

# LAND AUCTION

Cherokee, County

OKLAHOMA

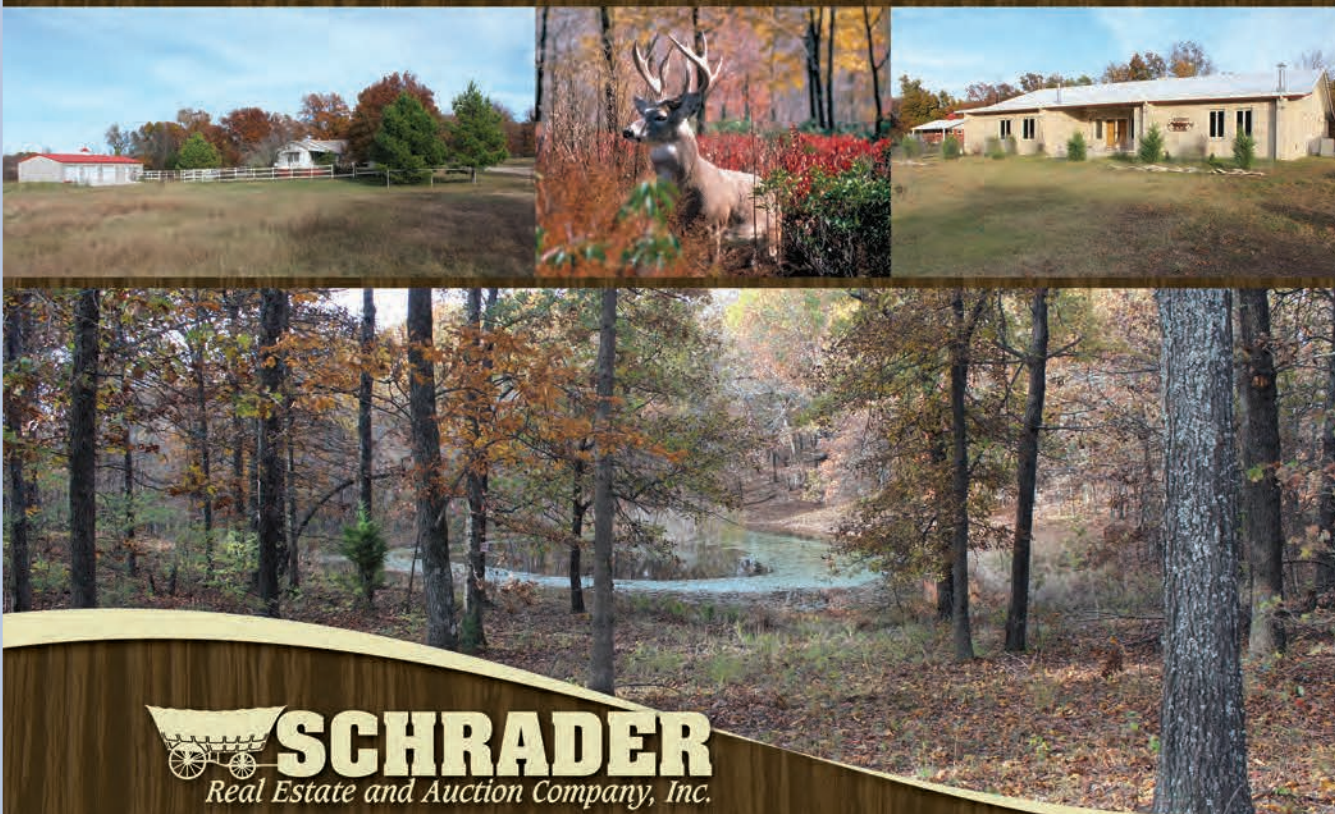
## 438<sup>±</sup> Acres

Offered in 13 Tracts

- Newly Constructed 4,340 SF Home
- Horse Stables & Dog Kennels
- Shops, Barns & Working Pens
- Abundant Wildlife for Hunting
- Wooded Recreational Tracts
- Potential Building Sites

### Wednesday, May 14 • 6:30PM

Held at Sequoyah State Park - Hulbert, OK



# INFORMATION BOOKLET

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

800.451.2709 | [SchraderAuction.com](http://SchraderAuction.com)



## **DISCLAIMER**

All information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. Schrader Auction Company assumes no liability for the information provided.

