

Stillwater, Oklahoma

Auction

13 Homes - Commercial Buildings - Fertile Bottomland Soils

402± acres

Offered in 13 Tracts

INFORMATION BOOK

Tracts 6-9 Southwest View

Tracts 10-12 Northwest View



ONLINE BIDDING AVAILABLE

- Stunning Custom Home on 43± Acres
- 12 Rental Houses w/ Excellent Income
- 4 Commercial Buildings w/ Rental Income
- Barns & Livestock Working Facilities
- Premier Location - Adjacent to OSU Farms
- Fertile Bottomland Soils w/ Trophy Hunting

Arguably the Most Diverse Offering of Real Estate in Stillwater's History!

Thursday, July 11 • 6pm

Held at Meditations Weddings & Events
1205 N Country Club Rd, Stillwater, OK

SCHRADER
Real Estate and Auction Company, Inc.

405.332.5505 • www.SchraderAuction.com

4% Buyer's Premium



in cooperation with
Berry Auctions
405.372.2466

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 AND CONDITIONS:

PROCEDURE: Tracts 1 through 13 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 auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete. The property will be sold in the manner resulting in the highest total sale price.

BUYER'S PREMIUM: The purchase price will be the bid amount plus a 4% buyer's premium.

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 Trustee's 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: Shall be delivered at Closing, subject to the rights of current tenants.

REAL ESTATE TAXES: 2024 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 represen-

tatives 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.

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

BOOKLET INDEX

• REGISTRATION FORMS	PAGE 4
• LOCATION & TRACT MAPS	PAGE 9
• SOILS MAP	PAGE 13
• TOPOGRAPHY MAP	PAGE 17
• FLOOD MAP	PAGE 19
• RENT INCOME	PAGE 21
• TAX STATEMENTS	PAGE 23
• PHOTOS	PAGE 31



Tracts 6-9 Southwest View

REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

THURSDAY, JULY 11, 2024

402± ACRES – PAYNE COUNTY, 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 Friday, July 5, 2024

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
402± Acres • Payne County, Oklahoma
Thursday, July 11, 2024

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, July 11, 2024 at 6:00 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) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer’s premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier’s check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725
Phone 260-244-7606; email: auctions@schraderauction.com

For wire instructions please call 1-800-451-2709.

7. My bank routing number is _____ and bank account number is _____.
(This for return of your deposit money). My bank name, address and phone number is:

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Friday, July 5, 2024**. 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.

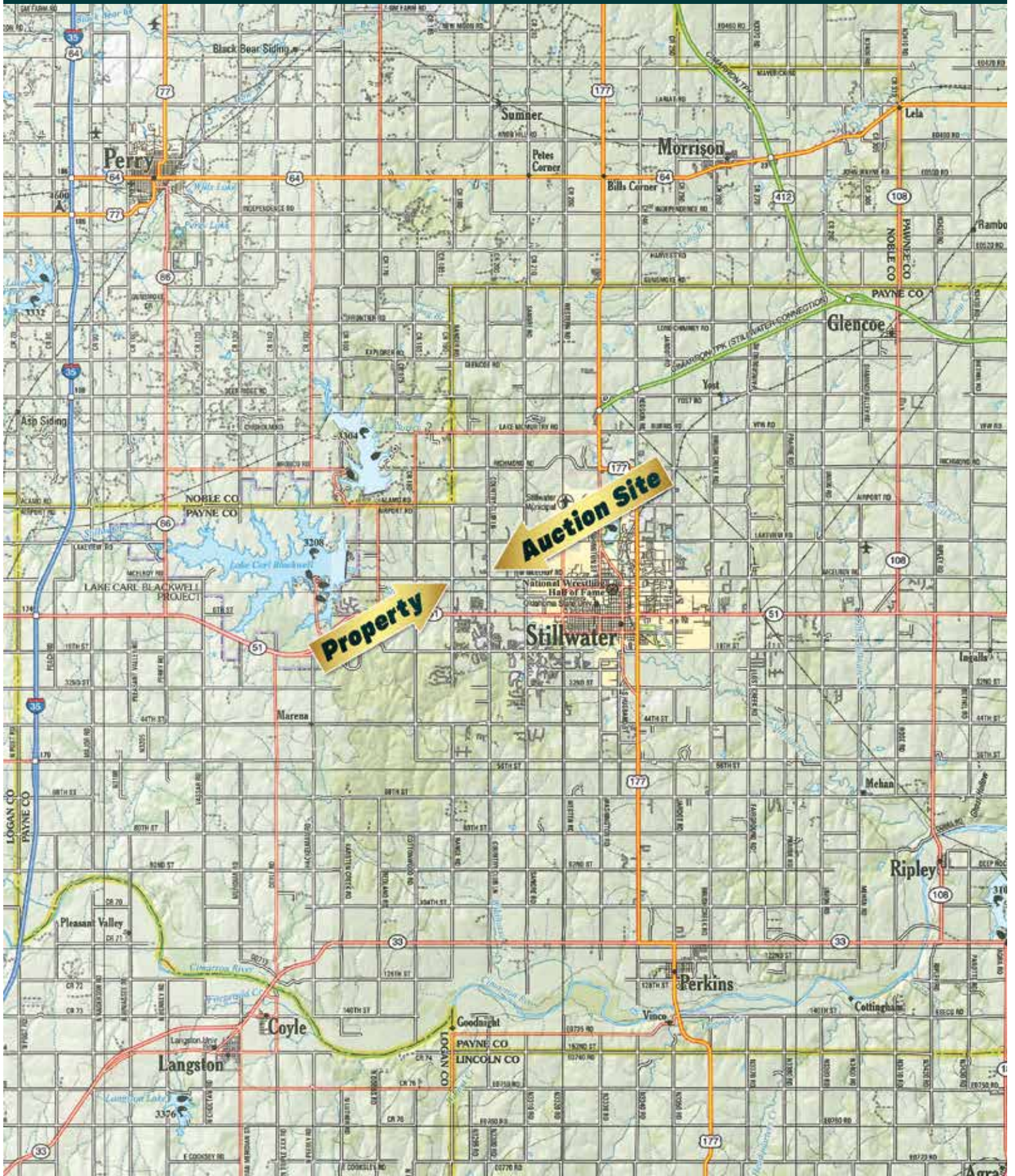
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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 & TRACT MAPS

