

AUCTION

- Excellent Investment or Starter Home on Stunning Lot!
- 2,446 Sq. Ft. Home on 1.44 Acres in Maramec, OK

Tuesday, June 23 • 6pm

- 1.44± Acre Lot
- Mature Trees & Privacy
- Detached Garage & Carport
- Full Basement with Workshop
- Rural Water & Water Well!



INFORMATION BOOK



ONLINE BIDDING AVAILABLE

SCHRADER + WELLINGS
REAL ESTATE & AUCTION COMPANY, INC.
LAND MARKETING EXPERTS NATIONWIDE

405.332.5505 4% Buyer's Premium
SchraderWellings.com • SchraderAuction.com

DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.



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

TERMS & CONDITIONS:

PROCEDURE: Property will be offered as a single parcel, bid increments are at the auctioneer's discretion.

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, & 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 title by Trustees Deed and/or Warranty Deed.

EVIDENCE OF TITLE; TITLE INSURANCE: Sellers shall furnish at Sellers' expense an updated title insurance commitment disclosing fee simple title to the real estate in the name of Sellers (free & clear of any material encumbrance that does not constitute a Permitted Exception) as of a date

after the Auction & prior to closing, subject to all standard requirements, conditions & exceptions & subject to the Permitted Exceptions. If Buyer and/or Buyer's lender elect(s) to purchase title insurance, the cost of issuing the owner's and/or lender's title insurance policy, & any desired endorsements, shall be at Buyer's sole expense.

CLOSING: The closing shall take place 45 days after the auction or as soon thereafter as survey & applicable closing documents are completed by Seller.

POSSESSION: Possession shall be at closing.

REAL ESTATE TAXES: Real Estate taxes shall be prorated to the date of closing.

MINERALS: The sale shall include the minerals currently owned by the Seller (if any). However, no promise, warranty or representation will be made as to the existence or value of any minerals or the nature or extent of Seller's interest therein. To the Seller's knowledge, they do not own any minerals.

ACREAGE & DIMENSIONS: All acreages & dimensions are approximate & have been estimated based on current legal descriptions, property tax records and/or aerial photos. Any corrections, additions, or deletions will be made known prior to the auction.

AGENCY: Schrader Real Estate & Auction Company, Inc. & their representatives are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the terms & conditions

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

NEW DATE, CORRECTIONS & CHANGES: Please arrive prior to scheduled auction time & routinely check the auction website at www.schraderauction.com & www.schraderwellings.com to inspect any changes or additions to the property information or terms of sale.

Auction Manager: Charles Brent Wellings Branch Broker #158091 **Email:** brent@schraderauction.com
Schrader Real Estate and Auction Company, Inc. #112774

Oklahoma Office: 101 N Main St, Stillwater, OK 74075 Branch Office - Stillwater, OK #172583

BOOKLET INDEX

- **REGISTRATION FORMS** **PAGE 4**
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REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

TUESDAY, JUNE 23, 2026

1.44± ACRES – MARAMEC, 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, June 16, 2026.

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
1.44± Acres • Maramec, Oklahoma
Tuesday, June 23, 2026

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, June 23, 2026 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, June 16, 2026**. 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.