**FOR LOCAL CALLS CONTACT AUCTION MANAGER:**

**C. Brent Wellings, CAI**

**Office: 888.822.5337 • Cell: 972.768.5165**



**SCHRADER REAL ESTATE AND AUCTION CO., INC.**

950 N. Liberty Dr., Columbia City, IN 46725

**260-244-7606 or 800-451-2709**

**SchraderAuction.com**

# BOOKLET INDEX

- **LOCATION MAPS**
- **AERIAL & TRACT MAPS**
- **BUILDING PLANS**
- **TAX INFORMATION**
- **TITLE OPINION**
- **AERIAL & GROUND PHOTOS**







Bidder # \_\_\_\_\_

**BIDDER PRE-REGISTRATION FORM**  
**CHEROKEE COUNTY, OKLAHOMA**  
**WEDNESDAY, MAY 14, 2014**

This form must be received at Schrader Real Estate and Auction Company, Inc.,  
P.O. Box 508, Columbia City, IN, 46725,  
Fax # 260-244-4431, no later than Wednesday, May 7, 2014

**BIDDER INFORMATION**

Name \_\_\_\_\_

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Telephone: (Res) \_\_\_\_\_ (Office) \_\_\_\_\_

My Interest is in Property or Properties # \_\_\_\_\_

**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**  
**438± Acres • Cherokee County, Oklahoma**  
**Wednesday, May 14, 2014**

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, May 14, 2014 at 12:00 PM.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website ([www.schraderauction.com](http://www.schraderauction.com)) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$

---

. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions enclosed with the Bidder's Package. I understand that my deposit money will be returned in full if I am not the successful high bidder on any tract or combination of tracts. My bank routing number and bank account number is: 

---

. (This for return of your deposit money). My bank name and address is:

---

---

---

7. **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.
8. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Wednesday, May 7, 2014**. Send your deposit via wire transfer and return this form via fax to: **260-244-4431**.

I understand and agree to the above statements.

WITNESS the following duly authorized signature and seal:

\_\_\_\_\_  
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](mailto:kevin@schraderauction.com) or call Kevin Jordan at 260-229-1904.



# PROPERTY FEATURES

TRACT 1: 10+/- acres N 400 Rd frontage. This parcel has been used as a hay meadow and is mostly open grassland. Parcel has access to rural water, electricity, and telephone.

TRACT 2: 10+/- acres N 400 Rd frontage. Tract has a mixture of mature trees and open ground. Parcel has access to rural water, electricity, and telephone.

TRACT 3: 10+/- acres N 400 Rd frontage. This parcel is a mixture of mature trees and open ground and has some terrain changes. A natural draw on the north portion of the tract will make an excellent pond site. Parcel has access to rural water, electricity, and telephone.

TRACT 4: 115+/- acres N 400 Rd frontage. The parcel contains many of the improvements and is a mixture of open pasture, mature hardwoods (oak, hickory, dogwood, elm, redbud), and natural terrain changes. A description of improvements follows:

1. Main Ranch House is 3780 square feet with an additional custom enclosed back porch/sunroom (660 square feet) with ceiling fans. The house has 4 bedrooms, 2 full baths, family room with large rock fireplace (Napoleon firebox) and living area framed with vertical and horizontal timbers, large formal dining room, and large library with Napoleon wood stove and storm room. The master bedroom has wood burning kiva fireplace and master bath with vessel sinks, enclosed toilet and bidet, full tile wainscot, garden tub, separate tiled shower, and granite counter tops. Kitchen includes island with sink, tiled backsplash with mural, pot filler, Jenn Air appliances, double ovens (convection), warming drawer, and room for second refrigerator or freezer. There is a breakfast/sunroom off the kitchen. Large cedar closet off guest bedroom. Granite counter tops in kitchen and both baths, with luxurious mirrors and custom cabinetry throughout house.