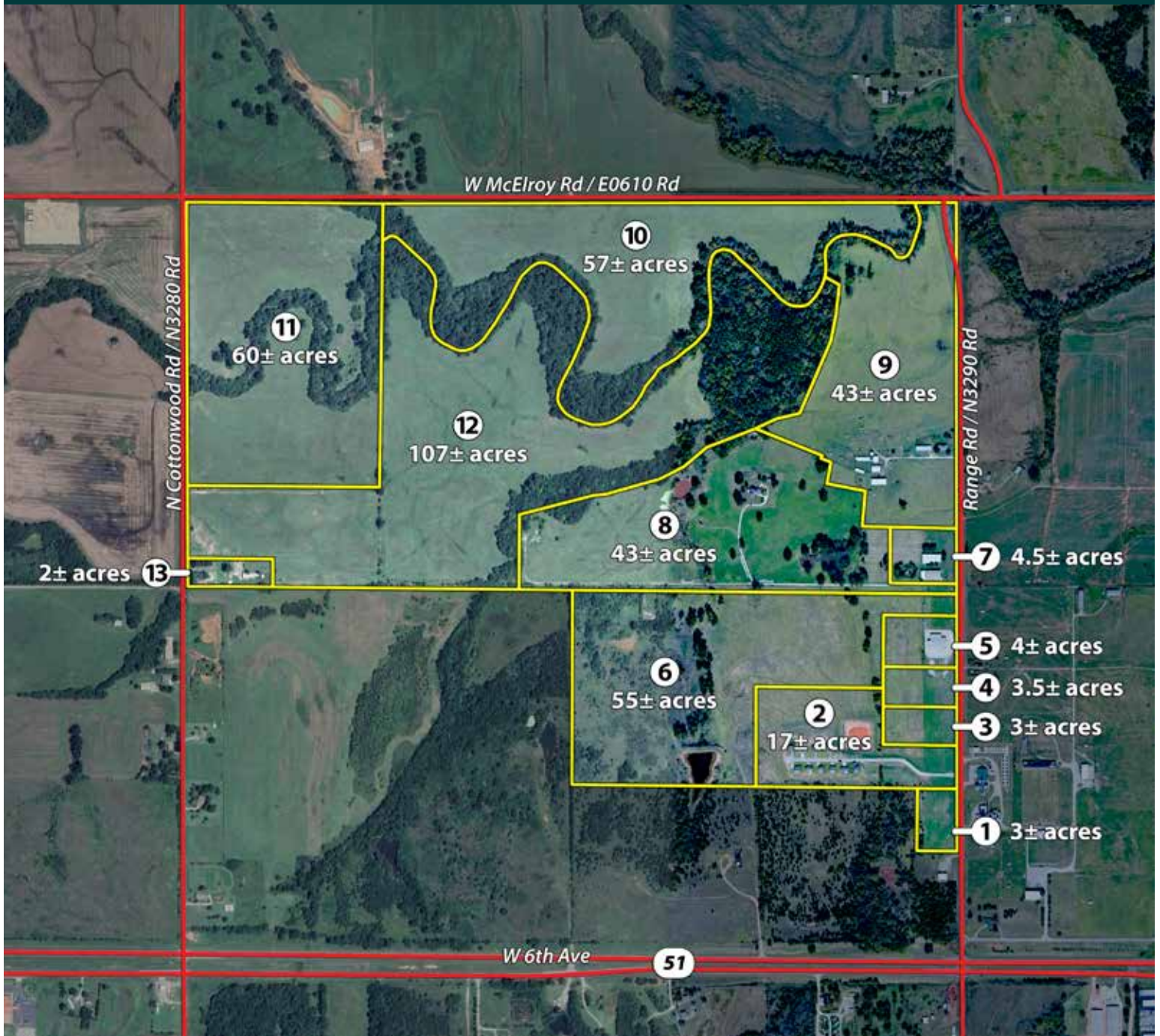
LOCATION & TRACT MAPS



Auction Location: Meditations Weddings & Events - 1205 N Country Club Rd, Stillwater, OK 74075

