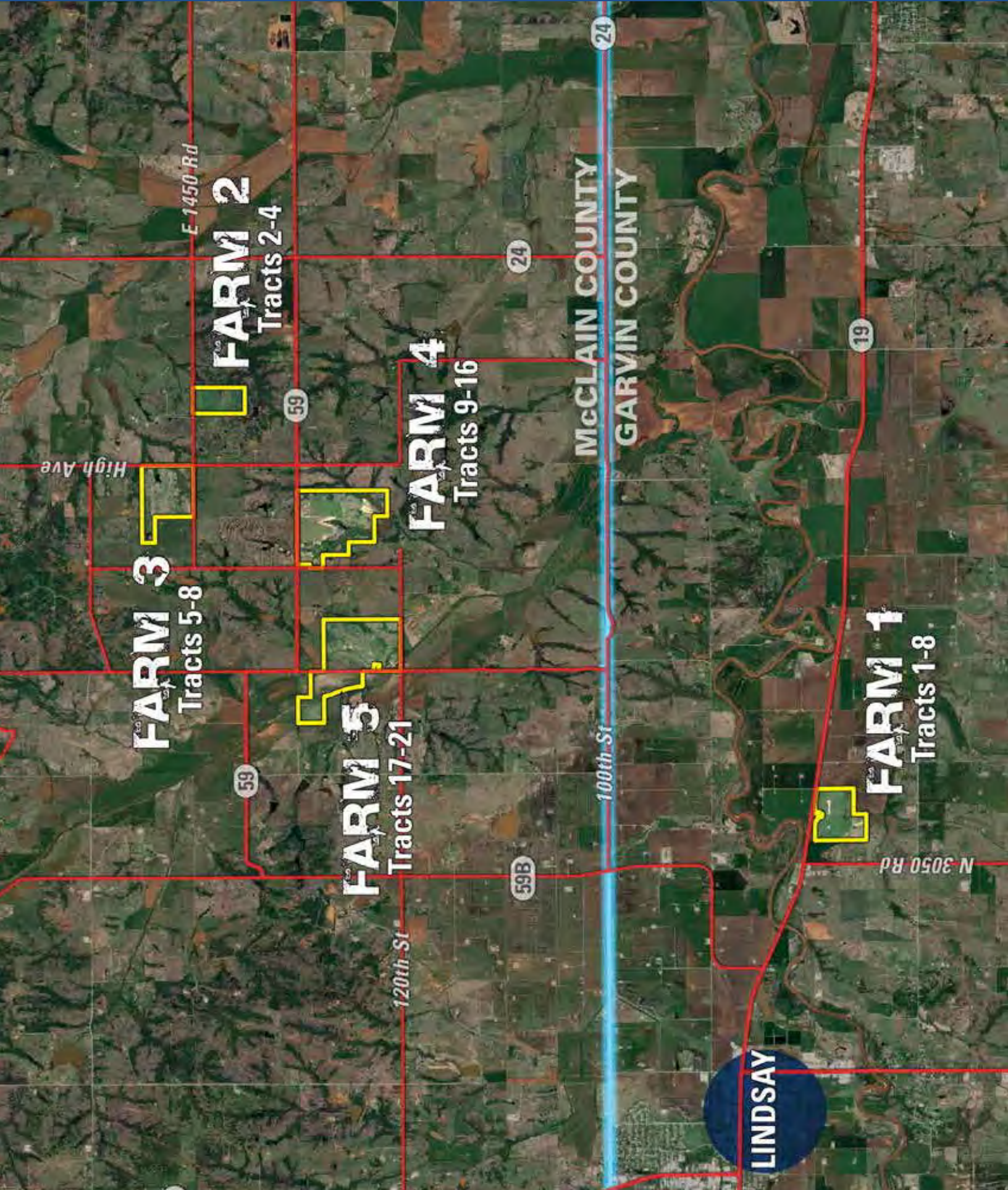
McCLAIN & GARVIN COUNTIES  
OKLAHOMA

# TRACT MAPS

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# TRACT MAP



# TRACT MAP

## FARM 1



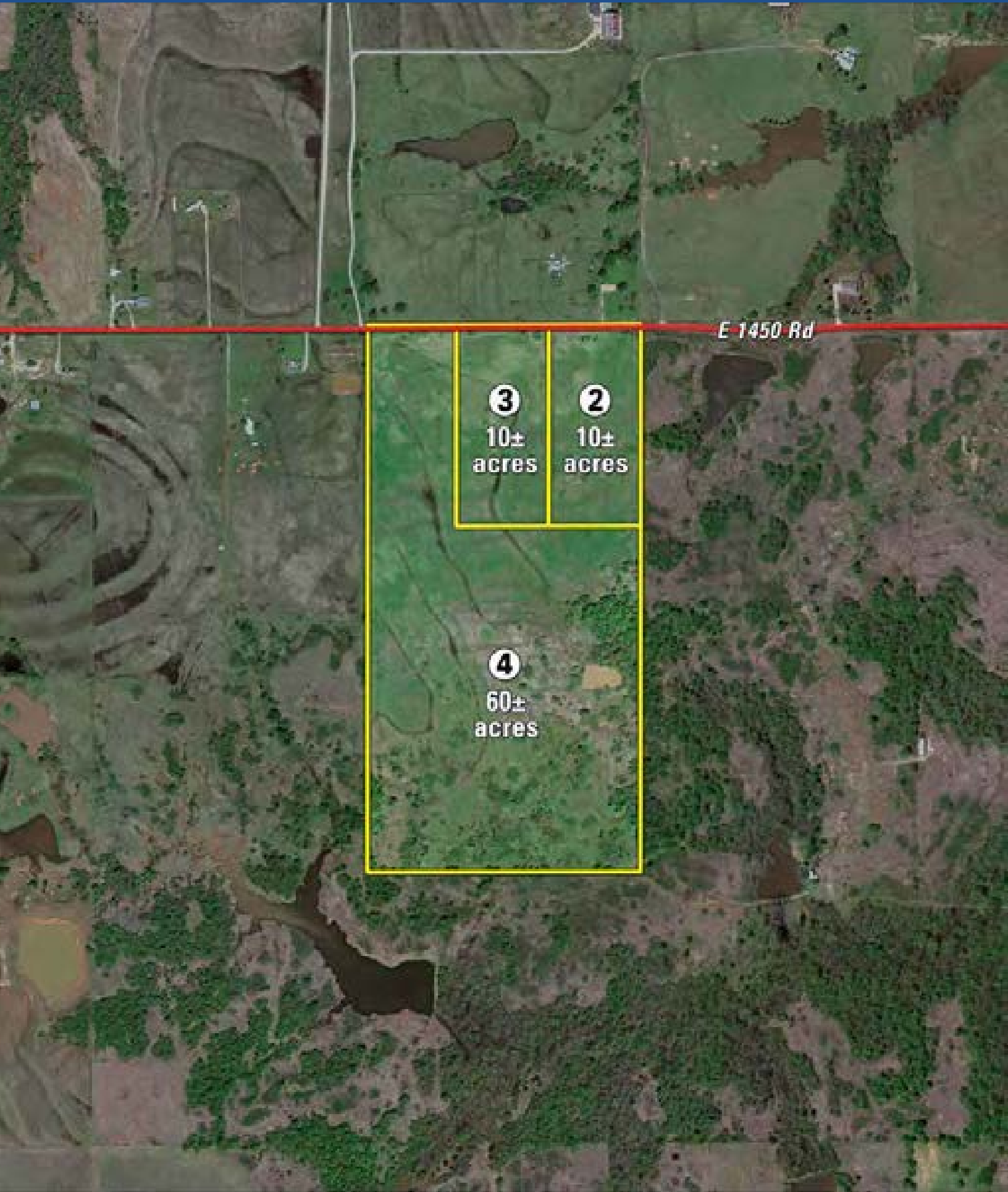
1

136.77± acres

19

# TRACT MAP

## FARM 2



E 1450 Rd

3

10±  
acres

2

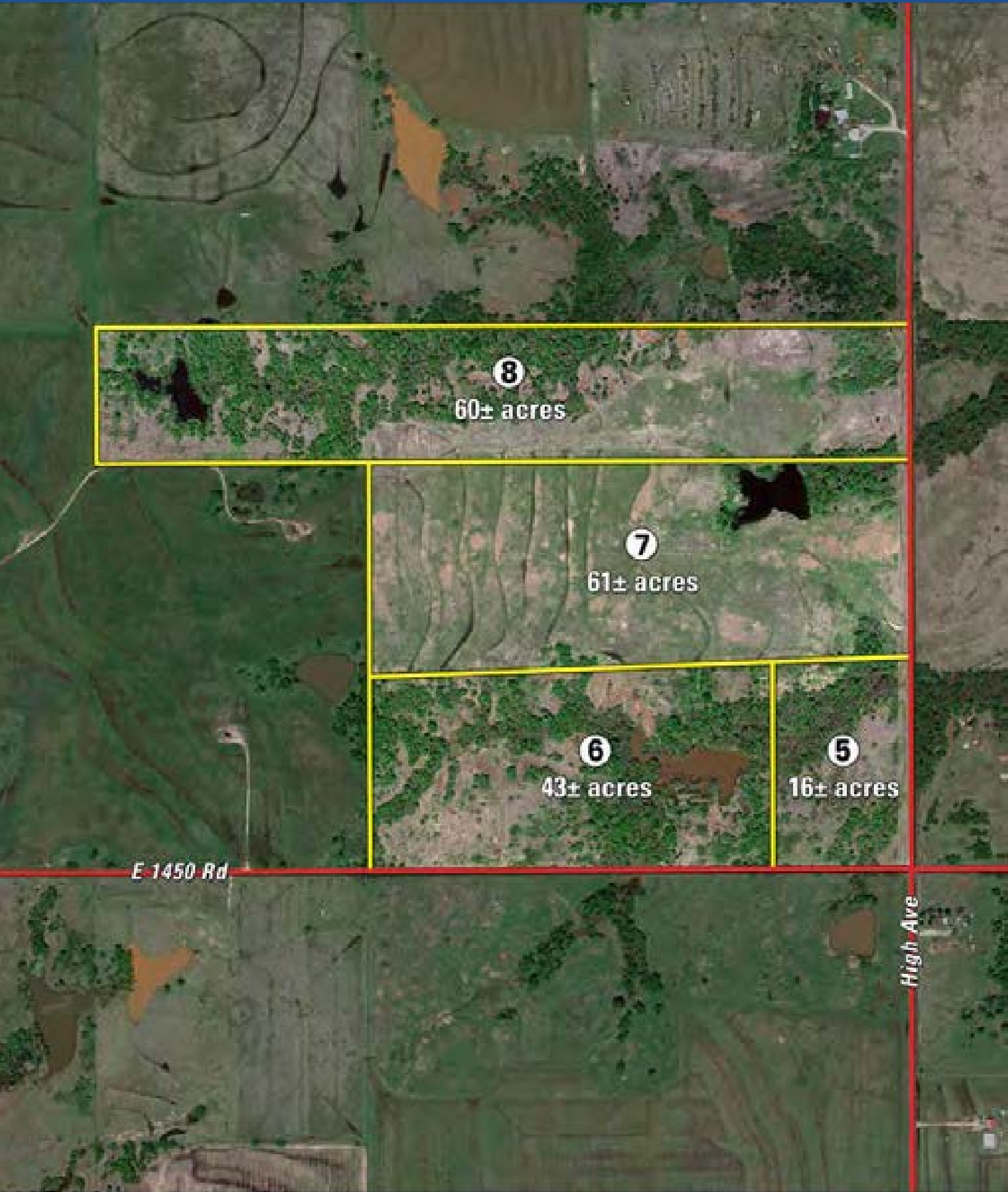
10±  
acres

4

60±  
acres

# TRACT MAP

## FARM 3



8

60± acres

7

61± acres

6

43± acres

5

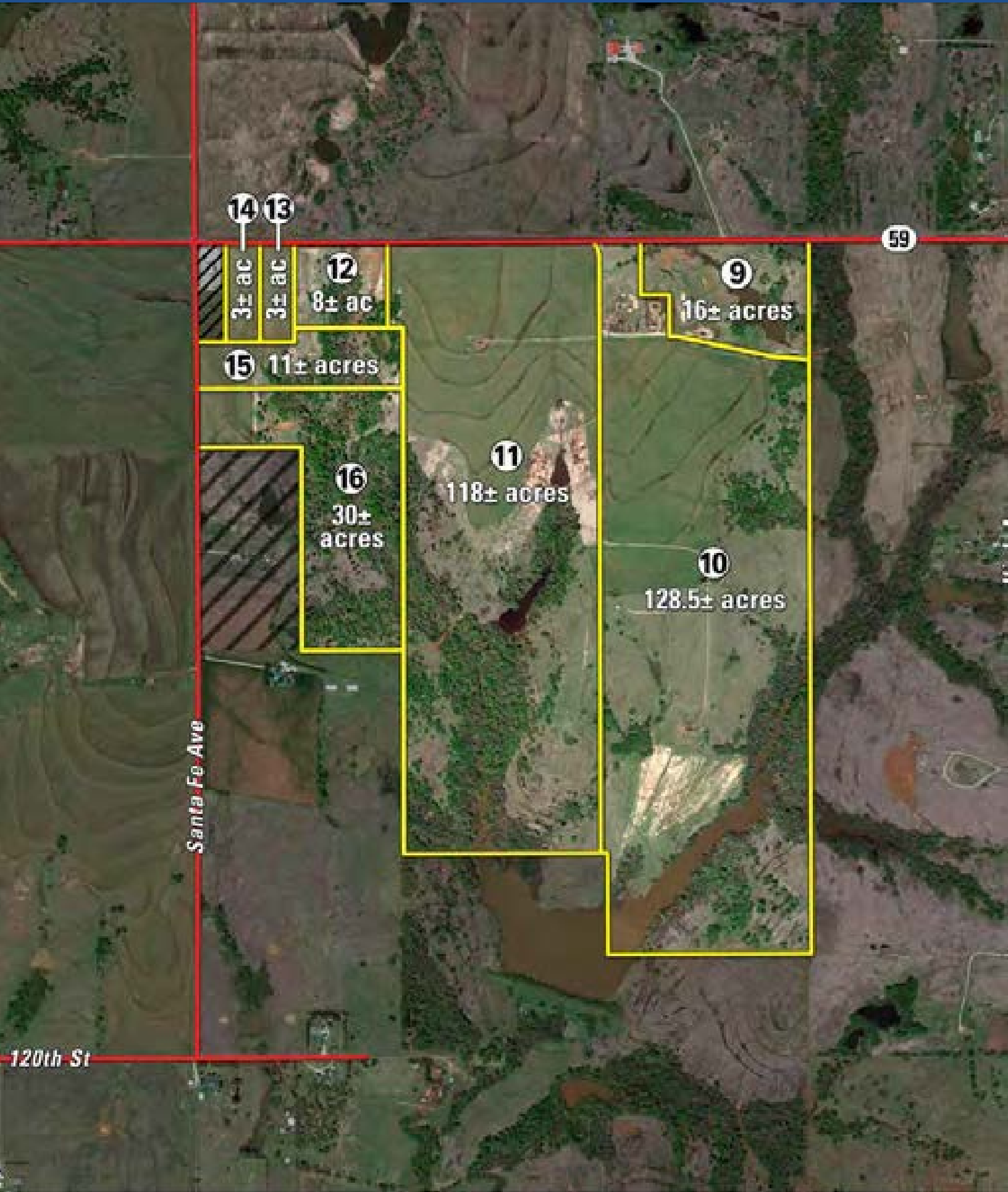
16± acres

E 1450 Rd

High Ave

# TRACT MAP

## FARM 4



14 13

3± ac

3± ac

12  
8± ac

9  
16± acres

15  
11± acres

16  
30± acres

11  
118± acres

10  
128.5± acres

Santa Fe Ave

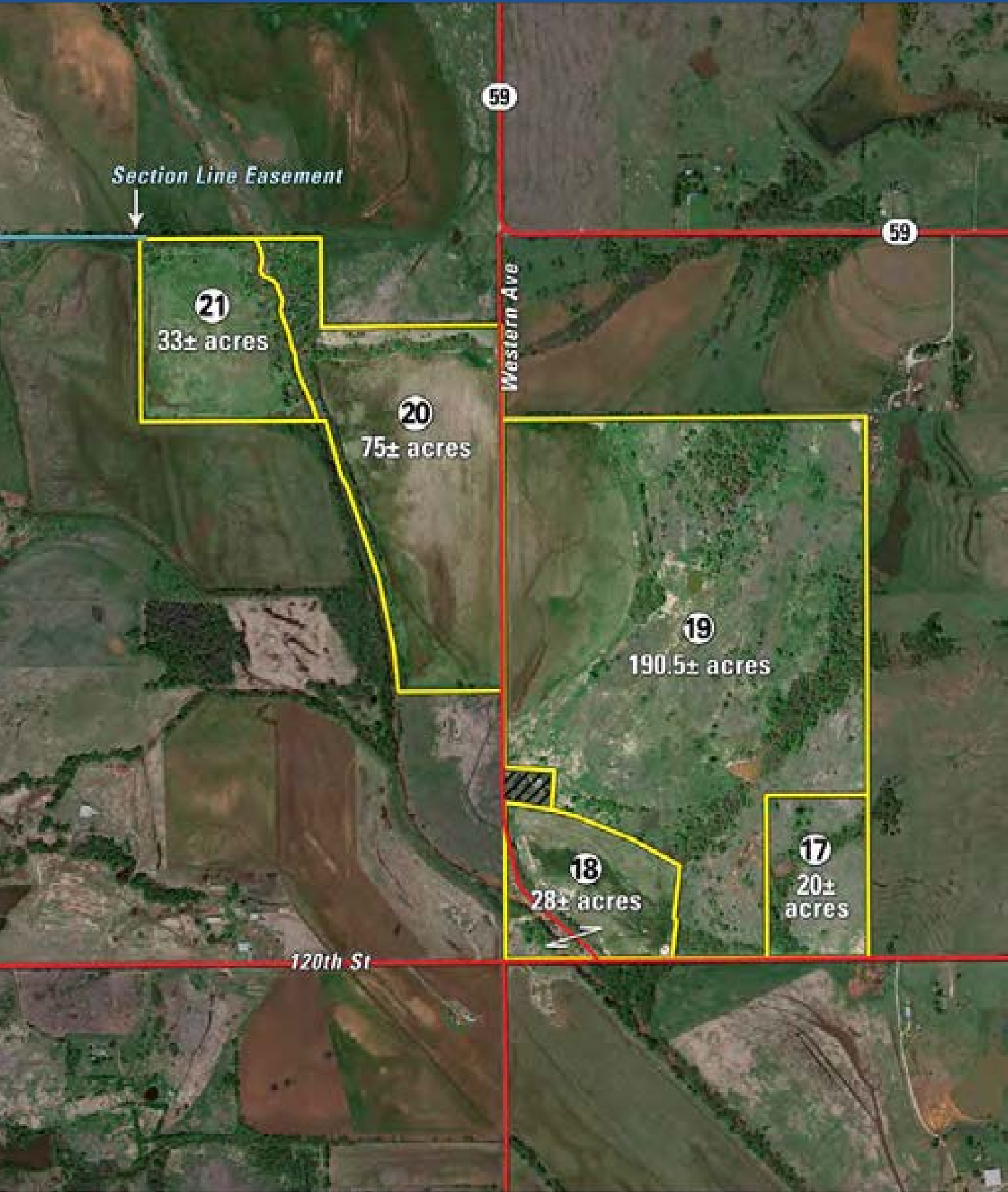
59

120th St



# TRACT MAP

## FARM 5



Section Line Easement

21

33± acres

20

75± acres

19

190.5± acres

18

28± acres

17

20± acres

59

59

Western Ave

120th St



McCLAIN & GARVIN COUNTIES  
OKLAHOMA

# TRACT DESCRIPTIONS

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# Significant LAND AUCTION

## 1,060.77± ACRES

5 Farms Offered in 21 Tracts

This land offering represents a unique opportunity to acquire some of Oklahoma's highest quality farmland, good pastureland and recreational tracts with great hunting and fishing. All in one Auction! With 5 separate farms being offered, there is a lot of diversity to evaluate in these properties. It is an exciting opportunity for Buyers. Each property is conveniently located, easy to access from paved roads and are within a 40 to 60 minute drive of Oklahoma City, depending on the farm that interests you. Look closely at our maps, photos and descriptions of each tract in this rare sale!