House is on rural water, electricity, telephone, DISH satellite and also includes 300 to 400 foot well and cement block well house. Includes two small storage buildings?

Behind main house is a covered outdoor kitchen patio which includes pizza/bread oven (thermocouple temperature indicator), wood burning grill and smoker, fire pit with smoke hood, kitchen counter with sink and tiled countertop.

2. Three Car Garage/Shop Building sits on a 55x60 (3300 square foot) concrete slab. The garage enclosure, with three 12ft. doors, is 30x40 with a square footage of 1200. There is a 24x40 covered parking area in front of the garage doors and a 20x30 covered area at the side of the garage for parking trailers or a large RV.
3. Lodge/Studio is approximately 1,024 square feet. There is abundant cabinet space with a sink and a Napoleon wood stove. It is complete with a half bath, hot water, and is fully heated and cooled, cathedral ceiling, lots of windows, and a beautiful patio with surrounding 3 foot rock walls and a scenic view.
4. Horse Stable is 24x72 feet and has 4 horse stalls, a feed room, a tack room, and 12x24 club-room with wood stove. Cement slab throughout, drains and fans in stalls, horse areas completely covered with rubber mats, two freeze proof faucets, and exterior farrier stall. Well lighted and two cupolas.
5. Dog Kennel is 18x26 foot concrete block construction with vermiculite insulation, multiple outdoor runs, and cupola. Eight separate kennels with inside dog doors to separate outside dog runs. Also, includes a sink with hot/cold water and is fully heated and cooled. Can easily be converted to a workshop.

# PROPERTY FEATURES

All buildings in tract 4 have metal roofs with sno-blox installed. Main house, lodge, garage, and stable are I-beam construction. Main house and lodge are steel studs, solid exterior and interior wood doors, wood/tile flooring, and ceiling fans throughout. Main house exterior is 100% Texas Dawn rock, and lodge and garage have matching Texas Dawn wainscots. Many exterior motion lights, fenced garden area with greenhouse. Beautiful rock column fence with arched gate openings. Security systems in main house and lodge.

TRACT 5: 15+ acres N 400 Rd frontage. Parcel is mostly open pasture and some hardwoods. A newly constructed pond is on the front of the property.

a). Original home is 1100 square feet, two bedrooms (with possible 3), surrounded by white rail fence and is recently renovated (roof, siding, windows, central heat and air etc.). Living area includes Napoleon wood stove and there is a generous wood deck on the back of house and cement porch on front. Utilities include rural water, electricity, owned propane tank, satellite, and telephone. Small orchard, freeze proof hydrants, and loafing shed.

b). Garage/Utility/Apartment is a metal shop building with concrete slab measuring 30x60. The east end of the shop has been finished with a 600 square foot full apartment with a kitchen area, full bath, and bedroom, is fully heated and cooled and has a wood stove. Building has ceiling fans and cupola. Utility has three bays with garage doors.

TRACT 6: 160+/- acres of mature hardwoods (oak, hickory, dogwood) and abundant wildlife and ponds.

TRACT 7: 10+ acres is secluded with road access. Good building sites.

TRACT 8: 8+ acres N 400 Rd frontage. Black walnut, oak, hickory, sycamore, ash etc., open pasture, and a creek running along the west of the property. Access to rural water, electricity, and telephone. Large old barn.

TRACT 9: 9+ acres N 400 Rd frontage. Spring fed creek and good soil. Black walnut, oak, hickory. Access to rural water, electricity, and telephone.

TRACT 10: 20+/- acres. Approximately 10 acre pasture with balance in hardwoods. Purchase in combination with tracts 11 & 12 for 80 secluded acres adjacent to Our Lady of Clear Creek Abbey.

