

38 ± acres
with
HOME & SHOP
offered in 2 tracts

Seminole County, OK

12752 NS 3550, Seminole, OK 74868
Auction Held Onsite!

- 2 Bed/2 Bath House on 1.1
- 60' x 20' Shop

INFORMATION BOOKLET



Real Estate **AUCTION**

*Tuesday,
October 15th
at 6pm*

405-332-5505
SchraderAuction.com
SchraderMcWilliams.com

Antique Tractors, Shop Tools
& Household Furnishings
to Sell at **ONLINE ONLY AUCTION**
CLOSING WEDNESDAY, OCTOBER 16th
at 10AM



40% 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 AND CONDITIONS:

PROCEDURE: Tracts 1 and 2 will be offered in individual 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 individual tracts 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 Trustees 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.

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 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.

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**
- **LOCATION MAP & AERIAL TRACT MAP**
- **SOIL INFORMATION
(Soils, Topography, Flood Map)**
- **TAX/PARCEL INFORMATION**
- **PHOTOS**

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



NW CORNER VIEW

REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

TUESDAY, OCTOBER 15, 2024

38± ACRES – SEMINOLE 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
Tuesday, October 8, 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
38± Acres • Seminole County, Oklahoma
Tuesday, October 15, 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 Tuesday, October 15, 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; Fax 260-244-4431; email: auctions@schraderauction.com

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

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

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.
9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Tuesday, October 8, 2024**. 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.

- **LOCATION MAP**
- **AERIAL TRACT MAP**

LOCATION MAP



PROPERTY TOUR/INSPECTION DATES:
Thursday, September 19th • 11AM – 1PM
Thursday, October 3rd • 11AM – 1PM
Tuesday, October 15th • 3PM - 6PM

AUCTION HELD ON-SITE
PROPERTY & AUCTION LOCATION: 12752 NS 3550,
Seminole, OK 74868

AERIAL TRACT MAP



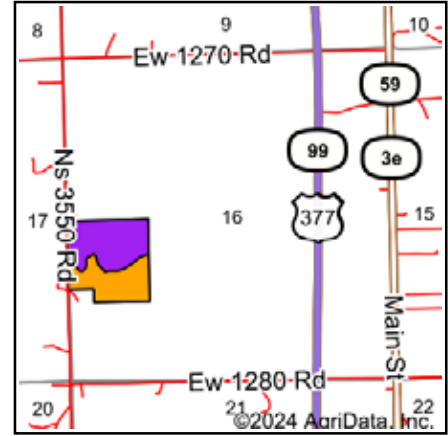
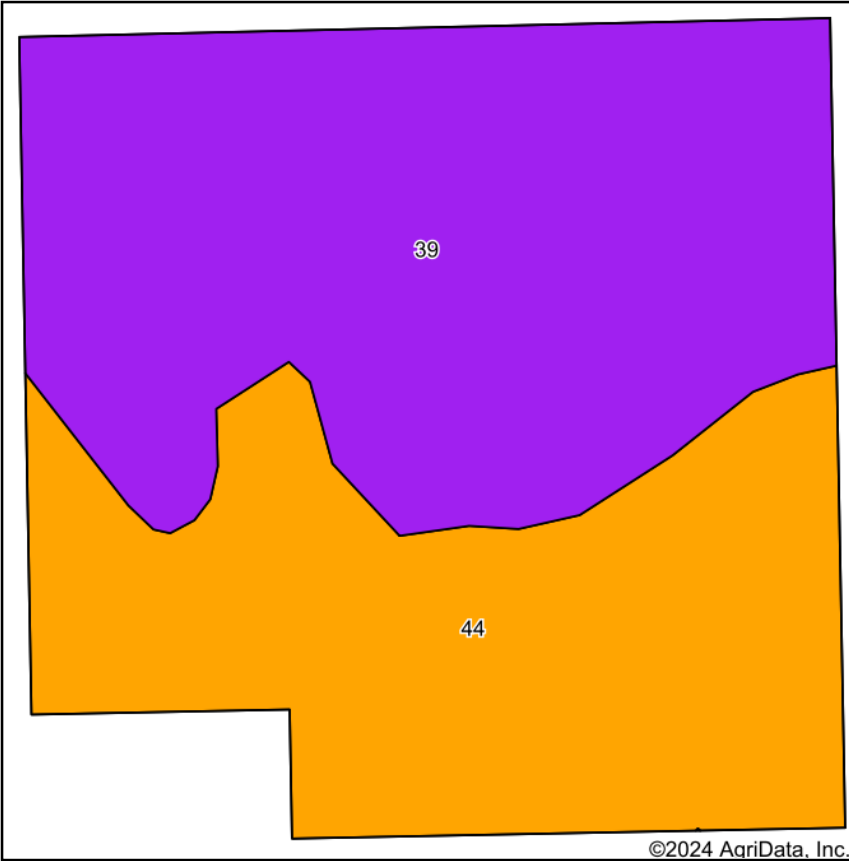
TRACT DESCRIPTIONS:

TRACT 1: 11± ACRES which includes the 2BD, 2BA, 2,008 SF home, 2 car garage, above ground storm shelter, back patio area and 30'x60' shop! The balance of the property is a mixture of open land and dense timber to the east. Excellent homesite with a quiet, country setting that is still close to town!

TRACT 2: 27± ACRES that is an excellent potential building site! Attractive locations on both the front and back half of the property to build your home. A nice farm pond and open pasture field create a secluded setting on the east side of the property that you are sure to enjoy!

SOIL INFORMATION

SOIL MAP



State: **Oklahoma**
 County: **Seminole**
 Location: **16-8N-6E**
 Township: **Seminole South**
 Acres: **37.8**
 Date: **8/15/2024**



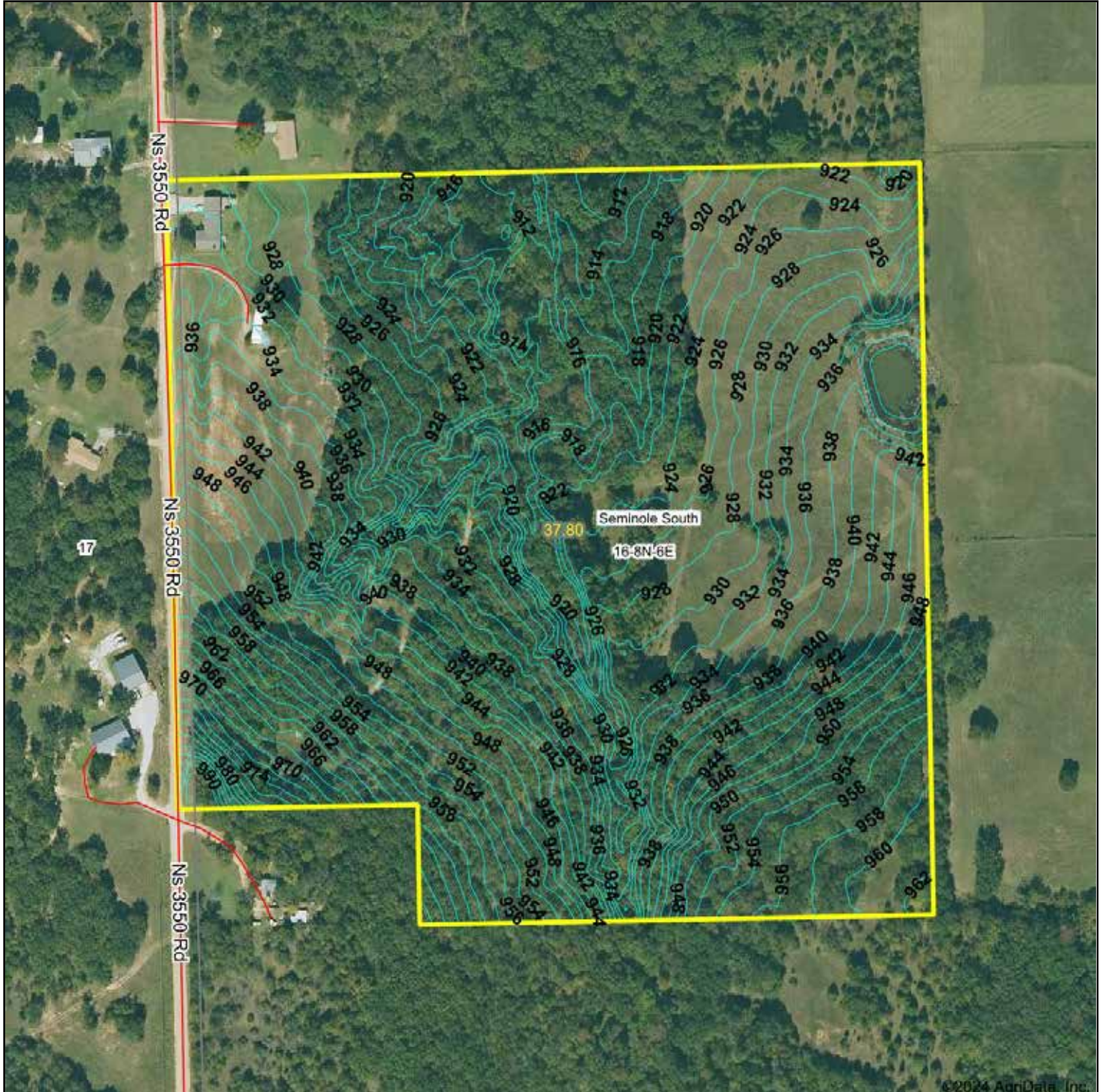
Soils data provided by USDA and NRCS.

