

GARVIN COUNTY · PAULS VALLEY, OK

420<sup>±</sup>  
acres

OFFERED IN 1 TRACT

Top Quality

WASHITA RIVER BOTTOM  
FARMLAND

AUCTION

Wednesday, October 25<sup>th</sup> • 5 P.M.

INFORMATION  
BOOKLET

· PREDOMINANTLY CLASS I -  
KEOKUK SILT LOAM SOILS

· 363<sup>±</sup> TILLABLE ACRES PER FSA

· 2 PREVIOUS IRRIGATION WELLS ON PROPERTY

· RUSH CREEK & WASHITA RIVER BOTTOM

· MINIMUM FLOOD PLAIN IMPACT

· EXCELLENT HUNTING WITH BIG

TIMBER POCKETS!

LIVE WITH  
ONLINE

ORIGINAL MULTI-TRACT  
AUCTIONS

405-332-5505

800-451-2709

SchraderAuction.com

4% Buyer's  
Premium

## 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.

Charles Brent Wellings (Branch Broker), 158091  
Schrader Real Estate and Auction Co Inc.  
(Branch Office - Stillwater, OK), 172583  
Schrader Real Estate and Auction Co Inc., 112774



**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:** The property will be offered as a single Tract at the auction date and time. The property will be sold in the manner resulting in the highest total sale price.

**BUYER'S PREMIUM:** A 4 % Buyer's Premium will be added to the final bid price and included in the contract purchase 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 or an appropriate form of Fiduciary Deed, as applicable.

**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:** Immediate possession is available for fall farming activities and hunting, upon completion of the pre-closing access addendum.

**REAL ESTATE TAXES:** 2023 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" shall not include any mineral rights.

**ACREAGE AND TRACTS:** All acreages and dimensions 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 WAR-**

**RANTIES:** All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.** **NEW DATE, CORRECTIONS AND CHANGES:** Please arrive prior to scheduled auction time to inspect any changes or additions to the property information.

# BOOKLET INDEX

- **BIDDER PRE-REGISTRATION FORM**
- **ONLINE BIDDING REGISTRATION FORM**
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(Soils, Topography, Flood Maps)**
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- **TAX/PARCEL INFORMATION**
- **PHOTOS**

**For Information Call Sale Manager: Brent Wellings at 405-332-5505**



***NW View - Whole Farm***

# **REGISTRATION FORMS**

# **BIDDER PRE-REGISTRATION FORM**

**WEDNESDAY, OCTOBER 25, 2023**

**420± ACRES – PAULS VALLEY, 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 18, 2023.

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**  
**420± Acres • Garvin County, Oklahoma**  
**Wednesday, October 25, 2023**

**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 25, 2023 at 5:00 PM. (CST)
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; 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.

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 18, 2023**. Send your deposit and return this form via fax or email to: **brent@schraderauction.com or auctions@schraderauction.com**.

I understand and agree to the above statements.

\_\_\_\_\_  
Registered Bidder's signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