TRACT 11: 30+/- acres. Approximately 7 acre hay meadow on south portion and large portion of land recently cleared.

TRACT 12: 30+/- acres. Adjacent to Our Lady of Clear Creek Abbey. Large portion of land recently cleared.

TRACT 13: 11+/- acres. Located 5 miles north of the main property. Peggs school district at corner of W 680 Rd and 420 N Rd. Previous home site with water well. Perimeter is heavily wooded with central valley is good combination of recreational land and place to build.

This 438+/- acre Cherokee County ranch is located northeast of Wagoner, OK and northwest of Tahlequah. Two-lane blacktop country roads lead you to the acreage, which will be offered in 13 tracts and any combination of those tracts.

The ranch boasts multiple improvements, including: newly constructed 4,340 square foot home, original 1,100 square foot home, impressive outdoor kitchen, lodge/studio, multiple shop buildings, horse stables, dog kennel, barns, and a set of working pens.

The ranch is contiguous to multiple large land holders, including the Our Lady of Clear Creek Abbey, which is a Benedictine Catholic Monastery. Fire department is approximately two miles away, Hulbert school district, area lakes include Fort Gibson, Hudson, and Tenkiller, NSU is a four-year university at Tahlequah, Sequoyah State Park is approximately ten miles away, and the Illinois River north of Tahlequah has great recreational areas and river floats.

Reference the individual tract descriptions and our Bidder Information Booklet for details of the improvements and features of each tract.



# PROPERTY FEATURES

## **Home @ 4340 sq. ft.(including enclosed porch)**

All steel I-beam & steel stud construction  
All rock exterior  
1 lg. rock fireplace with Napoleon NZ 6000 in living room  
1 kivi fireplace in Master bedroom  
1 Napoleon stove in library  
2 Heat Pumps Central Heat & Air  
Security System  
Steel roof with Snow Blox & guttering w/guards  
All ceilings have split wood round timbers for framed look  
2 full baths w/polished bronze fixtures, Master bath has bidet  
4 Bedrooms w/built-in chest of drawers in walkin closets  
Walkin cedar closet  
Library w/shelving and custom cabinetry  
Storm/Safe room off Library  
Ceiling fans all rooms except dining  
Sunroom/breakfast/mudroom on south side w/built-ins  
2 electric water heaters  
Casement windows/sliding in sunroom  
Enclosed back porch w/custom enclosure (approx. 660 sq. ft.)  
Large kitchen granite counter tops, JennAir stove top, 2 ovens (1 convection)  
warming oven, pot filler, bar sink, custom cabinets,  
room for large refrig & freezer, large pantry  
Tiled backsplash with tile mural over stove top in kitchen  
Solid wood doors & facings throughout  
All wood flooring except tile in laundry & entries  
Rocked column, timber, & chain link yard fence  
w/arched gate openings  
Frost free faucet on northwest side plus additional  
on house  
Nice tiled utility with sink, w&d, and ample cabinets  
Crepe myrtle, cypress, spruce, nandina, naked ladies  
Dish satellite for television  
Dish satellite for internet  
Large front porch  
Generous outside lighting (motion sensitive)

## **Premium 3 car garage (30 x 40 ft)**

Additional covered parking front (25x40) & south side (20x30)  
All metal construction  
Metal roof w/Snow Blox, guttering w/guards  
Finished cement flooring  
Outside lighting (motion sensitive)

## **Lodge/Studio @ 1024 sq. ft.**

All steel I-beam construction  
Rocked exterior to 1/3 of wall  
Metal roof w/Snow Blox & guttering w/guards  
Very nice back patio w/rock wall with great view  
Tiled front porch  
1 Heat Pump Central heat & air  
All ceilings have split wood round timbers for framed look  
Security System

Kitchen cabinets with sink in main area  
E-Max wall water heater  
1/2 Bath  
All open living space  
Wood flooring w/tile under stove & entry  
Solid wood doors, except steel back door  
Napoleon Wood Stove  
Wooden casement windows  
Frost free faucet on northeast corner  
Outside lighting (motion sensitive)