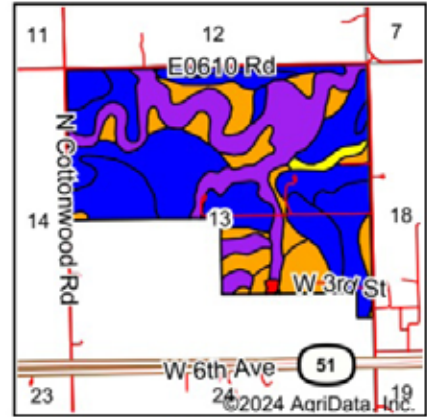
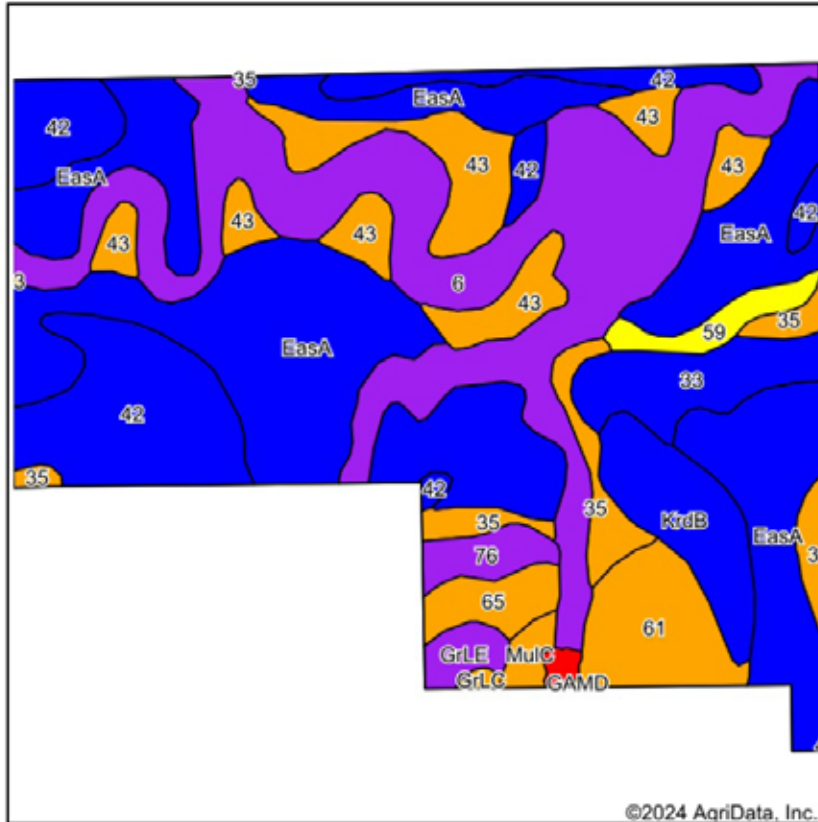
Property Location: 320 N Range Rd, Stillwater, OK 74075

LOCATION & TRACT MAPS



SOILS MAP

SURETY SOILS MAP



State: **Oklahoma**
 County: **Payne**
 Location: **13-19N-1E**
 Township: **Stillwater**
 Acres: **396.37**
 Date: **5/28/2024**



Soils data provided by USDA and NRCS.

Area Symbol: OK119, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Alfalfa hay Tons	Caucasian bluestem AUM	Corn Bu	Cotton lint Lbs	Grain sorghum Bu	Improved bermudagrass AUM	Peanuts Lbs	Soybeans Bu	Wheat Bu
EasA	Easpur loam, 0 to 1 percent slopes, occasionally flooded	134.10	33.9%		Ilw		5		2		48		9		26 33
6	Pulaski fine sandy loam, 0 to 1 percent slopes, frequently flooded	90.04	22.7%		Vw		4	7			4		7		2 2
42	Ashport silty clay loam, 0 to 1 percent slopes, occasionally flooded	49.21	12.4%		Ilw		5	10		31	49		9	32	27 34
43	Pulaski fine sandy loam, 0 to 1 percent slopes, occasionally flooded	33.85	8.5%		Ille	Ille	4	7		376	48		7	1360	2 30
KrdB	Kirkland silt loam, 1 to 3 percent slopes	16.40	4.1%		Ils	Ils				50	34		4		
35	Norge loam, 3 to 5 percent slopes, eroded	16.14	4.1%		Ille										