***This document must be completed in full.***

**Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:**

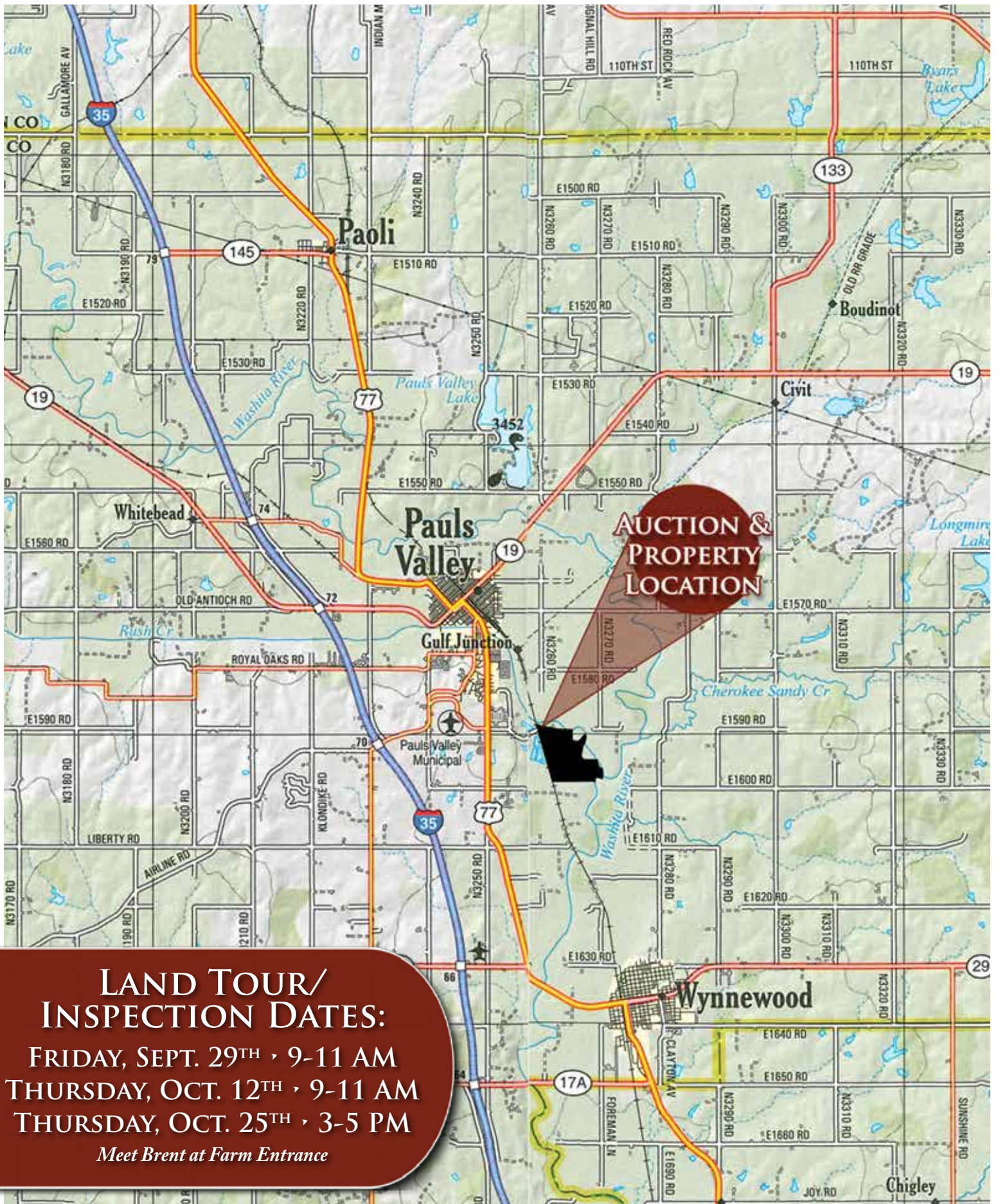
E-mail address of registered bidder: \_\_\_\_\_

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:  
kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.



# **LOCATION & AERIAL TRACT MAPS**

# LOCATION MAP



**AUCTION &  
PROPERTY  
LOCATION**

**LAND TOUR/  
INSPECTION DATES:**  
FRIDAY, SEPT. 29<sup>TH</sup> › 9-11 AM  
THURSDAY, OCT. 12<sup>TH</sup> › 9-11 AM  
THURSDAY, OCT. 25<sup>TH</sup> › 3-5 PM  
*Meet Brent at Farm Entrance*

# AERIAL TRACT MAP



**AUCTION LOCATION:** Auction Held On-Site.

## **GENERAL DESCRIPTION:**

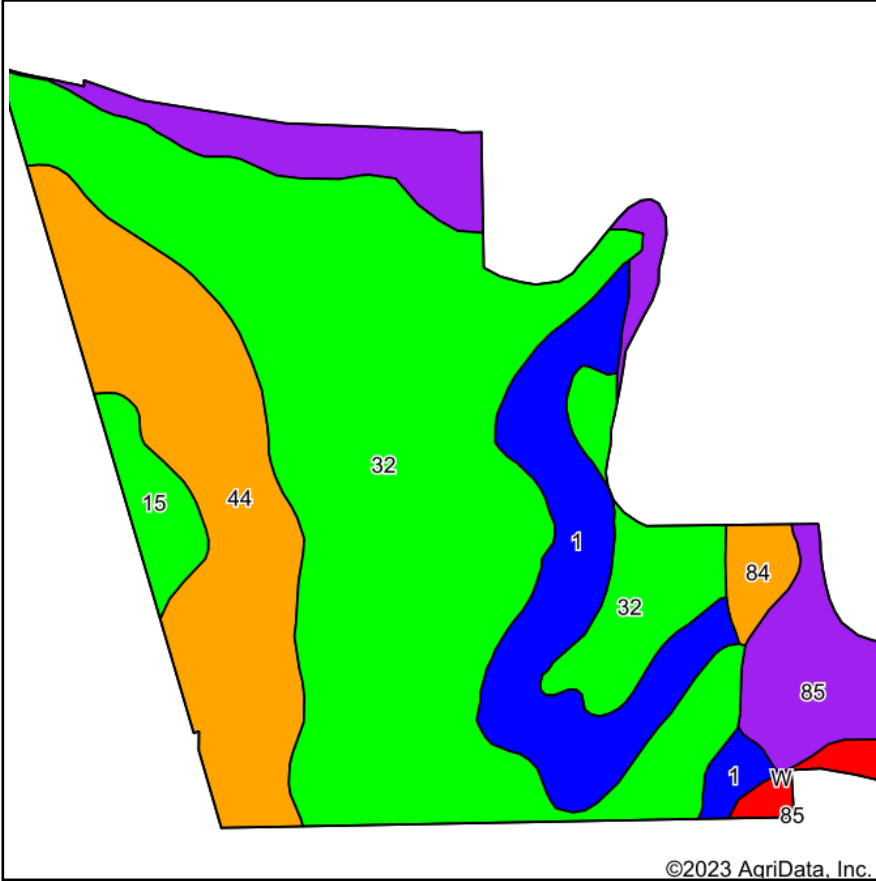
The Foster Family has stewarded this highly productive farm for many years; working for decades to accumulate a large, contiguous bottomland farm at the confluence of Rush Creek and the Washita River near Pauls Valley, OK. After much consideration, they are now presenting this exceptional property to the marketplace for the first time in a generation. The farm is comprised of predominately Class I; Keokuk Silt Loam soils and has minimal flood plain impact for a property in such a location – view the flood plain and soils maps in our Bidder Information Booklet.