## **Kennel @ 468 sq. ft.**

Cement block construction  
Cupola  
Metal roof w/cupola, Snow Blox, guttering w/guards  
Utility sink  
8 custom made metal dog kennels  
Drains in all 8 dog spaces  
Septic Tank  
Chain link fencing/3 separate areas for runs  
Each dog space has fenced small area around exit  
Heat & Air  
E-Max wall water heater  
Outside lighting (motion sensitive)  
Eight kennels can be removed to convert to shop/utility

## **Stable @1728 sq. ft**

All steel I-beam construction  
Metal siding and roof with 2 cupolas & weather vane  
2 very nice tack rooms, corrugated metal ceilings  
finished wooden bead board walls  
Sink in one tack room  
Very nice people room w/corrugated metal ceiling &  
finished wooden 1/2 wall & metal and two ceiling fans  
Containers for feed, hay, etc.  
Wood stove  
4 Priefert horse stalls w/drains in each  
Painted cement flooring w/heavy rubber mats thru out  
Alley w/4 large sliding doors & rubber mats on flooring  
Great view!  
Frost free faucet inside & 1 outside front  
Covered porch all along front of stable  
Dutch doors for each horse stall at front  
Outside Cement pad&vet type metal holding structure for  
care of horses  
Approx. 3 acres fenced for horses

## **Fenced Garden**

Some plants  
t-posts & 6 foot welded wire perimeter  
Greenhouse

# PROPERTY FEATURES

Frost free faucet

## **Patio/Grill**

Pizza Oven w/thermostat  
Smoker w/thermostat  
Grill  
Vented Fire Pit  
Tiled Counter w/Faucet & sink  
Ceiling Fans

## **Remodeled Original Ranch House**

Updated Ranch @1100 sq. ft.  
2 bedrooms(possible 3)  
New roof  
New siding  
New Windows  
All updated wiring  
New central air & heating  
Ceiling fans  
Newly fenced yard w/nice trees, flowers, & shrubs  
New deck at rear  
Dish for TV  
Has its own septic  
Frost free hydrant on north east corner  
Water well 300-400 ft. deep with new cement  
block building(good water & never ending  
2 Additional small storage buildings  
Steel fencing for handling cattle or horses

## **Utility Building (30x60 ft.)**

All steel I-beam construction  
Metal roof with cupolas,guttering w/guards&weather vane  
Ceiling fans & large commercial lighting  
Painted cement floor  
3 Bay garage doors  
Apartment on east end (600 sq. ft)  
Apartment has tiled floor  
Wood stove  
Electric heating & air conditioning  
Nice kitchen cabinets  
Shower, commode, sink, water heater  
Dish satellite for television  
Apartment has its own septic  
Several fruit trees  
Frost free hydrant on north east corner

## **Acreage**

Paved Road Frontage  
320 acres approx. 40% cleared  
Hay field  
1 water filled pond  
Extensive excavation along front of property for ponds  
Fenced area at front w/run-in shed & frost free faucet

Many dogwood,hickory,oak,cherry,black walnut trees  
Fenced area & run-in shed at front of property  
Frost free hydrant at front for watering animals

## **Prime 17 acres adjoins 320 on northwest corner**

Paved road frontage  
Large black walnut trees, oak, hickory, etc.  
Fertile nice top soil  
Spring & small water tributary or creek  
Large Black Walnut trees

## **10 acres(Adjoins property on southeast corner)**

Has been surveyed and road made to property

## **Separate 12 Acres north of property**

Spring on west side of property  
Water Well  
Road on 3 sides  
Has been surveyed  
Very nice land between hills  
Dogwood trees & Redbud & Oak

## **80 Acres across road from main property**

Recently cleared  
Pond excavated  
Adjoins Clear Creek Monastery on southeast corner

## **Comments**

Fireplaces & wood stoves were installed in every building for ambiance and more importantly for emergency heat. There is an abundance of firewood