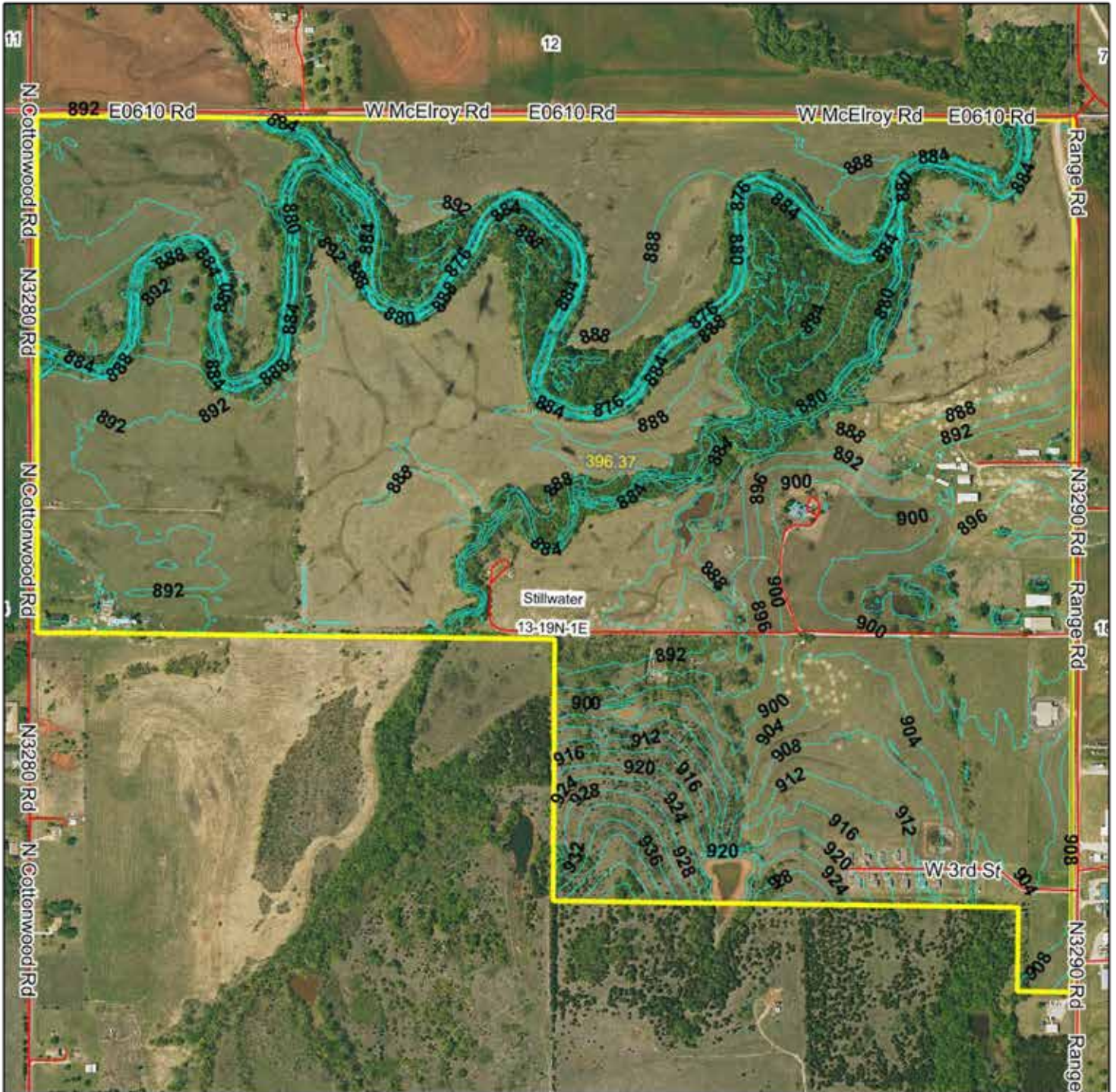
SURETY SOILS MAP CONTINUED

61	Mulhall loam, 3 to 5 percent slopes, eroded	16.03	4.0%		IIle					28		5			22
33	Norge loam, 1 to 3 percent slopes	14.69	3.7%		Ile		3		360	49		6	75		30
65	Grainola clay loam, 3 to 5 percent slopes	6.53	1.6%		IIle				13	29		4			15
59	Konawa and Teller soils, 3 to 8 percent slopes, eroded	5.39	1.4%		IVe		1			30		4			17
76	Coyle and Zaneis soils, 3 to 5 percent slopes, severely eroded	5.39	1.4%		VIe							3			
GrLE	Grainola-Lucien complex, 5 to 12 percent slopes	3.87	1.0%		VIe					1		3			1
MulC	Mulhall loam, 3 to 5 percent slopes	2.60	0.7%		IIle	IIle			13	32		6			28
W	Water	1.22	0.3%		VIII										
GrLC	Grainola-Lucien complex, 1 to 5 percent slopes	0.64	0.2%		IIle					21		4			16
47	Renfrow loam, 3 to 5 percent slopes, eroded	0.19	0.0%		IVe				28	4		3			15
GAMD	Grainola-Ashport frequently flooded-Mulhall complex, 0 to 8 percent slopes	0.08	0.0%		IVe	IVe		2		7		5			6
Weighted Average					3.01	-	3.7	3.4	0.7	51.7	32.8	7.2	122.9	12.8	22.5

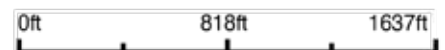
*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

TOPOGRAPHY MAP

TOPOGRAPHY MAP



Source: USGS 3 meter dem
 Interval(ft): 4.0
 Min: 868.1
 Max: 950.7
 Range: 82.6
 Average: 893.6
 Standard Deviation: 10.7 ft