In addition to the exceptional agricultural value of this property, it also offers tremendous wildlife habitat along the river bottom. Large pockets of mature timber with access to the Washita River and Rush Creek meander along the north and east sections of the farm, creating an excellent recreational property with attractive income potential. These type properties rarely come to market, whether looking for a highly productive agriculture investment or an exciting recreational property you need to give this one thorough consideration!

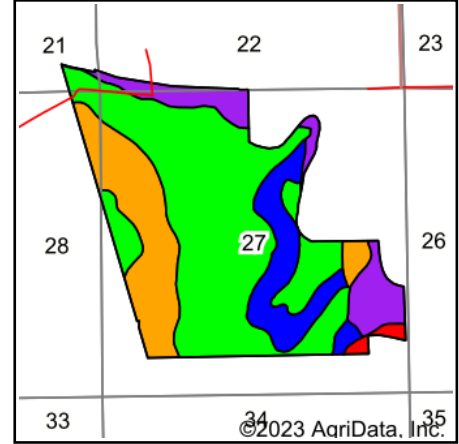


# **SOIL INFORMATION**

# SOIL MAP



Soils data provided by USDA and NRCS.










State: **Oklahoma**  
 County: **Garvin**  
 Location: **27-3N-1E**  
 Township: **Pauls Valley**  
 Acres: **420.49**  
 Date: **10/9/2023**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2023 [www.AgriDataInc.com](http://www.AgriDataInc.com)