**TRACT 1:** 136.77± acres of highly productive Washita River Bottomland, this is one of the finest farms we have had the privilege to market in Oklahoma. The farm is comprised of mostly Class I – Dale and Keokuk Silt Loam Soils. Additionally, the ground is well drained and currently in hay production, farms of this quality do not sell every day. Whether an operator seeking to expand or an investor interested in long term tillable land returns, do not overlook this tract.

**TRACT 2:** 10± acres located on paved road and nice level topography, great potential building site!

**TRACT 3:** 10± acres located on paved road, another great potential building site.

**TRACT 4:** 60± acres on paved road, small pond, great combination of tillable land and recreation potential.

**TRACT 5:** 16± acres corner lot on paved road, nice mixture of trees and open pasture.

**TRACT 6:** 43± acres on E 1450 Rd, great pond, secluded, fully fenced, excellent recreational tract!

**TRACT 7:** 61± acres of open pasture with an excellent pond, paved road frontage.

**TRACT 8:** 60± acres with an excellent combination of pasture, woods and a nice pond.

**TRACT 9:** 16± acres on Hwy 59, premier potential building site with a beautiful pond.

**TRACT 10:** 128.5± acres on Hwy 59, tillable land, Pond Creek Silt Loam - Class I Soils, pasture, woods and access to 18± acre lake!! This is a gorgeous tract overlooking the lake.

**TRACT 11:** 118± acres on Hwy 59 with two ponds, Class I & II soils, tillable land, woods and pasture. Excellent combination tract!

**TRACT 12:** 8± acres on Hwy 59, woods and open land, excellent potential building site.

**TRACT 13:** 3± acres on Hwy 59, level topography.

**TRACT 14:** 3± acres on Hwy 59, another great building site.

**TRACT 15:** 11± acres on paved Santa Fe Ave, combination of open farmland and nice woods with a pond in the back!

**TRACT 16:** 30± acres on Santa Fe Ave, another outstanding tract with a nice creek in the back and plenty of places to build a home and potentially a nice pond!

**TRACT 17:** 20± acres on 120th St, paved road frontage and excellent view overlooking Criner Creek!

**TRACT 18:** 28± acres, nice little tillable bottomland piece with Ashport Loam soils.

**TRACT 19:** 190.5± acres, excellent combination of tillable land and pasture with 2 good ponds, and a cross fence separating pasture from tillable land.

**TRACT 20:** 75± acres along Criner Creek with Ashport Loam soils and 56± tillable acres per FSA.

**TRACT 21:** 33± acres along Criner Creek with Pulaski Fine Sandy Loam soils and 29± tillable acres per FSA.

## Auction Terms and Conditions:

**PROCEDURE:** Tracts 1 through 21 will be offered in individual tracts, in any combination of these tracts, or as a total unit per auction date and time. 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 not sooner than 45 days following auction date in December 2021 or January, 2022, at the sole discretion of Seller. Or, as soon thereafter as Seller's closing documents are completed.

**POSSESSION:** Possession of the land shall be subject to rights of current tenant(s). Contact Auction Company and review the Purchase Agreement closely for details on lease expiration dates, agricultural leases expire in June and July 2022.

**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.

McCLAIN & GARVIN COUNTIES  
OKLAHOMA

# SOILS MAPS

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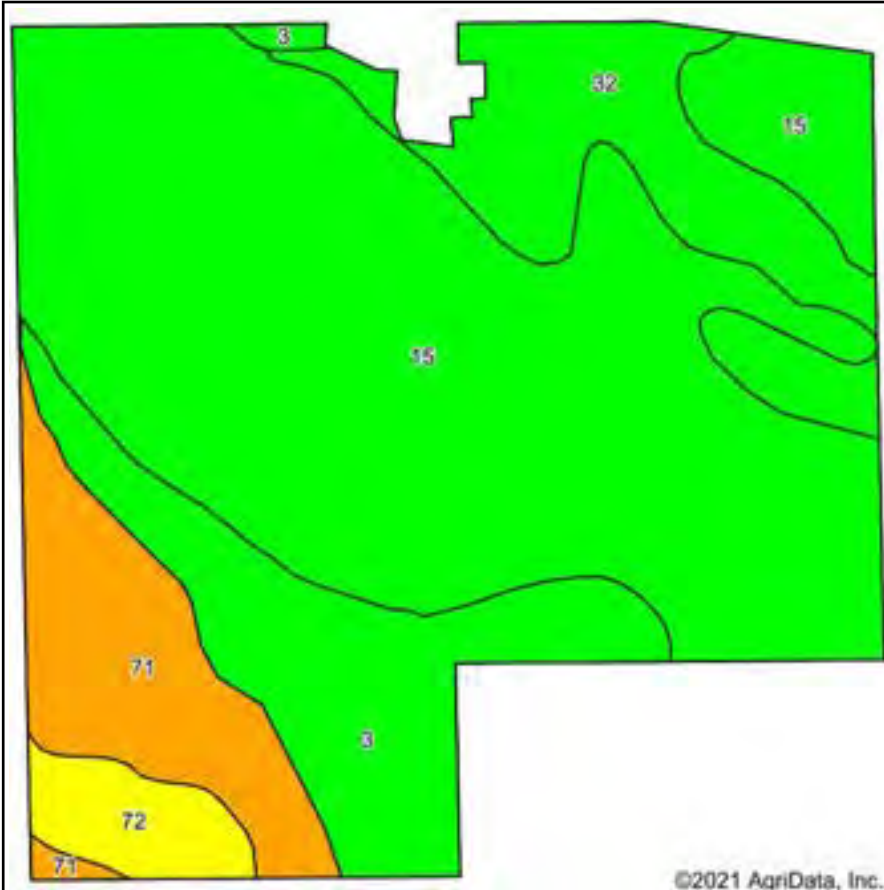


**SCHRADER**  
THE ORIGINAL MULTI-TRACT AUCTIONS

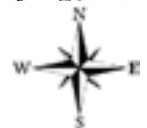
-  TIMED ONLINE ONLY
-  VIRTUAL
-  LIVE and ONLINE

# SOILS MAP

## FARM 1



State: **Oklahoma**  
 County: **Garvin**  
 Location: **18-4N-3W**  
 Township: **Elmore City**  
 Acres: **136.38**  
 Date: **8/19/2021**



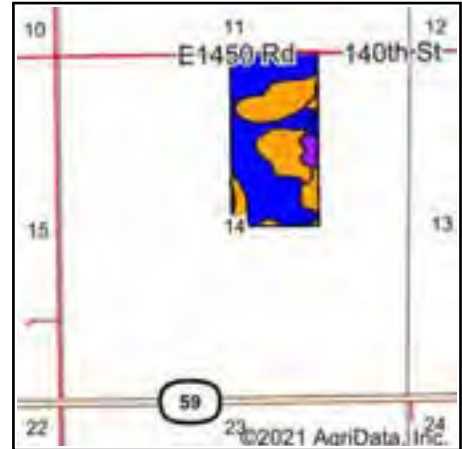
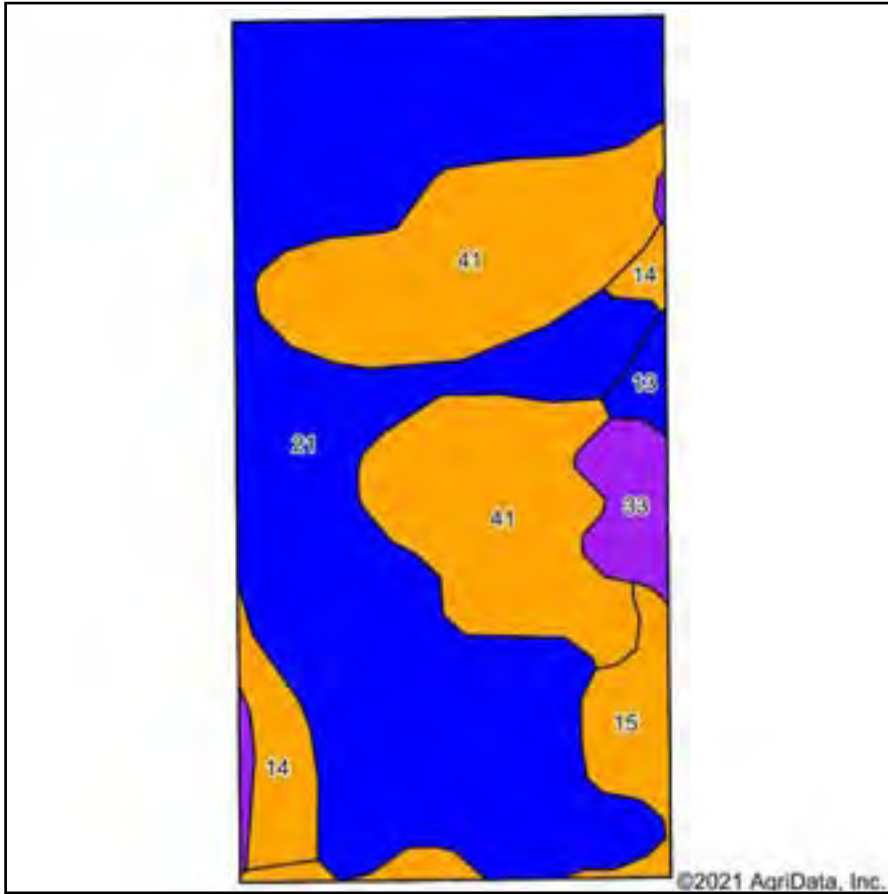
Soils data provided by USDA and NRCS.