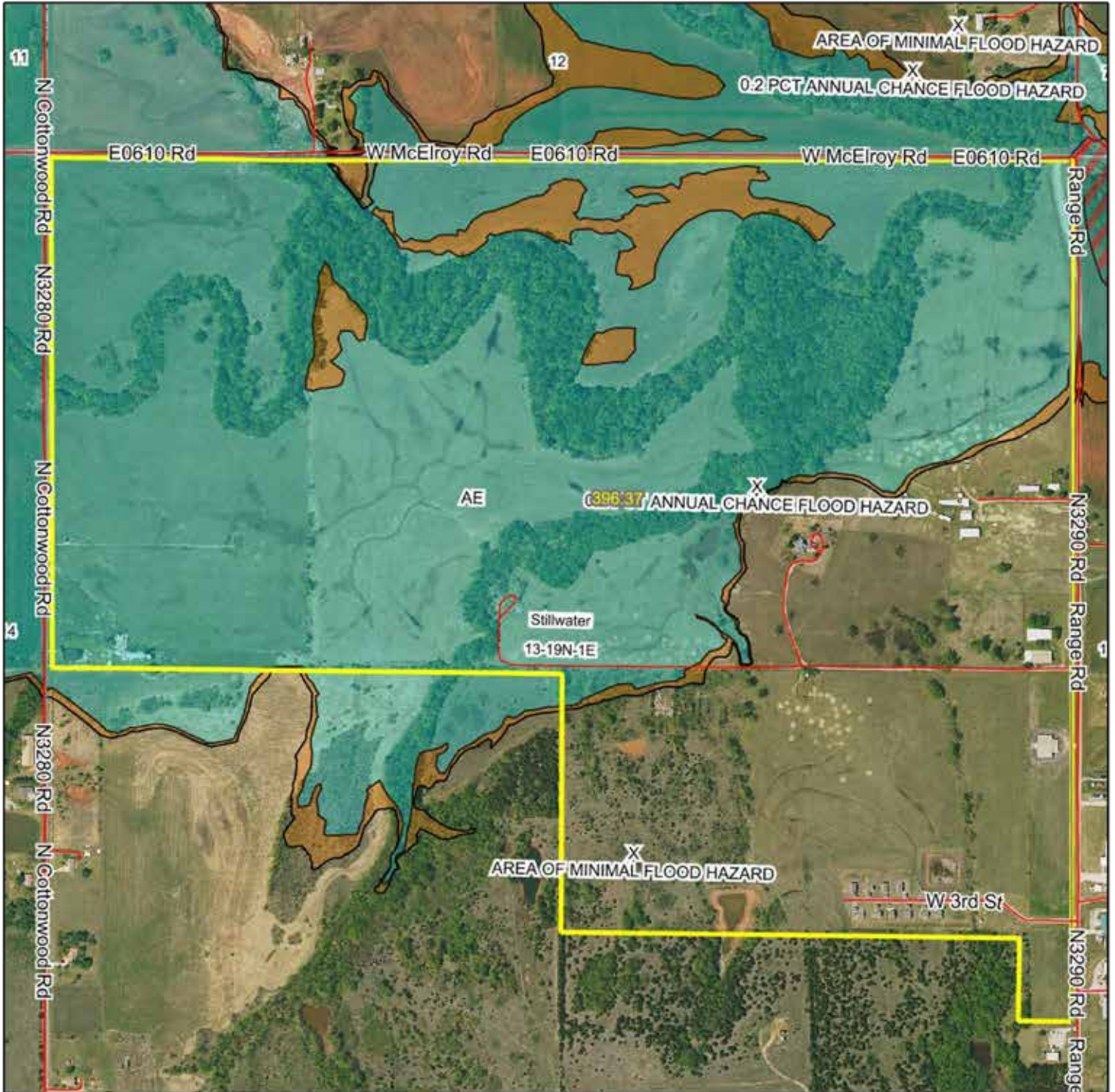
5/28/2024

13-19N-1E
 Payne County
 Oklahoma

Boundary Center: 36° 7' 27.05, -97° 8' 58.19

FLOOD MAP

FLOOD MAP



Boundary Center: 36° 7' 27.05, -97° 8' 58.19



13-19N-1E
Payne County
Oklahoma



5/28/2024

RENT INCOME

RENT INCOME

*Current Rents as of 6/12/24

Auction Tract #	Address	Beginning Date	Ending Date	Deposit	Current Rent	Potential Rent
#2	6311 W 3rd Ave	3/12/24	3/12/25	\$ 975.00	\$ 1,075.00	\$ 1,300.00
#2	6319 W 3rd Ave	7/1/23	6/30/24	\$ 1,100.00	\$ 1,200.00	\$ 1,300.00
#2	6327 W 3rd Ave	3/12/24	12/1/24	\$ 1,100.00	\$ 1,100.00	\$ 1,300.00
#2	6405 W 3rd Ave	3/12/24	3/12/25	\$ 975.00	\$ 975.00	\$ 1,300.00
#2	6413 W 3rd Ave	5/1/23	4/30/24	\$ 1,300.00	\$ 1,300.00	\$ 1,300.00
#2	6421 W 3rd Ave	5/1/23	5/1/24	\$ 1,200.00	\$ 1,200.00	\$ 1,300.00
#2	6418 W 3rd Ave	9/19/23	9/19/24	\$ 1,100.00	\$ 1,100.00	\$ 1,300.00
#2	6410 W 3rd Ave	3/12/24	3/12/25	\$ 1,000.00	\$ 1,000.00	\$ 1,300.00
#2	6402 W 3rd Ave	7/1/23	6/30/24	\$ 1,100.00	\$ 1,100.00	\$ 1,300.00
#2	6324 W 3rd Ave	7/1/23	6/30/24	\$ 1,100.00	\$ 1,100.00	\$ 1,300.00
Tract 2 Totals:				\$ 10,950.00	\$ 11,150.00	\$ 13,000.00
#5	202 S Range Rd				\$3,800.00	\$3,800.00
#9	318 N Range Rd	Currently Vacant			\$0.00	\$900.00
#13	101 N Cottonwood	11/27/23	11/26/24	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00
TOTALS:				\$ 12,150.00	\$ 16,150.00	\$ 18,900.00

TAX STATEMENT

TAX STATEMENT

Tracts 1-7 & Part of Tracts 8, 9, 10 & 12

Tax Roll Inquiry

Payne County Treasurer



Lee R Denney, Treasurer
315 West Sixth Street, Suite 101, Stillwater, OK 74074
Phone: 405-624-9411
Fax: 405-372-9548
E-Mail: ldenny@paynecountytreasurer.org



Owner Name and Address

HAIR, JANA L & KEY, AMY C TTEE
320 N RANGE RD
STILLWATER OK 74075-1986

Taxroll Information

Tax Year : 2023
Property ID : 19N01E-13-1-00000-000-0001
Location : 320 N RANGE RD STILLWATER
School District : CONSM Conservancy Maintenance
Type of Tax : Special Assessment Mills : 1
Tax ID : 107611

Legal Description and Other Information:

Conservancy Maintenance 13-19N-01E A-1 (162.88acm/i) S/2 NE/4 & TR BEG NE/C SE/4; S-1793.3' W-258.7' N-473.3' W-2383.40' N-1320' E-2640.8' POB