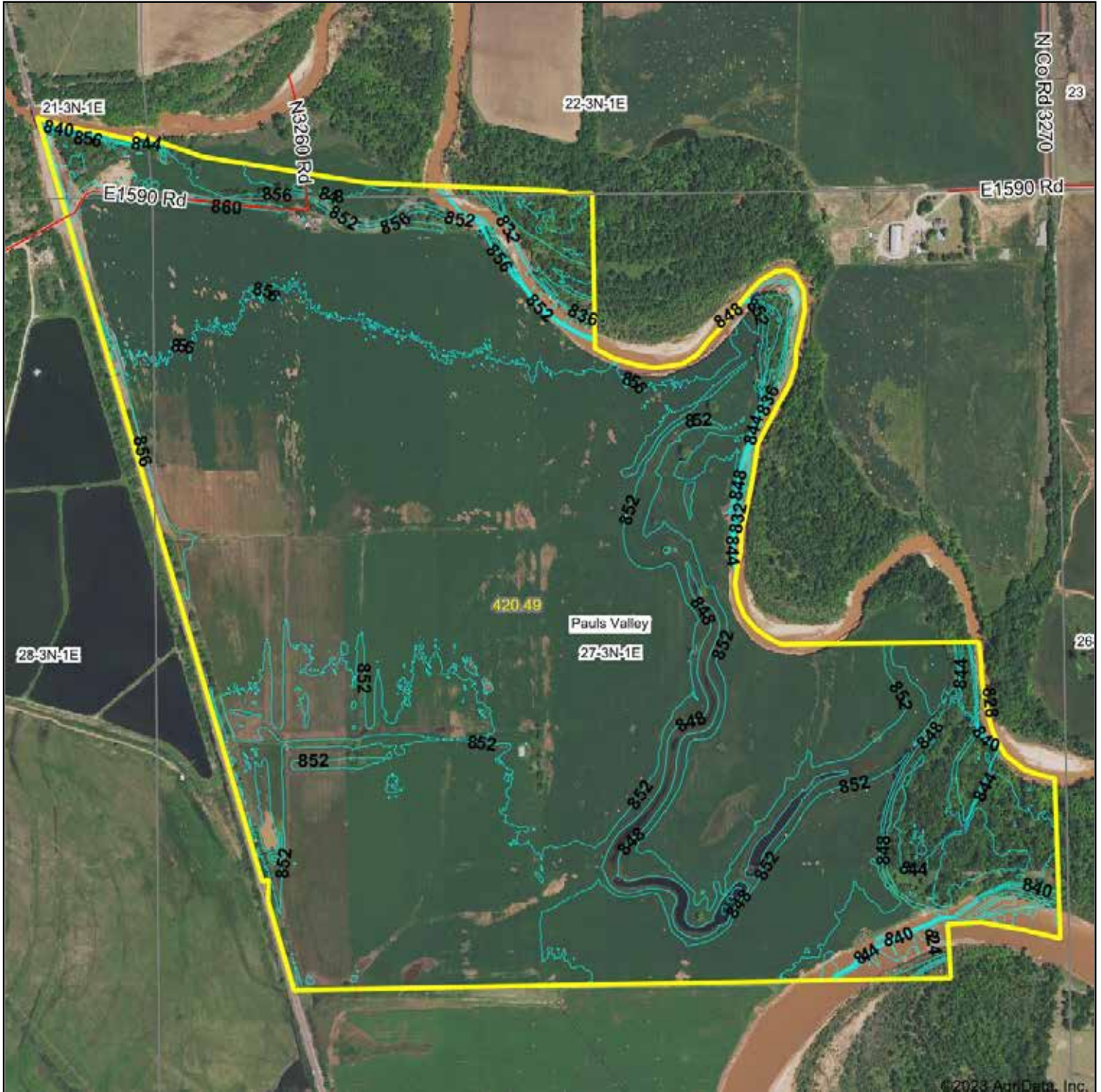


Area Symbol: OK049, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay Tons	Cotton lint Lbs	Grain sorghum Bu	Peanuts Lbs	Soybeans Bu	Wheat Bu	Wheat grazeout AUM
32	Keokuk silt loam, 0 to 1 percent slopes, rarely flooded	222.70	53.0%		Is	5	95	64	1610	27	35	4
44	Lela clay, 0 to 1 percent slopes, rarely flooded	76.15	18.1%		IIIs	4	104	46		23	31	4
1	Amber very fine sandy loam, 1 to 3 percent slopes, rarely flooded	51.97	12.4%		Ile	4	400	47	324	23	30	4
85	Yahola-Gaddy complex, 0 to 1 percent slopes, frequently flooded	47.37	11.3%		Vw							
15	Dale silt loam, 0 to 1 percent slopes, rarely flooded	10.99	2.6%		Iw	6	475	69	1615	29	35	
84	Yahola fine sandy loam, 0 to 1 percent slopes, occasionally flooded	6.60	1.6%		IIle		383	49	1505		34	
W	Water	4.71	1.1%		VIII							
<b>Weighted Average</b>					<b>2.05</b>	<b>4</b>	<b>137</b>	<b>50.6</b>	<b>958.6</b>	<b>22.1</b>	<b>29.3</b>	<b>3.3</b>

Soils data provided by USDA and NRCS.

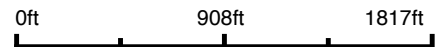
# TOPO CONTOURS MAP



©2023 AgriData, Inc.



Source: USGS 3 meter dem  
 Interval(ft): 4.0  
 Min: 822.4  
 Max: 866.3  
 Range: 43.9  
 Average: 852.2  
 Standard Deviation: 5.38 ft