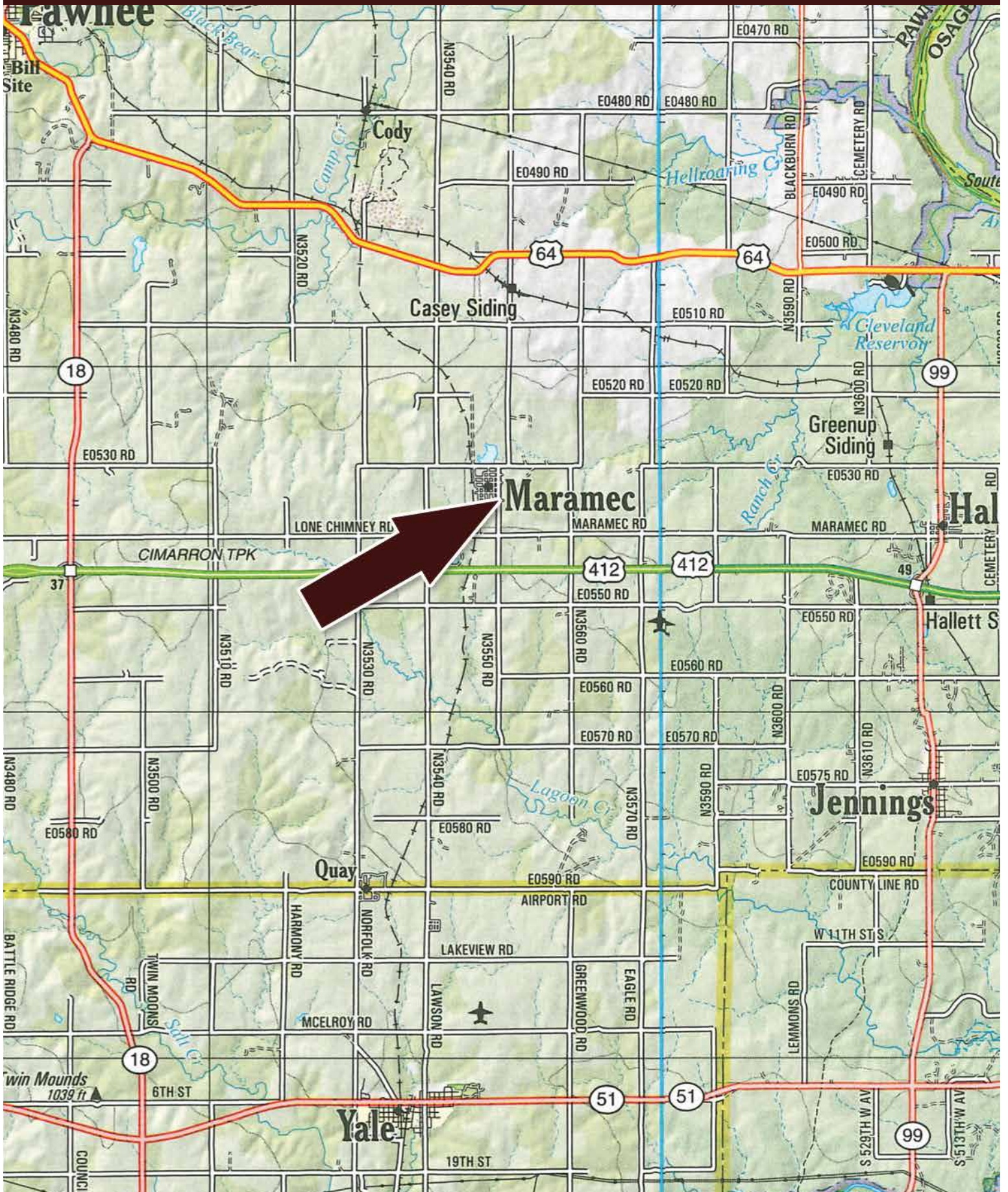
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

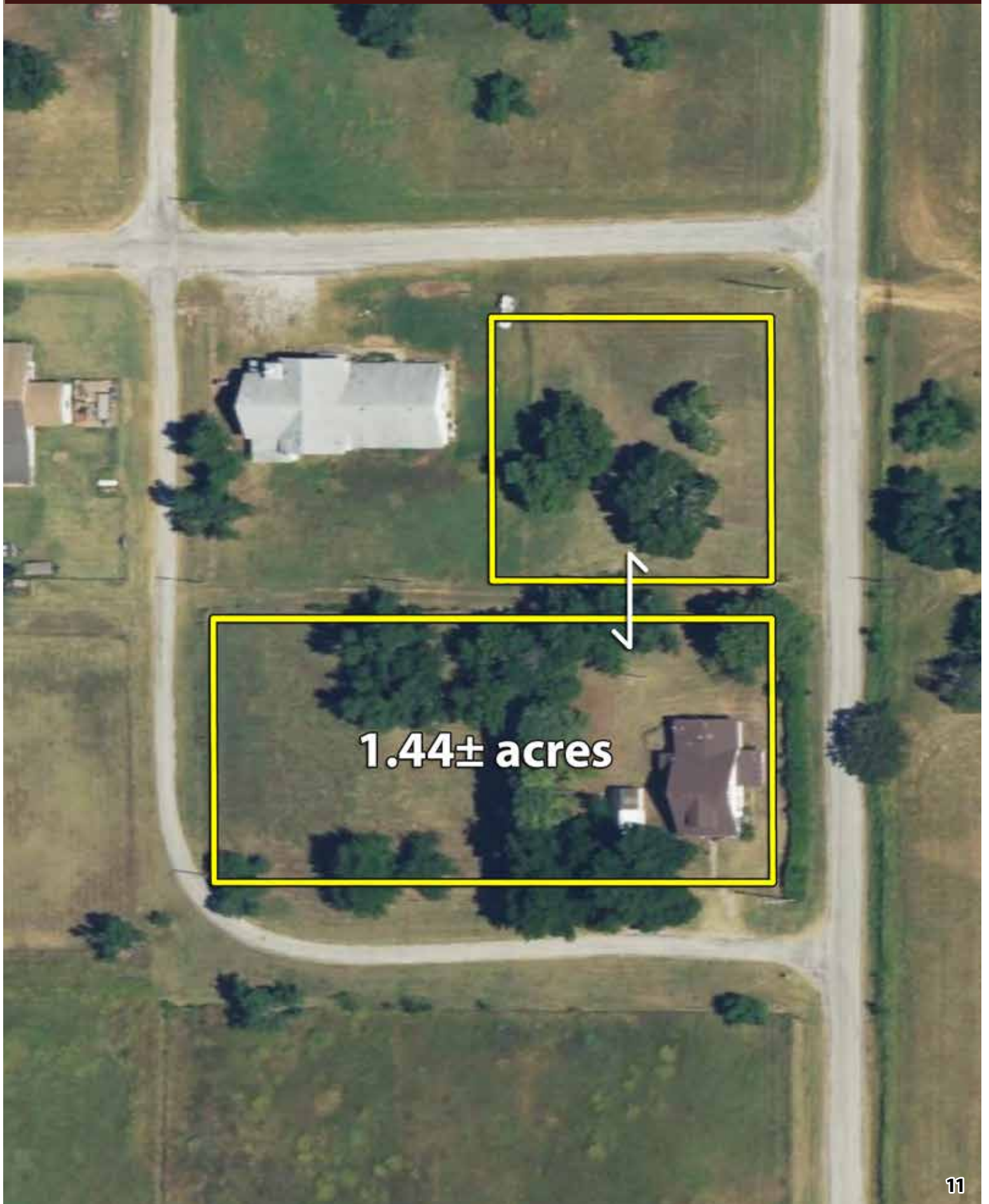
Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to: kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.