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	Wheat	
15	Dale silt loam, 0 to 1 percent slopes, rarely flooded	81.41	59.7%		Iw		475	69		9	35	
3	Asher silty clay loam, 0 to 1 percent slopes, rarely flooded	19.45	14.3%		Is	10	530	56		8	34	
32	Keokuk silt loam, 0 to 1 percent slopes, rarely flooded	17.17	12.6%		Is	9	95	64		9	35	
71	Teller fine sandy loam, 3 to 5 percent slopes, eroded	13.79	10.1%		Ille	6				5	5	
72	Teller fine sandy loam, 5 to 8 percent slopes, eroded	4.56	3.3%		Ive	6				4	5	
<b>Weighted Average</b>						<b>3.4</b>	<b>371.1</b>	<b>57.2</b>		<b>8.3</b>	<b>2.7</b>	<b>30.1</b>

Soils data provided by USDA and NRCS.

# SOILS MAP

## FARM 2



State: **Oklahoma**  
 County: **McClain**  
 Location: **14-5N-3W**  
 Township: **Purcell**  
 Acres: **80.87**  
 Date: **8/19/2021**



Soils data provided by USDA and NRCS.

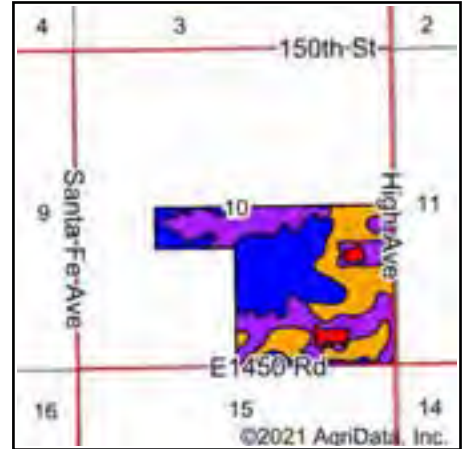
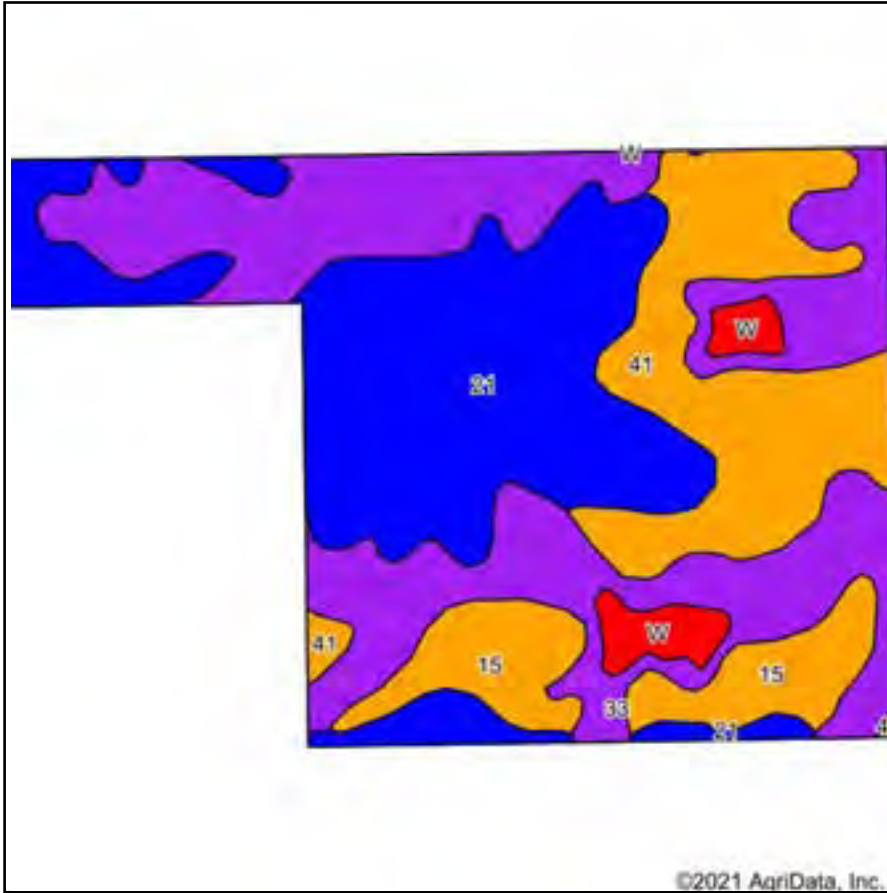
Area Symbol: OK087, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Barley	Caucasian bluestem	Cotton lint	Grain sorghum	Improved bermudagrass	Introduced bluestem	Oats	Sorghum hay	Wheat	
21	Kirkland silt loam, 1 to 3 percent slopes	45.50	56.3%		Ils	Ils	2		50	34		4	5	32	5	33
41	Renfrow silt loam, 3 to 5 percent slopes, eroded	23.40	28.9%		Ille		21	6	29	5		3	4			16
15	Grant silt loam, 3 to 5 percent slopes	4.36	5.4%		Ille				23	48		6	6			33
14	Grant silt loam, 3 to 5 percent slopes, eroded	3.47	4.3%		Ille			5	248	30		5	4			20
33	Nash-Lucien complex, 5 to 12 percent slopes	3.22	4.0%		Vle				6			3	5			
13	Grant silt loam, 1 to 3 percent slopes	0.92	1.1%		Ile		1		8	48		6	6			34
<b>Weighted Average</b>							<b>7.2</b>	<b>2.2</b>	<b>48.5</b>	<b>25</b>	<b>3.8</b>	<b>4.7</b>	<b>18</b>	<b>2.8</b>	<b>26.2</b>	

Soils data provided by USDA and NRCS.

# SOILS MAP

## FARM 3



State: **Oklahoma**  
 County: **McClain**  
 Location: **10-5N-3W**  
 Township: **Purcell**  
 Acres: **179.84**  
 Date: **8/19/2021**



Soils data provided by USDA and NRCS.

Area Symbol: OK087, Soil Area Version: 17

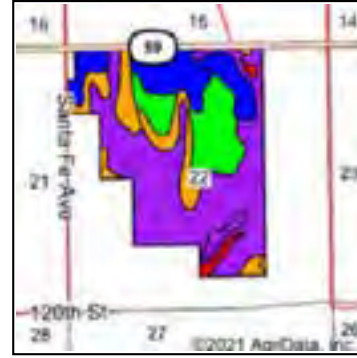
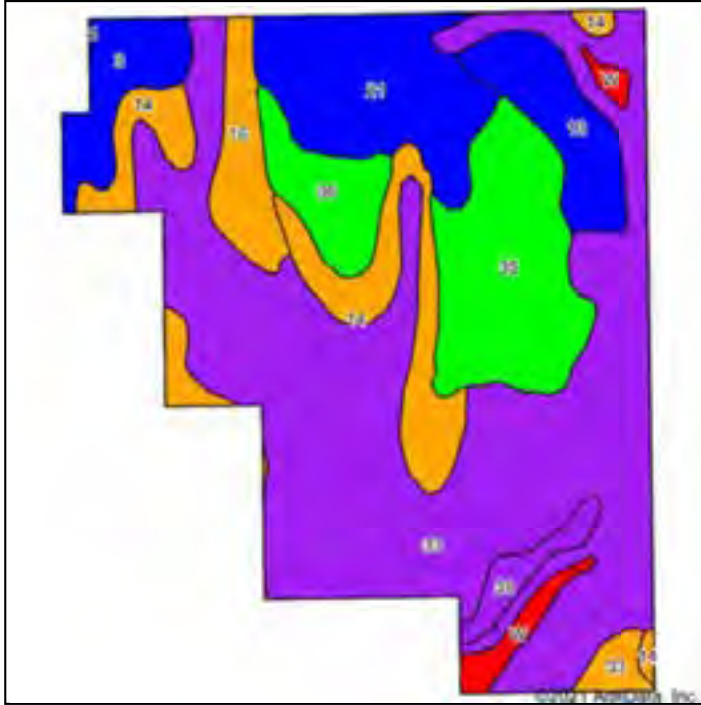
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Barley	Caucasian bluestem	Cotton lint	Grain sorghum	Improved bermudagrass	Introduced bluestem	Oats	Sorghum hay	Wheat
33	Nash-Lucien complex, 5 to 12 percent slopes	65.02	36.2%		Vle			6				3	5		
21	Kirkland silt loam, 1 to 3 percent slopes	60.36	33.6%		Ils	Ils	2		50	34		4	5	32	5
41	Renfrow silt loam, 3 to 5 percent slopes, eroded	32.51	18.1%		Ille		21	6	29	5	3	4			16
15	Grant silt loam, 3 to 5 percent slopes	17.01	9.5%		Ille				23	48	6	6			33
W	Water	4.94	2.7%		VIII										
<b>Weighted Average</b>							<b>4.5</b>	<b>3.3</b>	<b>24.2</b>	<b>16.9</b>	<b>3.5</b>	<b>4.8</b>	<b>10.7</b>	<b>1.7</b>	<b>17.1</b>

Soils data provided by USDA and NRCS.



# SOILS MAP

## FARM 4



State: **Oklahoma**  
 County: **McClain**  
 Location: **22-5N-3W**  
 Township: **Purcell**  
 Acres: **316.76**  
 Date: **8/19/2021**



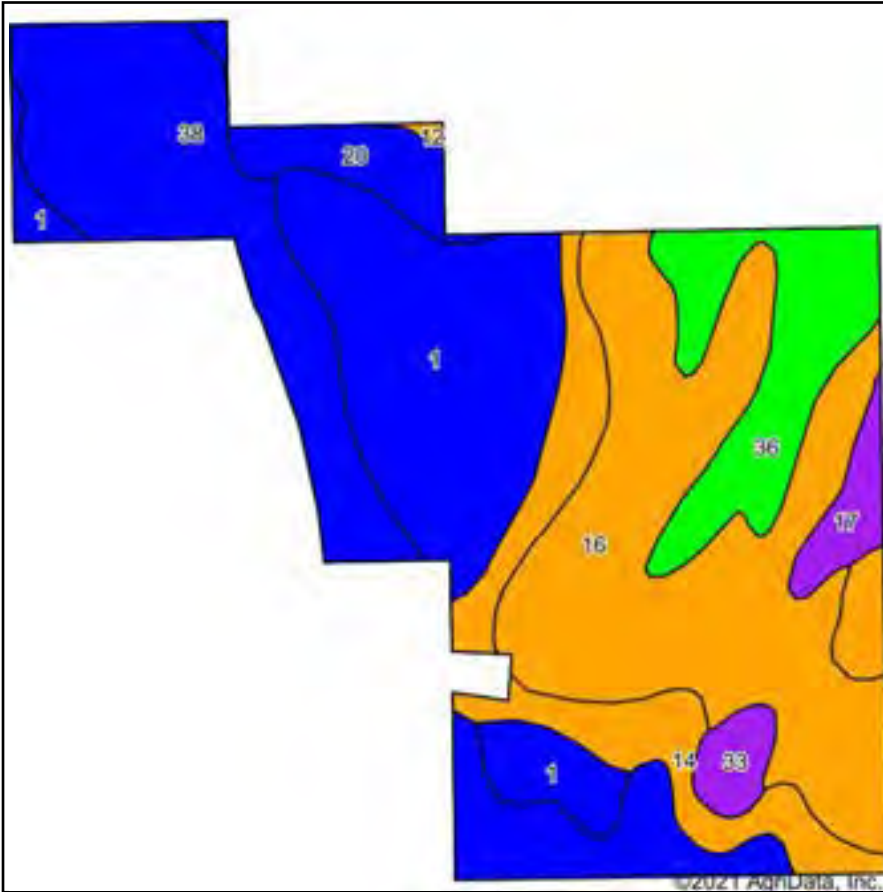
Soils data provided by USDA and NRCS.