Assessed Valuations	Amount	Tax Values	Amount
Gross Assessed		Base Tax	380.81
		Penalty	0.00
		Fees	0.00
		Payments	380.81
		Total Paid	380.81
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/08/2023	5783	Check	Taxes	380.81	PALMETTO AGRIBUSINESS, LLC->Check# 2112

TAX STATEMENT

Part of Tracts 8, 9, 10 & 12

Tax Roll Inquiry

Payne County Treasurer



Lee R Denney, Treasurer
315 West Sixth Street, Suite 101, Stillwater, OK 74074
Phone: 405-624-9411
Fax: 405-372-9548
E-Mail: ldenny@paynecountytreasurer.org



Owner Name and Address

PALMETTO AGRIBUSINESS, LLC
320 N RANGE RD
STILLWATER OK 74075-1986

Taxroll Information

Tax Year : 2023
Property ID : 19N01E-13-1-00000-000-0002
Location : W MCELROY STILLWATER
School District : STW-R Stillwater Rural **Mills :** 99
Type of Tax : Real Estate
Tax ID : 85903

Legal Description and Other Information:

13-19N-01E A-2 (160acm/l) N/2 NE/4 & E/2 NW/4

Assessed Valuations	Amount	Tax Values	Amount
Land	4517	Base Tax	447.00
Improvements	0	Penalty	0.00
Net Assessed	4517	Fees	0.00
		Payments	447.00
		Total Paid	447.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/08/2023	10141	Check	Taxes	447.00	PALMETTO AGRIBUSINESS, LLC->Check# 2112

TAX STATEMENT

Tract 11 & Part of Tracts 12 & 13

Tax Roll Inquiry

Payne County Treasurer



Lee R Denney, Treasurer
315 West Sixth Street, Suite 101, Stillwater, OK 74074
Phone: 405-624-9411
Fax: 405-372-9548
E-Mail: ldenney@paynecountytreasurer.org



Owner Name and Address

PALMETTO AGRIBUSINESS, LLC
320 N RANGE RD
STILLWATER OK 74075-1986

Taxroll Information

Tax Year : 2023
Property ID : 19N01E-13-4-00000-000-0752
Location : 221 N COTTONWOOD RD
STILLWATER
School District : STW-R Stillwater Rural Mills : 99
Type of Tax : Real Estate
Tax ID : 7573

Legal Description and Other Information:

13-19N-01E D-752 (78acm/l) W/2 NW/4 LESS TR BEG SW/C NW/4; N-295.16' E-295.16' S-295.16' W-295.16' POB

Assessed Valuations	Amount	Tax Values	Amount
Land	619	Base Tax	505.00
Improvements	4487	Penalty	0.00
Net Assessed	5106	Fees	0.00
		Payments	505.00
		Total Paid	505.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/08/2023	10139	Check	Taxes	505.00	PALMETTO AGRIBUSINESS, LLC->Check# 2112