LOCATION & TRACT MAPS

LOCATION MAP



TRACT MAP



TAX STATEMENTS

TAX STATEMENTS

Tax Roll Inquiry

Pawnee County Treasurer



Carrie Tatum, Treasurer

500 Harrison St Room 200 Pawnee OK 74058

Phone: 918-762-2418

Fax: 918-762-3714

E-Mail: pctreas2002@yahoo.com



Owner Name and Address

KELLER, A W (VIRGINIA)
PO BOX 10
MARAMEC OK 74045-0000

Taxroll Information

Tax Year : 2025
Property ID : 4020-00-001-013-0-001-00
Location :
School District : 1001M I-1 Maramec Mills : 104.21
Type of Tax : Real Estate
Tax ID : 14738

Legal Description and Other Information:

SOUTH SIDE MARAMEC BLK 1,LTS 13-24 11.00 Lots

Assessed Valuations	Amount	Tax Values	Amount
Land	432	Base Tax	0.00
Improvements	3981	Penalty	0.00
Exemptions	4413	Fees	0.00
		Payments	0.00
		Total Paid	0.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
No records Found!					

[Login](#) (build: 42097:20260507.2)

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TAX STATEMENTS

Tax Roll Inquiry

Pawnee County Treasurer



Carrie Tatum, Treasurer

500 Harrison St Room 200 Pawnee OK 74058

Phone: 918-762-2418

Fax: 918-762-3714

E-Mail: pctreas2002@yahoo.com



Owner Name and Address

KELLER, VIRGINIA
PO BOX 10
MARAMEC OK 74045-0000

Taxroll Information

Tax Year : 2025
Property ID : 4020-00-001-001-0-001-00
Location :
School District : 1001M I-1 Maramec Mills : 104.21
Type of Tax : Real Estate
Tax ID : 14736

Legal Description and Other Information:

SOUTH SIDE MARAMEC BLK.1,LOTS 1-6 6.00 Lots

Assessed Valuations	Amount	Tax Values	Amount
Land	216	Base Tax	23.00
Improvements	0	Penalty	0.00
Net Assessed	216	Fees	0.00
		Payments	23.00
		Total Paid	23.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/10/2025	3697	Check	Taxes	23.00	VIRGINIA P KELLER->Check# 1230

PROPERTY RECORD CARDS

RECORD CARD



Pawnee

Assessment Property Record Card for Tax Year 2026

Data provided by Melissa Waters County Assessor

Date 05/21/2026
Time 15:46:00
Page 1

Assessment Data	Primary Image
Account 590014738 Parcel ID 4020-00-001-013-0-001-00 Cadastral ID 4020-001-013-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 204 - I-M Maramec Name ID 21353 KELLER, A W (VIRGINIA) PO BOX 10 MARAMEC OK 74045-0000 Parcel Location Situs Subdivision SOUTHSIDE Lot/Block 0013 / 0001 Parcel Size 11 - Lots Sec/Twn/Rng / / / Neighborhood 501010 - RURAL 3E-6E School District I-1 - PAWNEE	No Image On File