Area Symbol: OK087, Soil Area Version: 17															
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Barley	Caucasian bluestem	Cotton lint	Grain sorghum	Improved bermudagrass	Introduced bluestem	Oats	Sorghum hay	Wheat
33	Nash-Lucien complex, 5 to 12 percent slopes	152.43	48.1%		Vle			6				3	5		
35	Pond Creek silt loam, 0 to 1 percent slopes	35.63	11.2%		le	le			58	50		5	5		35
21	Kirkland silt loam, 1 to 3 percent slopes	31.61	10.0%		Ils	Ils	2		50	34		4	5	32	5 33
14	Grant silt loam, 3 to 5 percent slopes, eroded	30.69	9.7%		Ille			5	248	30		5	4		20
13	Grant silt loam, 1 to 3 percent slopes	15.76	5.0%		Ile		1		8	48		6	6		34
36	Pond Creek silt loam, 1 to 3 percent slopes	12.64	4.0%		le	le			32	50		5	5		35
3	Bethany silt loam, 0 to 1 percent slopes	12.40	3.9%		Ils	Ile	2		276	44		5	5	2	31
16	Grant silt loam, 5 to 8 percent slopes, eroded	11.57	3.7%		Ille			5	234	31		5	4		21
W	Water	5.37	1.7%		VIII										
39	Ashport, Port, and Pulaski soils, 0 to 1 percent slopes, frequently flooded	5.17	1.6%		Vw							8			
32	Nash-Lucien complex, 3 to 5 percent slopes	3.31	1.0%		Ille		13	6	33	21		4	5		18
4	Bethany silt loam, 1 to 3 percent slopes	0.18	0.1%		Ile	Ile	2		302	44		5	5	2	30
<b>Weighted Average</b>							<b>0.5</b>	<b>3.6</b>	<b>57.1</b>	<b>19.4</b>		<b>3.9</b>	<b>4.7</b>	<b>3.3</b>	<b>0.5 14.4</b>

Soils data provided by USDA and NRCS.

# SOILS MAP

## FARM 5



State: **Oklahoma**  
 County: **McClain**  
 Location: **21-5N-3W**  
 Township: **Purcell**  
 Acres: **342.87**  
 Date: **8/19/2021**



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	Barley	Caucasian bluestem	Cotton lint	Grain sorghum	Improved bermudagrass	Introduced bluestem	Wheat	
16	Grant silt loam, 5 to 8 percent slopes, eroded	97.86	28.5%		Ille			5	234	31		5	4	21
38	Pulaski fine sandy loam, 0 to 1 percent slopes, occasionally flooded	76.70	22.4%		Ile			7	376	48		7	5	30
1	Ashport loam, 0 to 1 percent slopes, occasionally flooded	73.06	21.3%		Ilw			10	21	48		8	8	33
14	Grant silt loam, 3 to 5 percent slopes, eroded	37.08	10.8%		Ille			5	248	30		5	4	20
36	Pond Creek silt loam, 1 to 3 percent slopes	31.98	9.3%		Ile	Ile			32	50		5	5	35
20	Keokuk silt loam, 0 to 1 percent slopes, occasionally flooded	12.60	3.7%		Ilw			11	556	59		9	9	31
17	Grant-Port, frequently flooded, complex, 0 to 12 percent slopes	7.21	2.1%		Vle		2	3	44	30		5	5	22
33	Nash-Lucien complex, 5 to 12 percent slopes	5.82	1.7%		Vle			6				3	5	
12	Grainola clay loam, 3 to 5 percent slopes	0.56	0.2%		Ille		2		13	29		4		15
<b>Weighted Average</b>							<b>*.</b>	<b>6.2</b>	<b>206.6</b>	<b>40.6</b>		<b>6.2</b>	<b>5.4</b>	<b>26.8</b>

Soils data provided by USDA and NRCS.

McCLAIN & GARVIN COUNTIES  
OKLAHOMA

# TOPOGRAPHY MAPS

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# TOPOGRAPHY MAP

## FARM 1



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

Source: USGS 3 meter dem  
Interval(ft): 3.0  
Min: 965.0  
Max: 1,014.9  
Range: 49.9  
Average: 970.8  
Standard Deviation: 7.58 ft

0ft 434ft 867ft



8/19/2021

**18-4N-3W**  
**Garvin County**  
**Oklahoma**

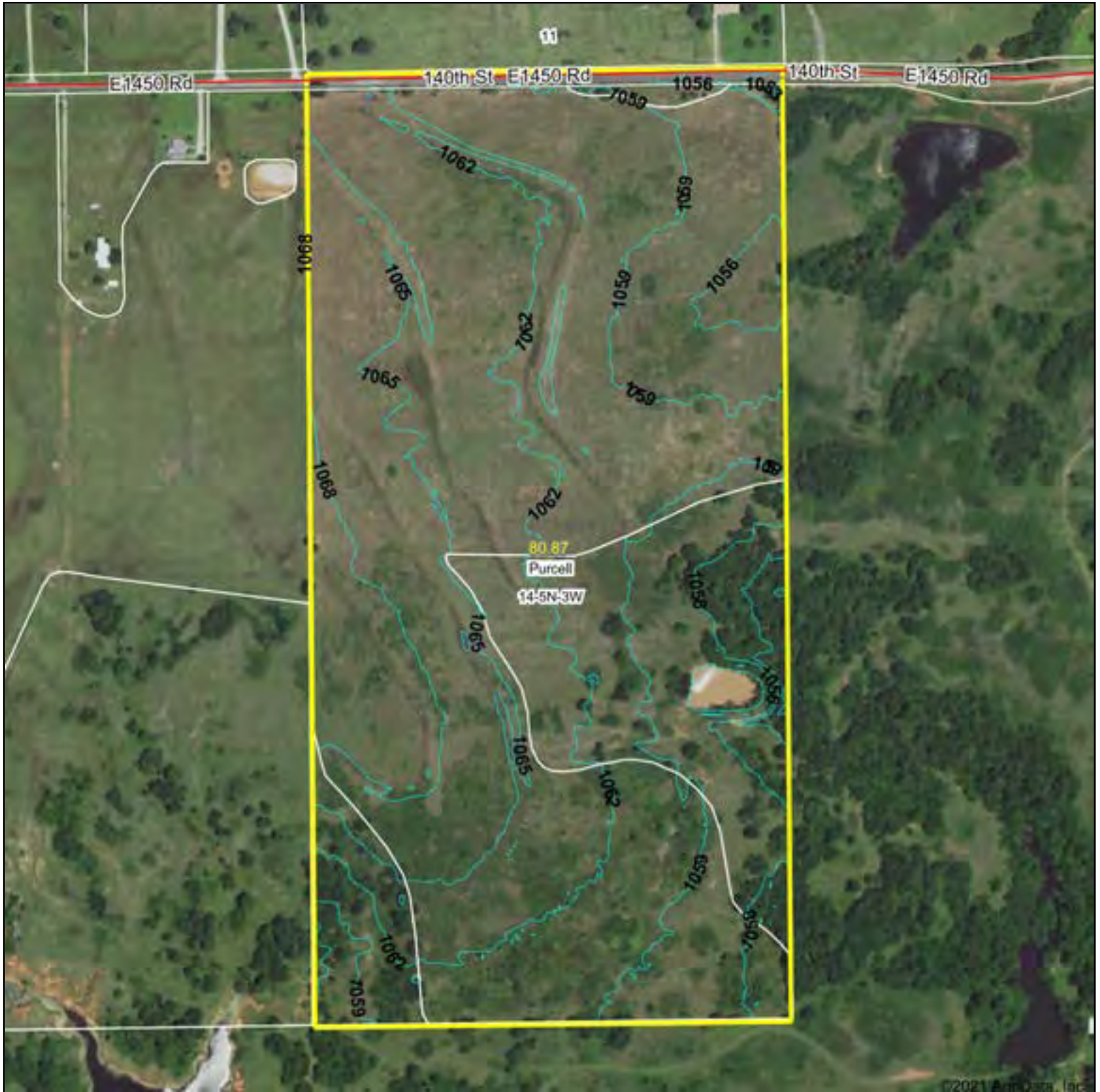
Map Center: 34° 49' 21.66, -97° 33' 16.56

Map Provided By  
**surety**  
AGRI-TECHNOLOGY SOLUTIONS  
© AgriData, Inc. 2021

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

# TOPOGRAPHY MAP

## FARM 2



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

Source: USGS 3 meter dem  
Interval(ft): 3.0  
Min: 1,048.8  
Max: 1,071.1  
Range: 22.3  
Average: 1,061.5  
Standard Deviation: 3.9 ft

0ft 434ft 868ft



8/19/2021

14-5N-3W  
McClain County  
Oklahoma

Map Center: 34° 54' 35.12, -97° 29' 0.28

Map Provided By  
**surety**  
AGRI-STATISTICS, INC. MAPS  
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Field borders provided by Farm Service Agency as of 5/21/2008.