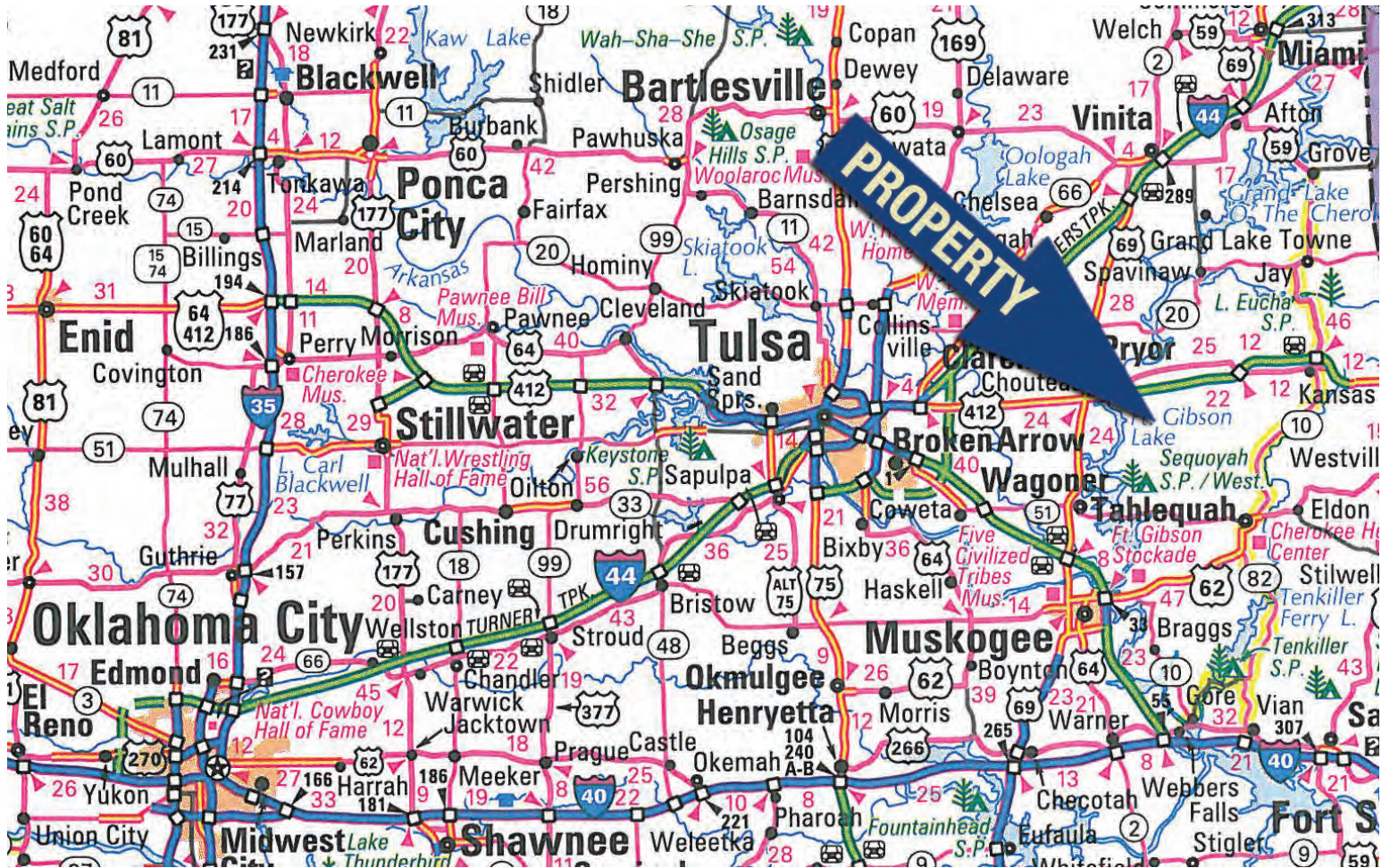
All buildings are on Cherokee Water District Water