Area Symbol: OK133, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Caucasian bluestem AUM	Grain sorghum Bu	Improved bermudagrass AUM	Introduced bluestem AUM	Weeping lovegrass AUM	Wheat Bu
39	Seminole, Chickasha, and Mulhall soils, 3 to 8 percent slopes, severely eroded	21.44	56.7%		Vle	3	1	3	2	1	1
44	Stephenville-Darnell complex, 5 to 12 percent slopes	16.36	43.3%		Ille	1	1	4	1	4	13
Weighted Average					4.70	2.1	1	3.4	1.6	2.3	6.2

Soils data provided by USDA and NRCS.

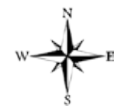
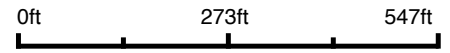
TOPO CONTOURS MAP



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Source: USGS 3 meter dem
 Interval(ft): 2.0
 Min: 909.5
 Max: 993.9
 Range: 84.4
 Average: 936.2
 Standard Deviation: 14.76 ft



8/15/2024

16-8N-6E
 Seminole County
 Oklahoma

Boundary Center: 35° 9' 53.47, -96° 41' 8.1

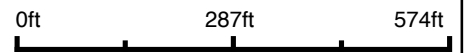
FLOOD MAP



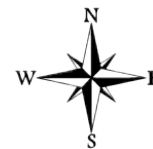
©2024 AgriData, Inc.



Map Center: 35° 9' 53.47, -96° 41' 8.1



16-8N-6E
Seminole County
Oklahoma



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8/15/2024

Flood related information provided by FEMA

TAX/PARCEL INFORMATION

TAX/PARCEL INFORMATION

Tax Roll Inquiry

Seminole County Treasurer



Lisa Turpin, Treasurer

P.O. Box 1340 Wewoka, OK 74884

Phone: 405-257-6262

Fax: 405-257-6264

E-Mail: semcotreas@sbcglobal.net



Owner Name and Address

THE DEAN LEE ESTES REV LIVING TRUST
DEAN LEE ESTES TRUSTEE
12752 NS3550
SEMINOLE OK 74868-0000

Taxroll Information

Tax Year : 2023
Property ID : 0000-16-008-006-3-163-00
Location : 12752 N 355 RD
School District : I003R Bowlegs Rural Mills : 86
Type of Tax : Real Estate
Tax ID : 4412

Legal Description and Other Information:

WOLF TWP 16-8-6 NW SW LESS 2 AC TOTAL 38.00 AC M/L HS#4133 38.00 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	511	Base Tax	773.00
Improvements	9479	Penalty	0.00
Exemptions	1000	Fees	0.00
Net Assessed	8990	Payments	773.00
		Total Paid	773.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
11/28/2023	1599	Check	Taxes	773.00	THE DEAN LEE ESTES REV LIVING TRUST->Check# 2...

PHOTOS

PHOTOS



NE CORNER VIEW



NW CORNER VIEW

PHOTOS



PHOTOS



NW TRACT 1



TRACT 1 - BACK OF HOUSE

PHOTOS



TRACT 1 - FRONT FIELD



TRACT 1 - HOUSE & SHOP

PHOTOS



TRACT 1 - HOUSE



TRACT 1 - HOUSE

PHOTOS



TRACT 1 -SHOP & HOUSE



TRACT 1 - SHOP

PHOTOS



TRACT 2 - POND & PASTURE



TRACT 2 - ENTRANCE



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