# TOPOGRAPHY MAP

## FARM 3



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

Source: USGS 3 meter dem  
Interval(ft): 3.0  
Min: 1,035.0  
Max: 1,101.6  
Range: 66.6  
Average: 1,073.5  
Standard Deviation: 14.3 ft

0ft 611ft 1221ft



8/19/2021

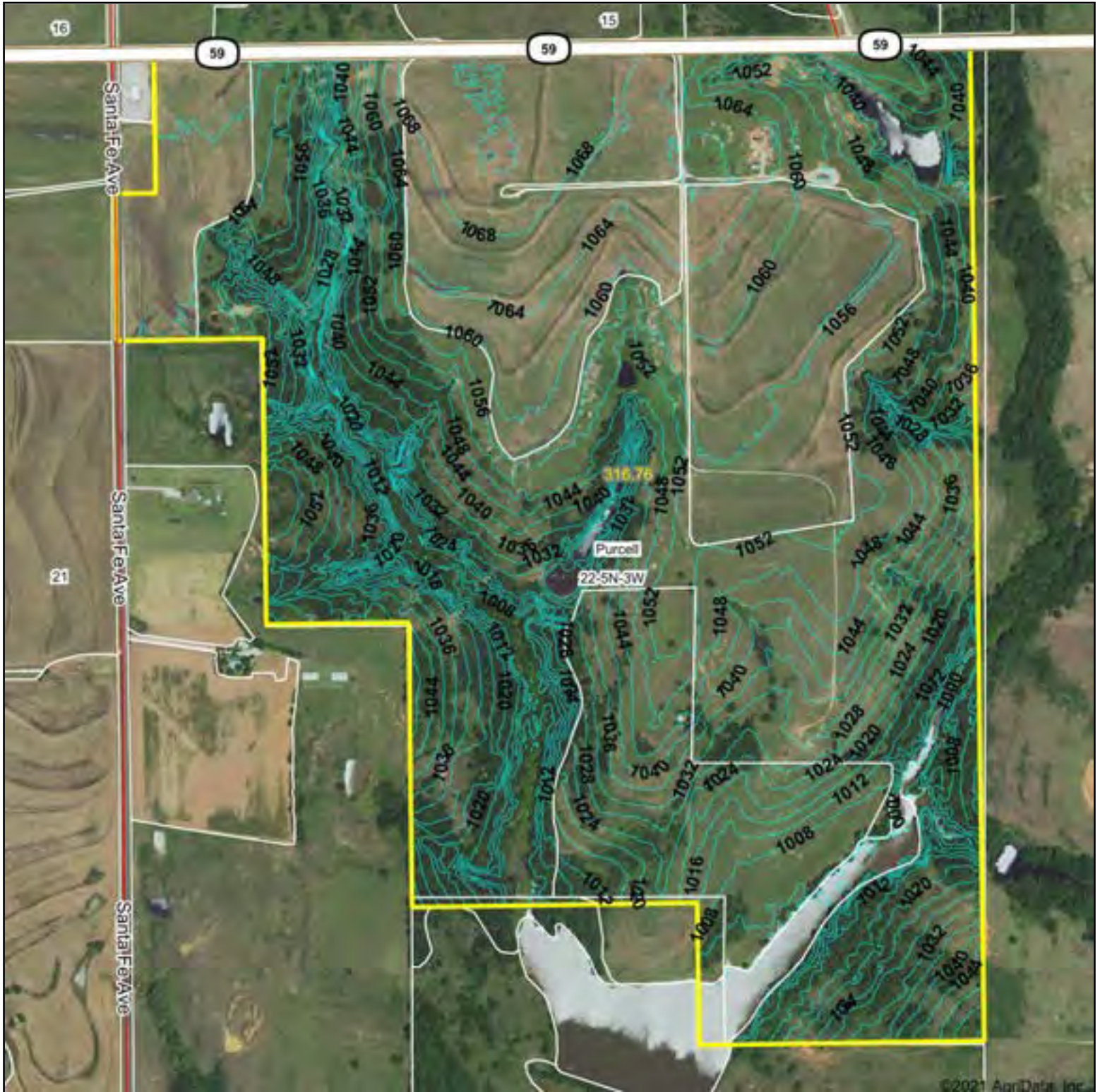
**10-5N-3W**  
**McClain County**  
**Oklahoma**

Map Center: 34° 55' 1.01, -97° 30' 3.8

Maps Provided By  
**surety**  
Land Professional Services, Inc.  
www.AgrData.com

# TOPOGRAPHY MAP

## FARM 4



Source: USGS 3 meter dem  
 Interval(ft): 4.0  
 Min: 998.0  
 Max: 1,072.9  
 Range: 74.9  
 Average: 1,042.7  
 Standard Deviation: 19.88 ft

0ft 720ft 1441ft



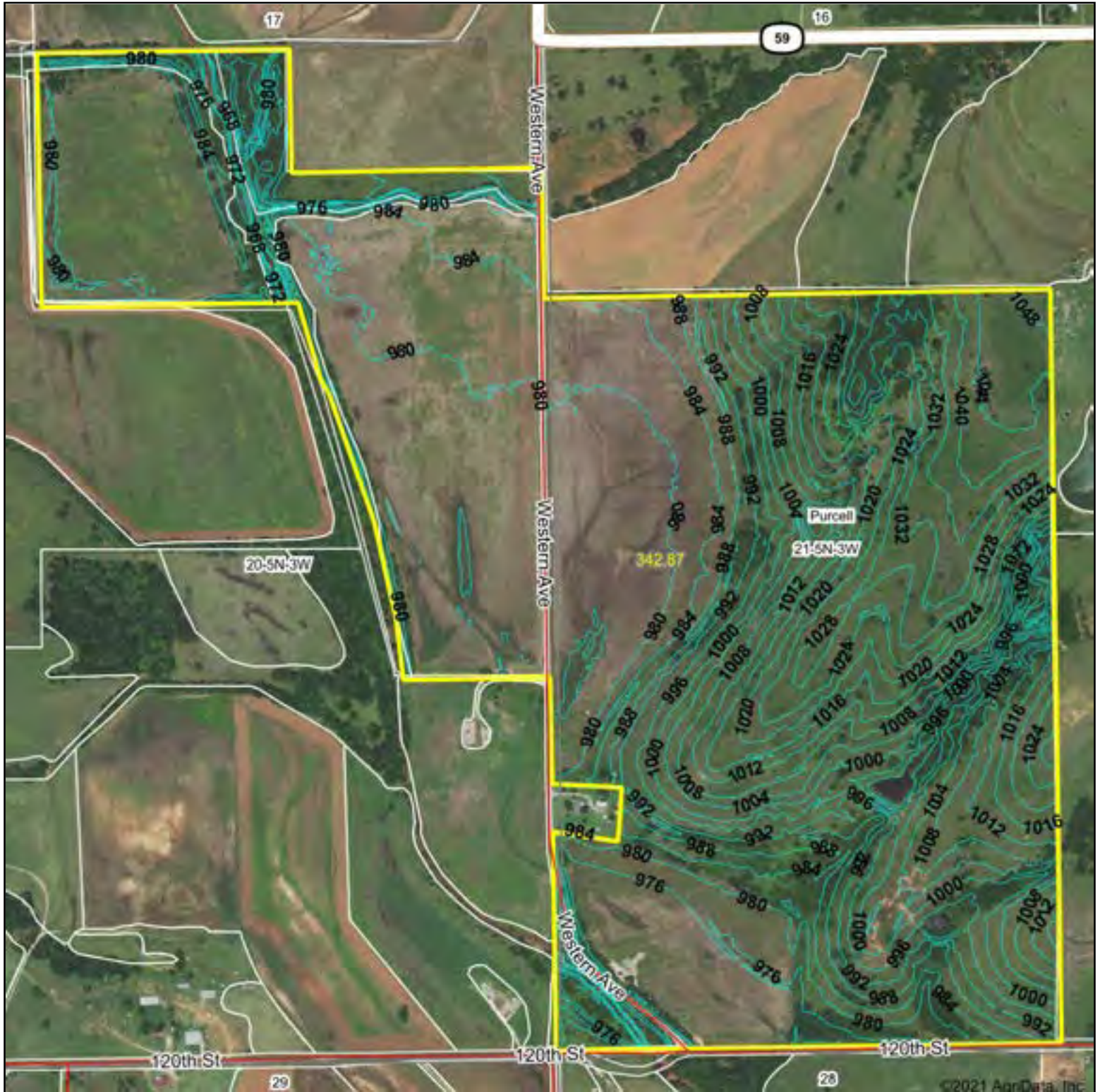
8/19/2021

**22-5N-3W**  
**McClain County**  
**Oklahoma**

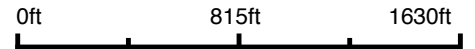
Map Center: 34° 53' 33.3, -97° 30' 19.36

# TOPOGRAPHY MAP

## FARM 5



Source: USGS 3 meter dem  
 Interval(ft): 4.0  
 Min: 956.9  
 Max: 1,050.0  
 Range: 93.1  
 Average: 994.5  
 Standard Deviation: 19.95 ft