Utilities are buried near structures



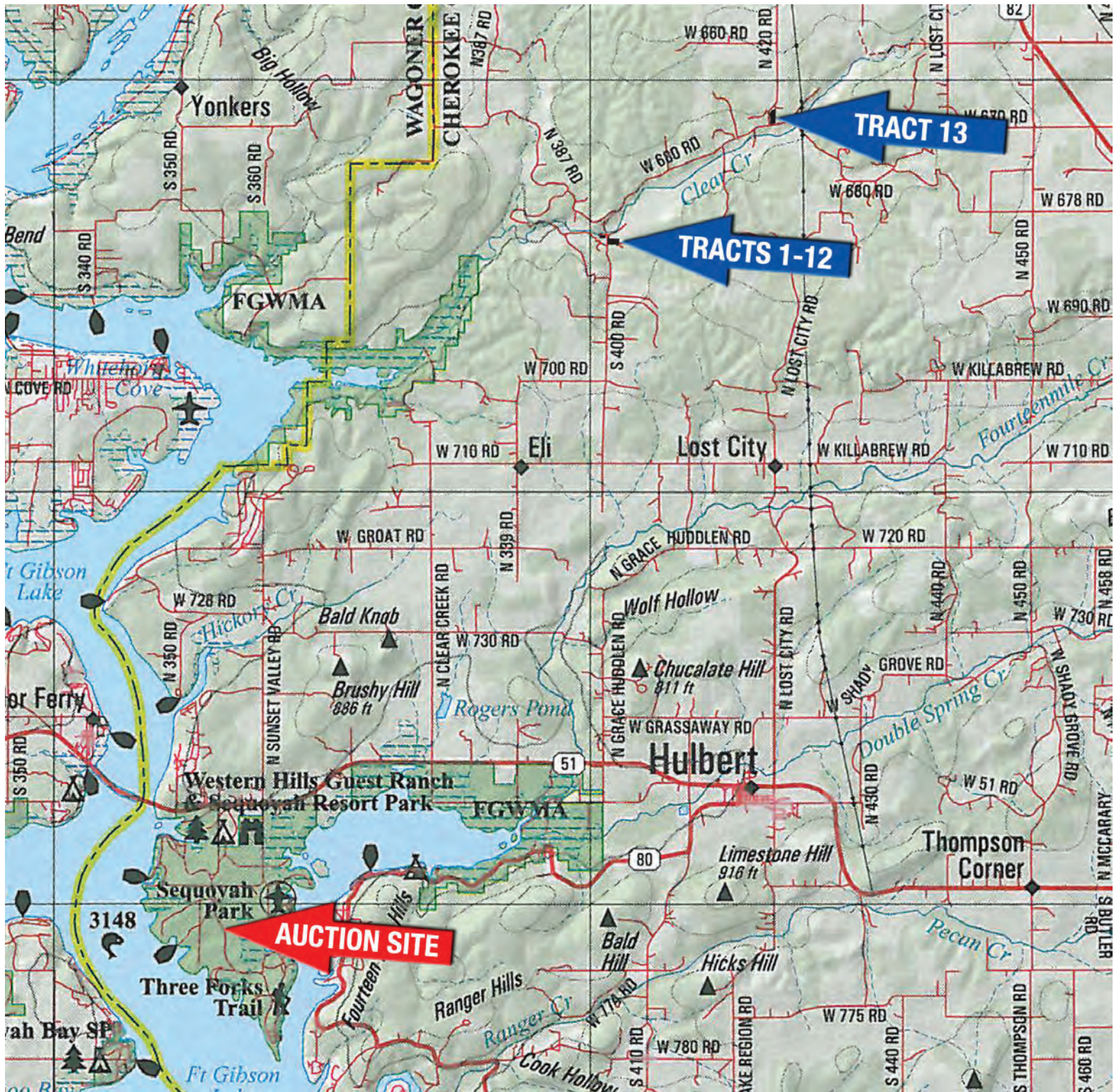