Legal Description	Building Permits										
Lat/Long: 36.24012884 -96.67828685 SOUTH SIDE MARAMEC BLK 1,LTS 13-24	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Number	Description	Opened	Closed	Amount					
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Exemptions	Sale History																				
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Code	Type	Active	Maximum	Exemption																	
HV	Veteran	Yes	999,999	4,545																	
Bk/Pg	Grantor	Date	Price	Code																	

Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.210	Current Tax
Remove Cap	2011	Land Value	3,600	3,600	12%	432	Assessed	4,545	473.63
Year Frozen		Improvements	83,780	34,277		4,113	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	4,545	-474.00
TIF Project ID	0	Total Value	87,380	37,877		4,545	Total Taxable	0	0.00

Assessment History							
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-590014738	KELLER, A W (VIRGINIA)	204	82,924	4413		.00
2024	2024-590014738	KELLER, A W (VIRGINIA)	204	66,254	4284		.00
2023	2023-590014738	KELLER, A W (VIRGINIA)	204	60,587	4160		.00
2022	2022-590014738	KELLER, A W (VIRGINIA)	204	34,138	4039		.00
2021	2021-590014738	KELLER, A W (VIRGINIA)	204	32,675	3921		.00
2020	2020-590014738	KELLER, A W (VIRGINIA)	204	68,196	8184		.00
2019	2019-590014738	KELLER, A W (VIRGINIA)	204	68,196	8184		.00
2018	2018-0014738	KELLER, A W (VIRGINIA)	204	67,882			.00
2017	2017-0014738	KELLER, A W (VIRGINIA)	204	67,882			.00
2016	2016-0014738	KELLER, A W (VIRGINIA)	204	78,654			.00
2015	2015-0014738	KELLER, A W (VIRGINIA)	204	81,605			.00
2014	2014-0014738	KELLER, A W (VIRGINIA)	204	77,992			.00
2013	2013-0014738	KELLER, A W (VIRGINIA)	204	74,107			.00

RECORD CARD



Pawnee

Assessment Property Record Card for Tax Year 2026

Data provided by Melissa Waters County Assessor

Date 05/21/2026
Time 15:46:32
Page 1

Assessment Data	Primary Image
<p>Account 590014736 Parcel ID 4020-00-001-001-0-001-00 Cadastral ID 4020-001-001-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 204 - I-M Maramec Name ID 12534 KELLER, SCOTT</p> <p>54335 S 35500 RD MARAMEC OK 74045-6200</p> <p>Parcel Location</p> <p>Situs Subdivision SOUTHSIDE Lot/Block 0001 / 0001 Parcel Size 6 - Lots Sec/Twn/Rng / / / Neighborhood 501010 - RURAL 3E-6E School District I-1 - PAWNEE</p>	<p>No Image On File</p>

Legal Description	Building Permits										
<p>Lat/Long: 36.24060093 -96.67813037</p> <p>SOUTH SIDE MARAMEC BLK.1,LOTS 1-6</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Number	Description	Opened	Closed	Amount					
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Code	Type	Active	Maximum	Exemption																						
Bk/Pg	Grantor	Date	Price	Code																						
905/931	KELLER, VIRGINIA	01/28/2026	0	04																						
659/653	WECK, JETTIE V	10/14/2009	0	U																						

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.210	Current Tax	
Remove Cap		Land Value	1,800	1,800	12%	Assessed	216	22.51	
Year Frozen		Improvements	0	0		Penalty	0		
Uncapped Value	0	Mobile Home	0	0		Exemption	0	0.00	
TIF Project ID	0	Total Value	1,800	1,800	216	Total Taxable	216	23.00	

Assessment History							
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-590014736	KELLER, VIRGINIA	204	1,800	0	216	23.00
2024	2024-590014736	KELLER, VIRGINIA	204	1,800	0	216	22.00
2023	2023-590014736	KELLER, VIRGINIA	204	1,800	0	216	23.00
2022	2022-590014736	KELLER, VIRGINIA	204	1,800	0	216	23.00
2021	2021-590014736	KELLER, VIRGINIA	204	1,800	0	216	19.00
2020	2020-590014736	KELLER, VIRGINIA	204	1,800	0	216	19.00
2019	2019-590014736	KELLER, VIRGINIA	204	1,800	0	216	19.00
2018	2018-0014736	KELLER, VIRGINIA	204	1,800		216	19.00
2017	2017-0014736	KELLER, VIRGINIA	204	1,800		216	19.00
2016	2016-0014736	KELLER, VIRGINIA	204	1,800		208	19.00
2015	2015-0014736	KELLER, VIRGINIA	204	1,800		198	18.00
2014	2014-0014736	KELLER, VIRGINIA	204	1,800		189	17.00
2013	2013-0014736	KELLER, VIRGINIA	204	1,500		180	16.00

PHOTOS

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