8/19/2021

21-5N-3W  
 McClain County  
 Oklahoma

Map Center: 34° 53' 28.49, -97° 31' 45.29





McCLAIN & GARVIN COUNTIES  
OKLAHOMA

# FLOOD ZONE MAPS

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# FLOOD ZONE MAP

## FARM 1



Map Center: 34° 49' 21.66, -97° 33' 16.56

0ft 504ft 1007ft

**18-4N-3W**  
**Garvin County**  
**Oklahoma**

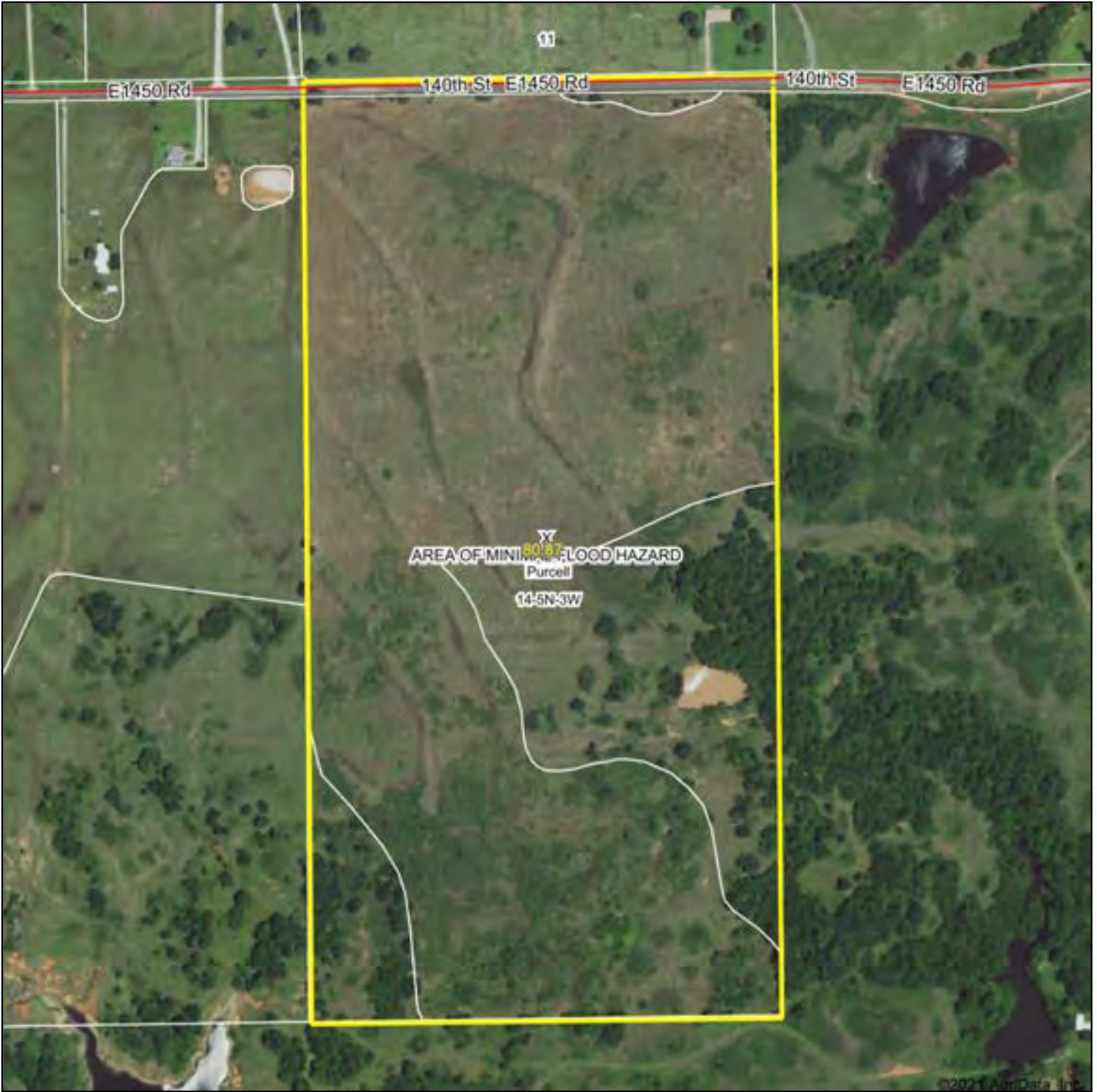


8/19/2021



# FLOOD ZONE MAP

## FARM 2



Map Center: 34° 54' 35.12, -97° 29' 0.28

0ft 439ft 877ft

**14-5N-3W**  
**McClain County**  
**Oklahoma**



8/19/2021



# FLOOD ZONE MAP

## FARM 3



Map Center: 34° 55' 1.01, -97° 30' 3.8



10-5N-3W  
McClain County  
Oklahoma



8/19/2021



# FLOOD ZONE MAP

## FARM 4



Map Center: 34° 53' 33.3, -97° 30' 19.36

0ft 746ft 1492ft

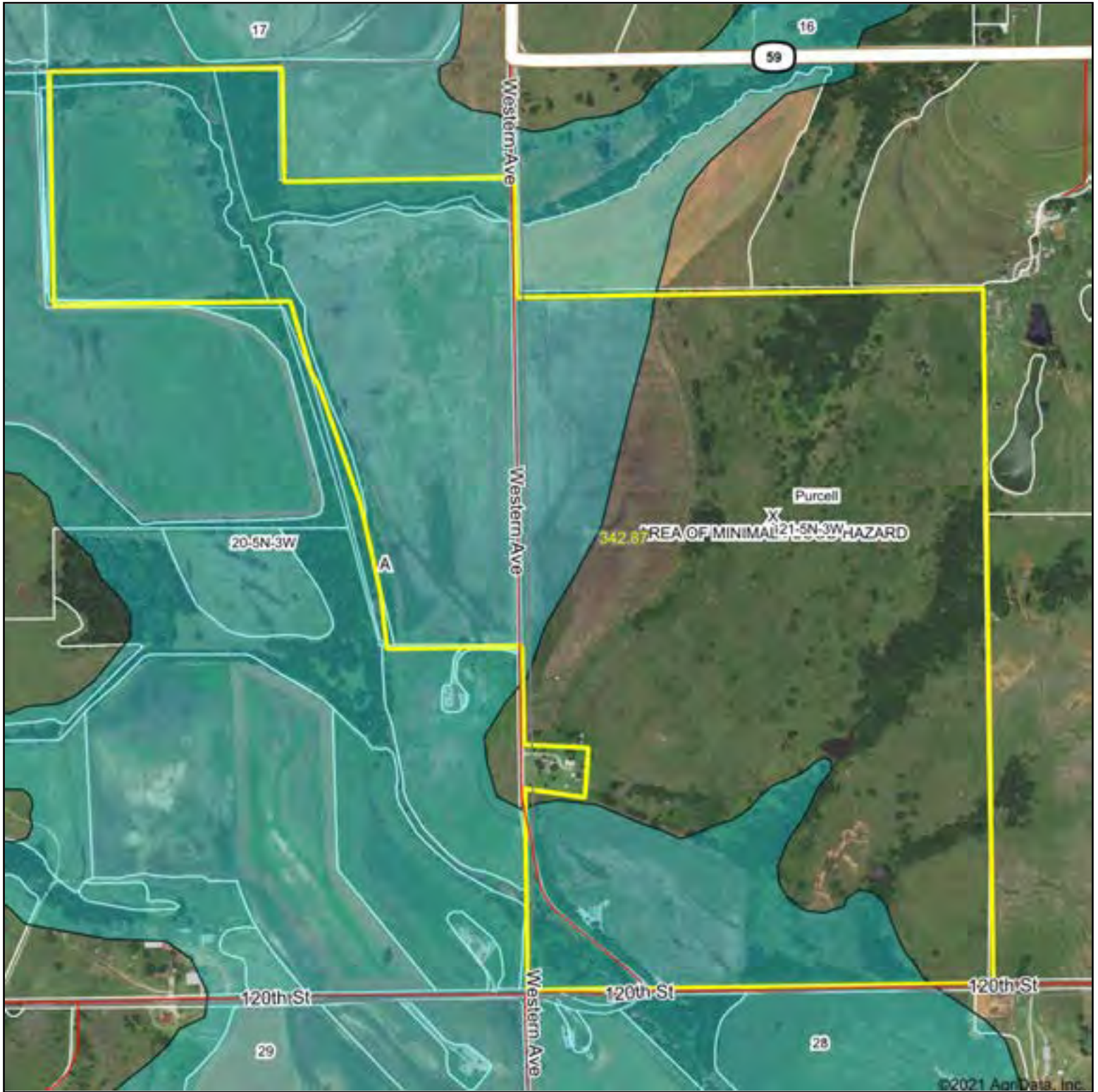
**22-5N-3W**  
**McClain County**  
**Oklahoma**



8/19/2021

# FLOOD ZONE MAP

## FARM 5



Map Center: 34° 53' 28.49, -97° 31' 45.29



**21-5N-3W**  
**McClain County**  
**Oklahoma**



8/19/2021



McCLAIN & GARVIN COUNTIES  
OKLAHOMA

# TAX INFORMATION

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- TIMED ONLINE ONLY
- VIRTUAL
- LIVE and ONLINE

# TAX INFORMATION

## FARM 1 - TRACT 1

### 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



20200011632

#### Owner Name and Address

GAY, JOE T. & BETTY TRUSTEES

JOE & BETTY GAY TRUST

6122 DEL MONTE DR

HOUSTON TX 77057-0000

#### Taxroll Information

Tax Year : 2020  
Property ID : 0000-18-04N-03W-0-002-00  
Location : 10589 LINDSAY  
School District : 1009R Lindsay Rural Mills : 86.19  
Type of Tax : Real Estate  
Tax ID : 11632

#### Legal Description and Other Information:

E/2 NW & NW NE 136.77A N/2 SW NE LESS .58A FOR STATE HY #19 & LESS 2.65A 136.77 Acres

Assessed Valuations	Amount
Land	0
Improvements	7494
Net Assessed	7494

Tax Values	Amount
Base Tax	646.00
Penalty	0.00
Fees	0.00
Payments	646.00
Total Paid	646.00
Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/31/2020	0		Taxes	646.00	GAY, JOE T. & BETTY TRUSTEES

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# TAX INFORMATION

## FARM 2 - TRACTS 2, 3, 4

### 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



20200001911

#### Owner Name and Address

GAY JOE T & BETTY JEAN TRUSTEE  
OF TRUST  
6122 DEL MONTE DR  
HOUSTON TX 77057-3518

#### Taxroll Information

Tax Year : 2020  
Property ID : 0000-14-05N-03W-0-001-00  
Location :  
School District : 10 WAYNE RURAL Mills : 88.18  
Type of Tax : Real Estate  
Tax ID : 1911

#### Legal Description and Other Information:

W NE 80.00 Acres

#### Assessed Valuations

	Amount
Land	2341
Improvements	0
Net Assessed	2341

#### Tax Values

	Amount
Base Tax	206.00
Penalty	0.00
Fees	0.00
Payments	206.00
Total Paid	206.00
Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/01/2020	1820	Check	Taxes	206.00	TOM A GAY TRUSTEE->Check# 2268