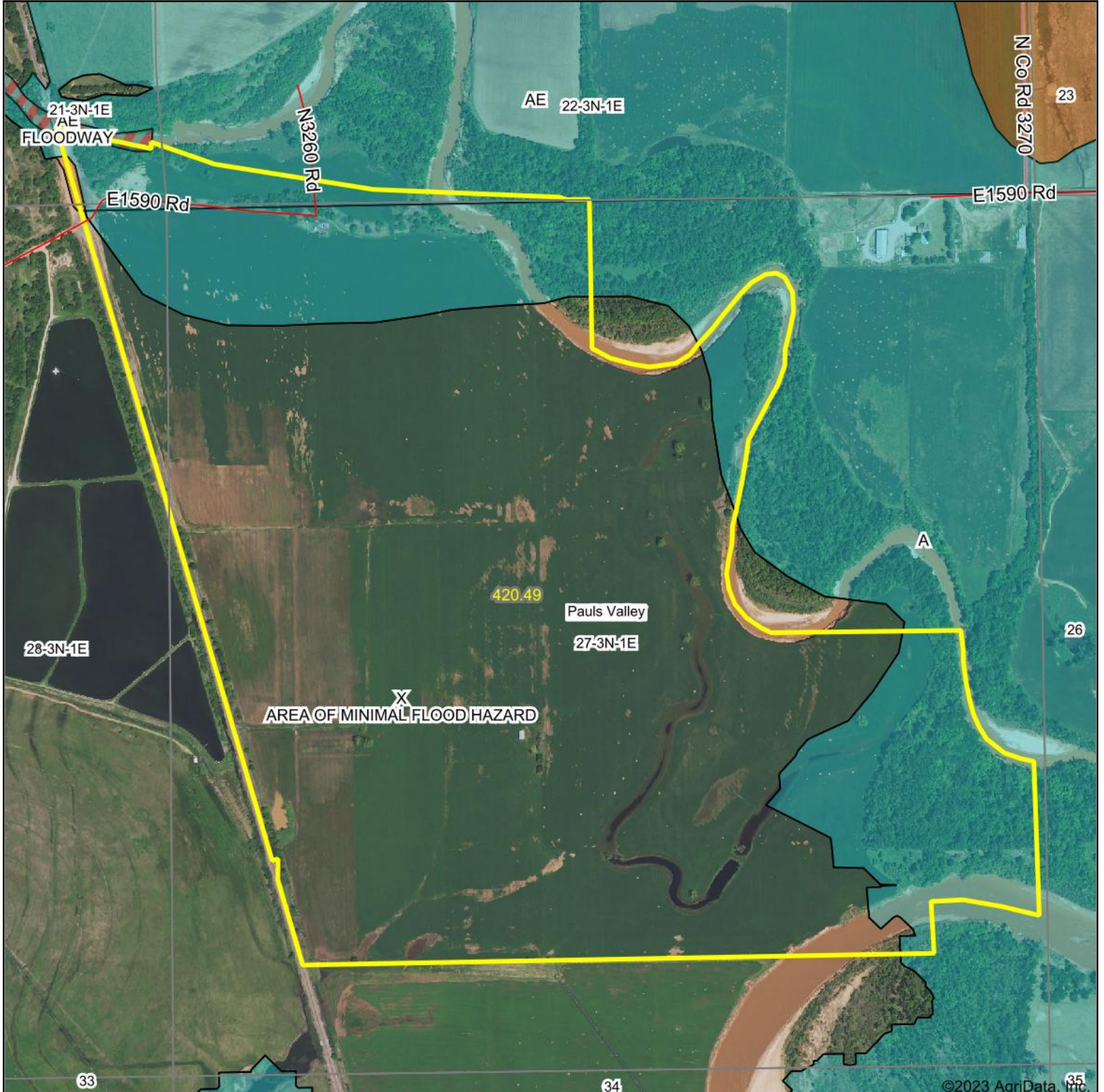


10/9/2023

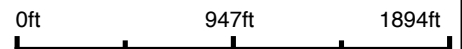
27-3N-1E  
 Garvin County  
 Oklahoma

Boundary Center: 34° 42' 14.68, -97° 11' 15.15

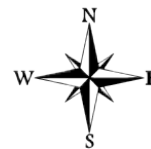
# FLOOD MAP



Boundary Center: 34° 42' 14.68, -97° 11' 15.15



27-3N-1E  
Garvin County  
Oklahoma



10/9/2023



# **FSA INFORMATION**

# FSA INFORMATION

OKLAHOMA  
GARVIN  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 5150  
Prepared : 9/11/23 12:39 PM CST  
Crop Year : 2023

See Page 4 for non-discriminatory Statements.

## Abbreviated 156 Farm Record

Operator Name : TOMMIE MCPHERSON JR  
CRP Contract Number(s) : None  
Recon ID : None  
Transferred From : None  
ARCPLC G//F Eligibility : Eligible

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
689.22	616.80	616.80	0.00	0.00	0.00	0.00	0.0	Active	4
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	616.80	30.10		0.00	0.00	0.00	0.00	

### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	WHEAT, CORN, SOYBN

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	75.79	0.00	37	
Corn	96.50	0.00	112	
Soybeans	190.51	0.00	29	
<b>TOTAL</b>	<b>362.80</b>	<b>0.00</b>		

### NOTES

--

Tract Number : 2473

Description : N6, E2 NE Sec 22 3N 1E  
FSA Physical Location : OKLAHOMA/GARVIN  
ANSI Physical Location : OKLAHOMA/GARVIN  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Tract does not contain a wetland  
WL Violations : None  
Owners : NINA FOSTER  
Other Producers : JUDY MCPHERSON, CODY MCPHERSON  
Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
77.92	77.92	77.92	0.00	0.00	0.00	0.00	0.0

# FSA INFORMATION

OKLAHOMA  
GARVIN  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 5150  
Prepared : 9/11/23 12:39 PM CST  
Crop Year : 2023