TAX STATEMENT

Tract 11 & Part of Tracts 12 & 13

Tax Roll Inquiry

Payne County Treasurer



Lee R Denney, Treasurer
315 West Sixth Street, Suite 101, Stillwater, OK 74074
Phone: 405-624-9411
Fax: 405-372-9548
E-Mail: ldenney@paynecountytreasurer.org



Owner Name and Address

PALMETTO AGRIBUSINESS, LLC
320 N RANGE RD
STILLWATER OK 74075-1986

Taxroll Information

Tax Year : 2023
Property ID : 19N01E-13-4-00000-000-0752
Location : 221 N COTTONWOOD RD
STILLWATER
School District : CONSM Conservancy Maintenance
Type of Tax : Special Assessment Mills : 1
Tax ID : 107573

Legal Description and Other Information:

Conservancy Maintenance 13-19N-01E D-752 (78acm/l) W/2 NW/4 LESS TR BEG SW/C NW/4; N-295.16' E-295.16' S-295.16' W-295.16' POB

Assessed Valuations	Amount	Tax Values	Amount
Gross Assessed		Base Tax	138.67
		Penalty	0.00
		Fees	0.00
		Payments	138.67
		Total Paid	138.67
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/08/2023	5784	Check	Taxes	138.67	PALMETTO AGRIBUSINESS, LLC->Check# 2112

TAX STATEMENT

Part of Tracts 12 & 13

Tax Roll Inquiry

Payne County Treasurer



Lee R Denney, Treasurer
315 West Sixth Street, Suite 101, Stillwater, OK 74074
Phone: 405-624-9411
Fax: 405-372-9548
E-Mail: ldenny@paynecountytreasurer.org



Owner Name and Address

PALMETTO AGRIBUSINESS, LLC
320 N RANGE RD
STILLWATER OK 74075-1986

Taxroll Information

Tax Year : 2023
Property ID : 19N01E-13-4-00000-000-0751
Location : 101 N COTTONWOOD RD STILLWATER
School District : STW-R Stillwater Rural Mills : 99
Type of Tax : Real Estate
Tax ID : 7576

Legal Description and Other Information:

13-19N-01E D-751 (2acm/l) BEG SW/C W/2 NW/4; N-295.16' E-295.16' S-295.16' W-295.16' POB

Assessed Valuations	Amount	Tax Values	Amount
Land	2245	Base Tax	1,459.00
Improvements	12488	Penalty	0.00
Net Assessed	14733	Fees	0.00
		Payments	1,459.00
		Total Paid	1,459.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/08/2023	10140	Check	Taxes	1,459.00	PALMETTO AGRIBUSINESS, LLC->Check# 2112

TAX STATEMENT

Part of Tracts 12 & 13

Tax Roll Inquiry

Payne County Treasurer



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Phone: 405-624-9411
Fax: 405-372-9548
E-Mail: ldenny@paynecountytreasurer.org



Owner Name and Address

PALMETTO AGRIBUSINESS, LLC
320 N RANGE RD
STILLWATER OK 74075-1986

Taxroll Information

Tax Year : 2023
Property ID : 19N01E-13-4-00000-000-0751
Location : 101 N COTTONWOOD RD STILLWATER
School District : CONSM Conservancy Maintenance
Type of Tax : Special Assessment Mills : 1
Tax ID : 107576

Legal Description and Other Information:

Conservancy Maintenance 13-19N-01E D-751 (2acm/l) BEG SW/C W/2 NW/4; N-295.16' E-295.16' S-295.16' W-295.16' POB

Assessed Valuations	Amount	Tax Values	Amount
Gross Assessed		Base Tax	1.56
		Penalty	0.00
		Fees	0.00
		Payments	1.56
		Total Paid	1.56
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/08/2023	5785	Check	Taxes	1.56	PALMETTO AGRIBUSINESS, LLC->Check# 2112