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# TAX INFORMATION

## FARM 3 - TRACTS 5, 6, 7, 8

### 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



20200001880

#### Owner Name and Address

GAY JOE T & BETTY JEAN TRUSTEE  
OF TRUST  
6122 DEL MONTE DR  
HOUSTON TX 77057-3518

#### Taxroll Information

Tax Year : 2020  
Property ID : 0000-10-05N-03W-0-003-00  
Location :  
School District : 10 WAYNE RURAL Mills : 88.18  
Type of Tax : Real Estate  
Tax ID : 1880

#### Legal Description and Other Information:

SE & N NE SW 180.00 Acres

Assessed Valuations	Amount
Land	3211
Improvements	0
Net Assessed	3211

Tax Values	Amount
Base Tax	283.00
Penalty	0.00
Fees	0.00
Payments	283.00
Total Paid	283.00
Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/01/2020	1828	Check	Taxes	283.00	TOM A GAY TRUSTEE->Check# 2268

# TAX INFORMATION

## FARM 4 - TRACTS 9, 10, 11, 12, 13, 14, 15, 16

### 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



20200001972

#### Owner Name and Address

GAY JOE T & BETTY JEAN TRUSTEE  
OF TRUST  
6122 DEL MONTE DR  
HOUSTON TX 77057-3518

#### Taxroll Information

Tax Year : 2020  
Property ID : 0000-22-05N-03W-0-002-00  
Location :  
School District : 10 WAYNE RURAL Mills : 88.18  
Type of Tax : Real Estate  
Tax ID : 1972

#### Legal Description and Other Information:

W NE & NW SE & E NW & NW NW & E SW NW & NE SW & N SW SE LESS 2.5 ACS TO PAYNE FIRE DEPT BK 2185/ PG 499 317.50 Acres

Assessed Valuations	Amount
Land	3735
Improvements	0
Net Assessed	3735

Tax Values	Amount
Base Tax	329.00
Penalty	0.00
Fees	0.00
Payments	329.00
Total Paid	329.00
Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/01/2020	1822	Check	Taxes	329.00	TOM A GAY TRUSTEE->Check# 2268

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# TAX INFORMATION

## FARM 5 - TRACTS 17, 18, 19

### 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



20200001970

#### Owner Name and Address

GAY JOE T & BETTY JEAN TRUSTEE  
OF TRUST  
6122 DEL MONTE DR  
HOUSTON TX 77057-3518

#### Taxroll Information

Tax Year : 2020  
Property ID : 0000-21-05N-03W-1-004-00  
Location :  
School District : J-9 LINDSAY RURAL Mills : 92.77  
Type of Tax : Real Estate  
Tax ID : 1970

#### Legal Description and Other Information:

SW LESS 1.5 ACRES 158.50 Acres

Assessed Valuations	Amount
Land	3232
Improvements	0
Net Assessed	3232

Tax Values	Amount
Base Tax	300.00
Penalty	0.00
Fees	0.00
Payments	300.00
Total Paid	300.00
Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/01/2020	1823	Check	Taxes	300.00	TOM A GAY TRUSTEE->Check# 2268

# TAX INFORMATION

## FARM 5 - TRACT 19 NORTH HALF

### 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



20200001968

#### Owner Name and Address

GAY JOE T & BETTY JEAN TRUSTEE  
OF TRUST  
6122 DEL MONTE DR  
HOUSTON TX 77057-3518

#### Taxroll Information

Tax Year : 2020  
Property ID : 0000-21-05N-03W-0-004-00  
Location :  
School District : 10 WAYNE RURAL Mills : 88.18  
Type of Tax : Real Estate  
Tax ID : 1968

#### Legal Description and Other Information:

S NW 80.00 Acres

Assessed Valuations	Amount
Land	2033
Improvements	324
Net Assessed	2357

#### Tax Values

	Amount
Base Tax	208.00
Penalty	0.00
Fees	0.00
Payments	208.00
Total Paid	208.00
Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/01/2020	1826	Check	Taxes	208.00	TOM A GAY TRUSTEE->Check# 2268

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# TAX INFORMATION

## FARM 5 - TRACTS 20, 21

### 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



20288881962

#### Owner Name and Address

GAY JOE T & BETTY JEAN TRUSTEE  
OF TRUST  
6122 DEL MONTE DR  
HOUSTON TX 77057-3518

#### Taxroll Information

Tax Year : 2020  
Property ID : 0000-20-05N-03W-0-002-00  
Location :  
School District : J-9 LINDSAY RURAL Mills : 92.77  
Type of Tax : Real Estate  
Tax ID : 1962

#### Legal Description and Other Information:

NW NE S NE NE E SE NE E PT W SE NE E OF C. OF CRINE CR. NE NE SE & E PT NW NE SE E OF C.CRINER CR 108.00 Acres

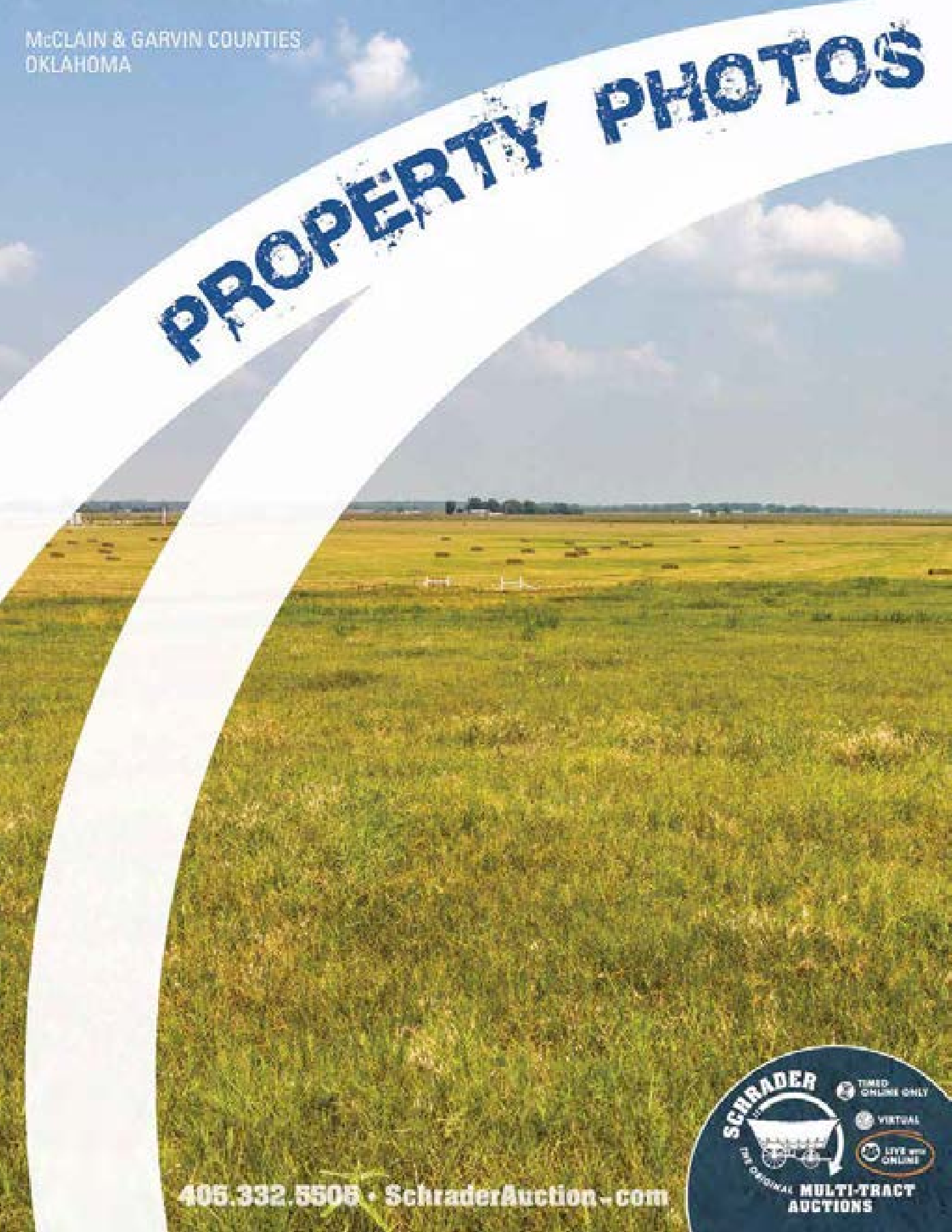
Assessed Valuations	Amount
Land	4060
Improvements	0
Net Assessed	4060

Tax Values	Amount
Base Tax	377.00
Penalty	0.00
Fees	0.00
Payments	377.00
Total Paid	377.00
Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/01/2020	1827	Check	Taxes	377.00	TOM A GAY TRUSTEE-->Check# 2268

McCLAIN & GARVIN COUNTIES  
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# PROPERTY PHOTOS



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**TRACT 1 - SOUTHWEST VIEW**



**TRACT 1 - NORTHEAST VIEW**





TRACT 1



TRACT 1



TRACT 1



TRACT 1



TRACT 1



TRACT 1



**TRACTS 2-4 - NORTHEAST VIEW**



**TRACTS 2-4 - NORTHWEST VIEW**



**TRACT 2**



**TRACT 2**



**TRACT 3**



**TRACT 3**



TRACT 4



TRACT 4



TRACT 4



TRACT 4





**TRACTS 5-8**



**TRACT 5**



**TRACT 6**



**TRACT 6**



**TRACT 6**



**TRACT 7**



TRACT 7



TRACT 7



**TRACT 8**



**TRACT 8**



**TRACTS 9-16 - Northeast View**



**TRACTS 9-16 - Northwest View**



**TRACT 9**



**TRACT 9**



**TRACT 9**



**TRACT 10**





**TRACT 10**



**TRACT 10**



TRACT 10



TRACT 10



TRACT 10



TRACT 10



TRACT 11



TRACT 11



**TRACT 11**



**TRACTS 12-16**



**TRACTS 12-16**



**TRACT 13**



**TRACT 14**



**TRACT 15**



**TRACT 16**



**TRACTS 17-19**





TRACT 17



TRACT 17



**TRACT 18**



**TRACT 19**



TRACT 19



TRACT 19



TRACT 19



TRACT 19



**TRACTS 19-20**



**TRACTS 20-21**



TRACTS 20-21



TRACT 20



TRACT 20



TRACT 20



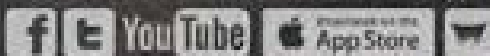


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