### Tract 2473 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	77.92	4.90	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	9.51	0.00	37
Corn	12.11	0.00	112
Soybeans	23.91	0.00	29
<b>TOTAL</b>	<b>45.53</b>	<b>0.00</b>	

### NOTES

**Tract Number** : 2474

**Description** : O4 22-3N-1E  
**FSA Physical Location** : OKLAHOMA/GARVIN  
**ANSI Physical Location** : OKLAHOMA/GARVIN  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Tract does not contain a wetland  
**WL Violations** : None  
**Owners** : NINA FOSTER  
**Other Producers** : JUDY MCPHERSON, CODY MCPHERSON  
**Recon ID** : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
127.66	126.22	126.22	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	126.22	7.90	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	15.41	0.00	37
Corn	19.62	0.00	112
Soybeans	38.73	0.00	29
<b>TOTAL</b>	<b>73.76</b>	<b>0.00</b>	

### NOTES

# FSA INFORMATION

OKLAHOMA  
GARVIN  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 5150  
Prepared : 9/11/23 12:39 PM CST  
Crop Year : 2023

**Tract Number** : 2475

**Description** : N4 5&8-3N-1E&O2 22-3N-1E&O4 4-3N-1E SEE CARD FILE

**FSA Physical Location** : OKLAHOMA/GARVIN

**ANSI Physical Location** : OKLAHOMA/GARVIN

**BIA Unit Range Number** :

**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields

**Wetland Status** : Tract does not contain a wetland

**WL Violations** : None

**Owners** : NINA FOSTER

**Other Producers** : JUDY MCPHERSON, CODY MCPHERSON

**Recon ID** : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
82.37	78.41	78.41	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	78.41	5.30	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	9.72	0.00	37
Corn	12.38	0.00	112
Soybeans	24.44	0.00	29
<b>TOTAL</b>	<b>46.54</b>	<b>0.00</b>	

### NOTES

**Tract Number** : 27458

**Description** : PT 27,28 T3N-R1E

**FSA Physical Location** : OKLAHOMA/GARVIN

**ANSI Physical Location** : OKLAHOMA/GARVIN

**BIA Unit Range Number** :

**HEL Status** : HEL determinations not completed for all fields on the tract

**Wetland Status** : Tract does not contain a wetland

**WL Violations** : None

**Owners** : NINA FOSTER

**Other Producers** : JUDY MCPHERSON, CODY MCPHERSON

**Recon ID** : 40-049-2018-43

# FSA INFORMATION

OKLAHOMA  
GARVIN  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 5150  
Prepared : 9/11/23 12:39 PM CST  
Crop Year : 2023

### Tract Land Data

Tract 27458 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
401.27	334.25	334.25	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	334.25	12.00	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	41.15	0.00	37
Corn	52.39	0.00	112
Soybeans	103.43	0.00	29
<b>TOTAL</b>	<b>196.97</b>	<b>0.00</b>	

### NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

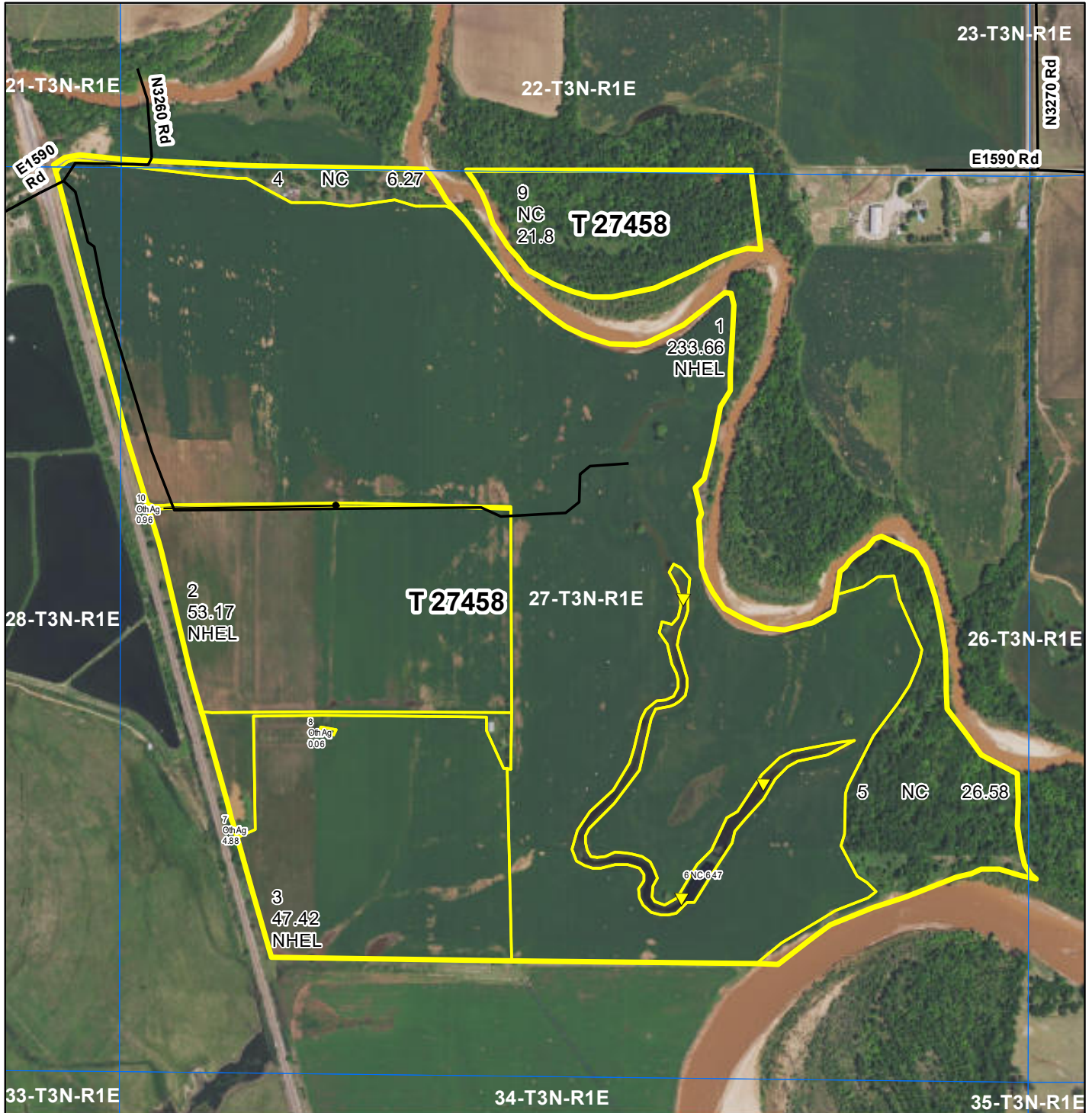
Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.

# FSA INFORMATION



Garvin County, Oklahoma



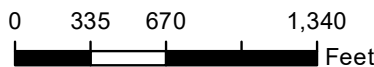
2024 Program Year

Map Created August 23, 2023

Farm **5150**  
Tract **27458**



Not to Scale



**Wetlands**

**Wetland Determination Identifiers**

- Restricted Use
- ▲ Limited Restrictions
- Exempt from Conservation Compliance Provisions

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

# **TAX/PARCEL INFORMATION**

# TAX/PARCEL INFORMATION

## Tax Roll Inquiry

Garvin County Treasurer



**Sandy Goggans, Treasurer**  
201 West Grant, Room 9, Pauls Valley, Oklahoma  
73075  
Phone: 405-238-7301  
Fax: 405-238-1133  
E-Mail: gtreas@swbell.net



### Owner Name and Address

FOSTER FAMILY TRUST AGREEMENT,  
THE TRUSTEES OF THE 2000  
36358 E COUNTY ROAD 1590  
PAULS VALLEY OK 73075-0000

### Taxroll Information

Tax Year : 2022  
Property ID : 0000-28-03N-01E-0-100-00  
Location : 04765 PAULS VALLEY  
School District : 1018R Pauls Valley Rural Mills : 93.75  
Type of Tax : Real Estate  
Tax ID : 5173

### Legal Description and Other Information:

ALL PT. E/2 NE NE 6.88A & NE SE NE LYING E OF GC & SF & RR QCD/1318-887/889-891 6.88 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	349	Base Tax	33.00
Improvements	0	Penalty	0.00
Net Assessed	349	Fees	0.00
		Payments	33.00
		Total Paid	33.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
01/17/2023	20218	Check	Taxes	33.00	FOSTER, NINA C.->Check# 6968
01/17/2023	20196		Taxes	0.00	VOID



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PAULS VALLEY OK 73075-0000

### Taxroll Information

Tax Year : 2022  
Property ID : 0000-22-03N-01E-0-100-00  
Location : 04708 PAULS VALLEY  
School District : 1018R Pauls Valley Rural Mills : 93.75  
Type of Tax : Real Estate  
Tax ID : 5098

### Legal Description and Other Information:

S7.84A S OF 7.84A DRAINAGE DITCH IN SW/4 QCD/1577-351 7.84 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	236	Base Tax	22.00
Improvements	0	Penalty	0.00
Net Assessed	236	Fees	0.00
		Payments	22.00
		Total Paid	22.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
01/17/2023	20208	Check	Taxes	22.00	FOSTER, NINA C.->Check# 6968
01/17/2023	20188		Taxes	0.00	VOID