PHOTOS

PHOTOS



Tract 1 South View



32 *Tracts 1-6 Northeast View*

PHOTOS



Tracts 1-9 Northeast View



Tracts 1-9 West View

PHOTOS



Tracts 10 & 12 West View



34 *Tracts 10-12 Northwest View*

PHOTOS



Tracts 10-12 Sunset



Tracts 10-12 Southwest View

PHOTOS



Tract 11 Dense Timber



36 *Tract 13 Driveway*

PHOTOS



Tract 13 House Front



Tract 13 Sunset

PHOTOS



Tracts 2 & 6 West View



PHOTOS



Tract 2 Southwest View



Tract 5 Building

PHOTOS



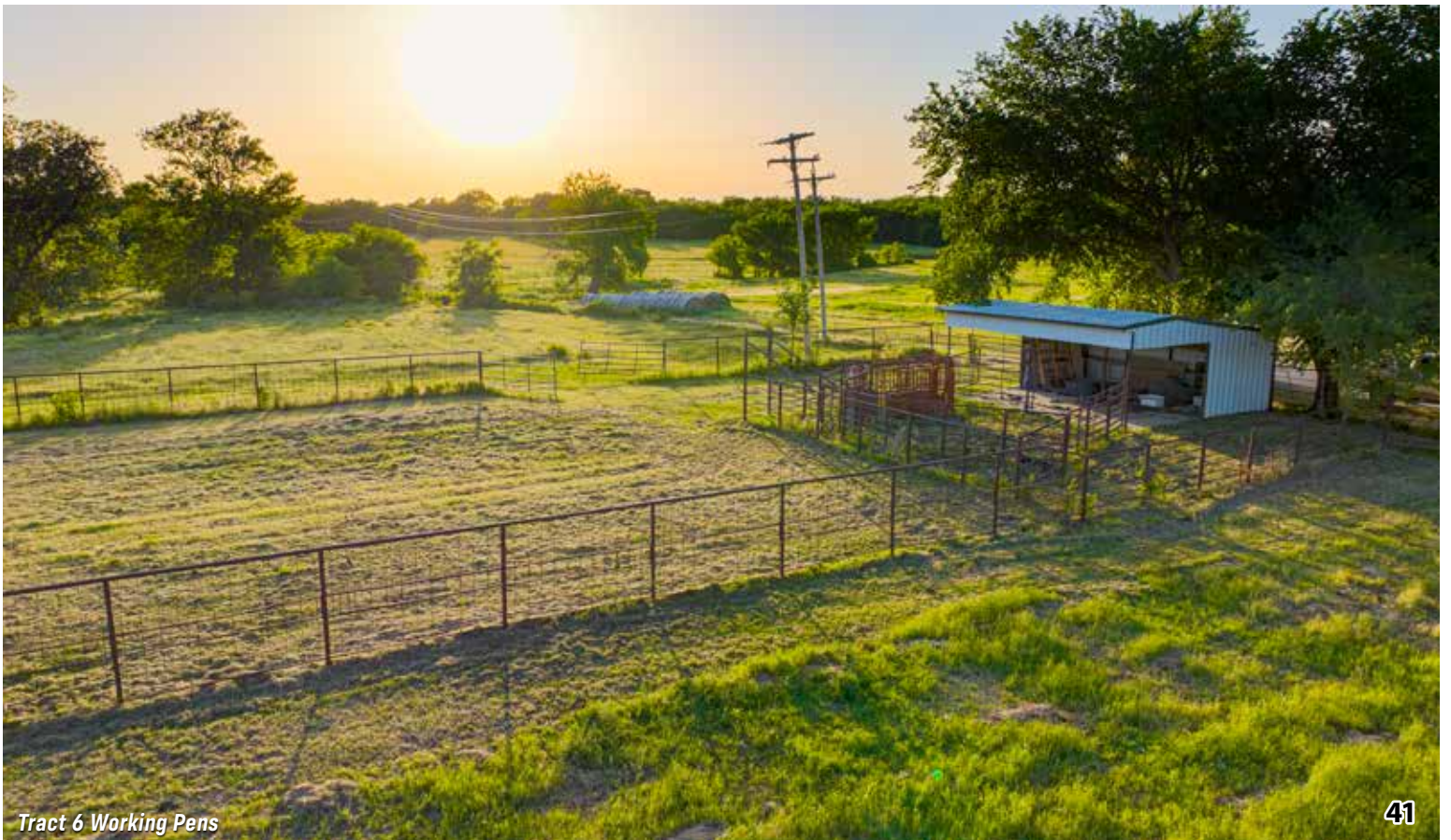
Tract 5 Front



PHOTOS



Tract 6 South View



Tract 6 Working Pens

PHOTOS



Tracts 6-9 East View



42 *Tract 7 Buildings Southeast View*

PHOTOS



Tract 7 Buildings



Tracts 7 & 8 Entrance

PHOTOS



Tract 8 Driveway



PHOTOS



Tract 8 Sunset



Tract 8

PHOTOS



Tract 8



PHOTOS



Tract 8



Tract 8

PHOTOS



Tract 8



PHOTOS



Tract 8



Tract 8

PHOTOS



Tract 9 East View



50 *Tract 9 Holding Pens*

PHOTOS



Tract 9 North View



Tract 9 South View

PHOTOS



Tract 9 Top View



52 *Tract 9 West View*

PHOTOS



Tract 9 Working Facilities



Tracts 9 & 10 Northeast View

PHOTOS



Tract 1



54 Tract 1

PHOTOS



PHOTOS



Tract 2



56

Tract 2

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Tract 2



Tract 2

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Tract 2



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Tract 3



Tract 4

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Tract 4



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Tract 5



Tract 5

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Tract 5



64 Tract 6

PHOTOS



Tract 6



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Tract 6

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Tract 7



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Tract 7



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70 Tract 7

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72 Tract 7

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74 Tract 7

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Tract 7

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76 Tract 7

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80 *Tract 8*

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82 Tract 8

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84 Tract 8

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90 Tract 8

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96 Tract 8

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Tract 9

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102 Tract 9

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106 Tract 9

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103 Tract 9

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110 Tract 9

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116 *Tract 10*

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118 Tract 11

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122 Tract 12

PHOTOS





Tract 8



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