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PAULS VALLEY OK 73075-0000

### Taxroll Information

Tax Year : 2022  
Property ID : 0000-27-03N-01E-0-003-00  
Location : 04749 PAULS VALLEY  
School District : I018R Pauls Valley Rural Mills : 93.75  
Type of Tax : Real Estate  
Tax ID : 5157

### Legal Description and Other Information:

NW NW X NE SW 59.39A NW & PART NW SW NW LYING E OF G.C. & S.F. RAILROAD QCD/1318-887/889/891 59.39  
Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	3213	Base Tax	301.00
Improvements	0	Penalty	0.00
Net Assessed	3213	Fees	0.00
		Payments	301.00
		Total Paid	301.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
01/17/2023	20210	Check	Taxes	301.00	FOSTER, NINA C.->Check# 6968
01/17/2023	20203		Taxes	0.00	VOID

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PAULS VALLEY OK 73075-0000

### Taxroll Information

Tax Year : 2022  
Property ID : 0000-27-03N-01E-0-006-00  
Location : 04751 PAULS VALLEY  
School District : 1018R Pauls Valley Rural Mills : 93.75  
Type of Tax : Real Estate  
Tax ID : 5159

### Legal Description and Other Information:

W/2 NE NW X 45A NW SE NW & W/2 E/2 NE NW & W/2 NE SE NW QCD 1318-887/889/891 QCD/1577-351 45.00  
Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	2563	Base Tax	240.00
Improvements	0	Penalty	0.00
Net Assessed	2563	Fees	0.00
		Payments	240.00
		Total Paid	240.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
01/17/2023	20212	Check	Taxes	240.00	FOSTER, NINA C.->Check# 6968
01/17/2023	20187		Taxes	0.00	VOID

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PAULS VALLEY OK 73075-0000

### Taxroll Information

Tax Year : 2022  
Property ID : 0000-27-03N-01E-0-008-00  
Location : 04753 PAULS VALLEY  
School District : I018R Pauls Valley Rural Mills : 93.75  
Type of Tax : Real Estate  
Tax ID : 5161

### Legal Description and Other Information:

E/2 E/2 E/2 NW 60.13A X E/2 NE NE SW X N/2 NW SE X N/2 NE SE W OF WASHITA RIVER WD/1574-427\*QCD/1577-351 60.13 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	3398	Base Tax	319.00
Improvements	0	Penalty	0.00
Net Assessed	3398	Fees	0.00
		Payments	319.00
		Total Paid	319.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
01/17/2023	20214	Check	Taxes	319.00	FOSTER, NINA C.->Check# 6968
01/17/2023	20191		Taxes	0.00	VOID

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PAULS VALLEY OK 73075-0000

### Taxroll Information

Tax Year : 2022  
Property ID : 0000-27-03N-01E-0-007-00  
Location : 04752 PAULS VALLEY  
School District : I018R Pauls Valley Rural Mills : 93.75  
Type of Tax : Real Estate  
Tax ID : 5160

### Legal Description and Other Information:

W/2 W/2 NE 78.28A LS 2.26A X E/2 W/2 NE LS 11.68A X W/2 SE NE X SE SE NE LS 17.78A WD/1574-427\*QCD/1577-351 78.28 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	3672	Base Tax	344.00
Improvements	0	Penalty	0.00
Net Assessed	3672	Fees	0.00
		Payments	344.00
		Total Paid	344.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
01/17/2023	20213	Check	Taxes	344.00	FOSTER, NINA C.->Check# 6968
01/17/2023	20192		Taxes	0.00	VOID

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36358 E COUNTY ROAD 1590  
PAULS VALLEY OK 73075-0000

### Taxroll Information

Tax Year : 2022  
Property ID : 0000-27-03N-01E-0-001-00  
Location : 04747 PAULS VALLEY  
School District : 1018R Pauls Valley Rural Mills : 93.75  
Type of Tax : Real Estate  
Tax ID : 5155

### Legal Description and Other Information:

PT N/2 SE/4 X 96.41A PT S/2 NW/4 X PT N/2 SW/4 SEE DEED 814-675 WD 1574-427\*QCD/1577-351 96.41 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	5234	Base Tax	491.00
Improvements	0	Penalty	0.00
Net Assessed	5234	Fees	0.00
		Payments	491.00
		Total Paid	491.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
01/17/2023	20209	Check	Taxes	491.00	FOSTER, NINA C.->Check# 6968
01/17/2023	20202		Taxes	0.00	VOID

**PHOTOS**

# PHOTOS



**NE VIEW**



**NORTH VIEW**



# PHOTOS



**NW VIEW - EARLY CORN**



**NW VIEW - WHOLE FARM**

# PHOTOS



**NW VIEW**



**SE CORNER VIEW**

# PHOTOS



# PHOTOS



# PHOTOS



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