# LOCATION MAPS

# AREA MAP





# GAZETEER MAP

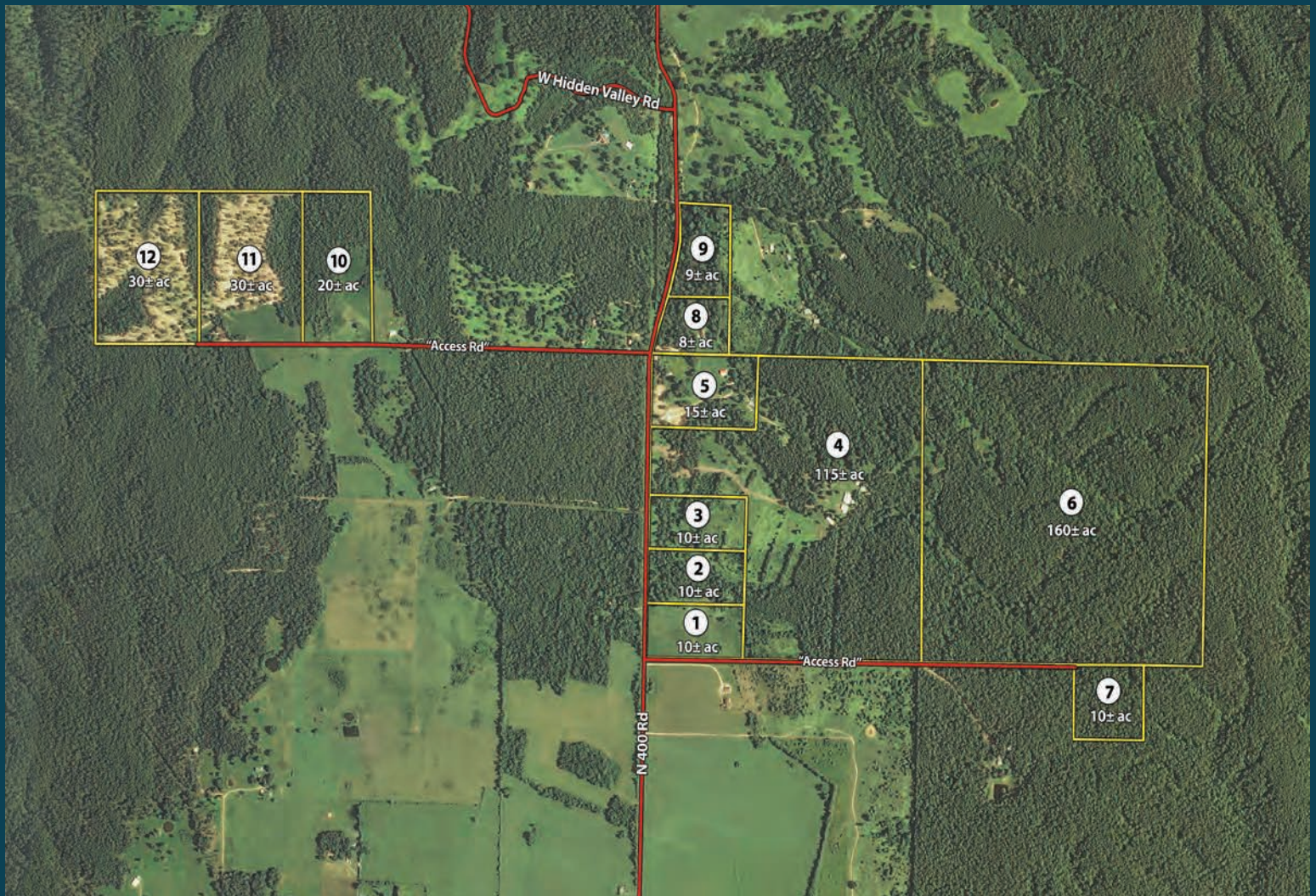






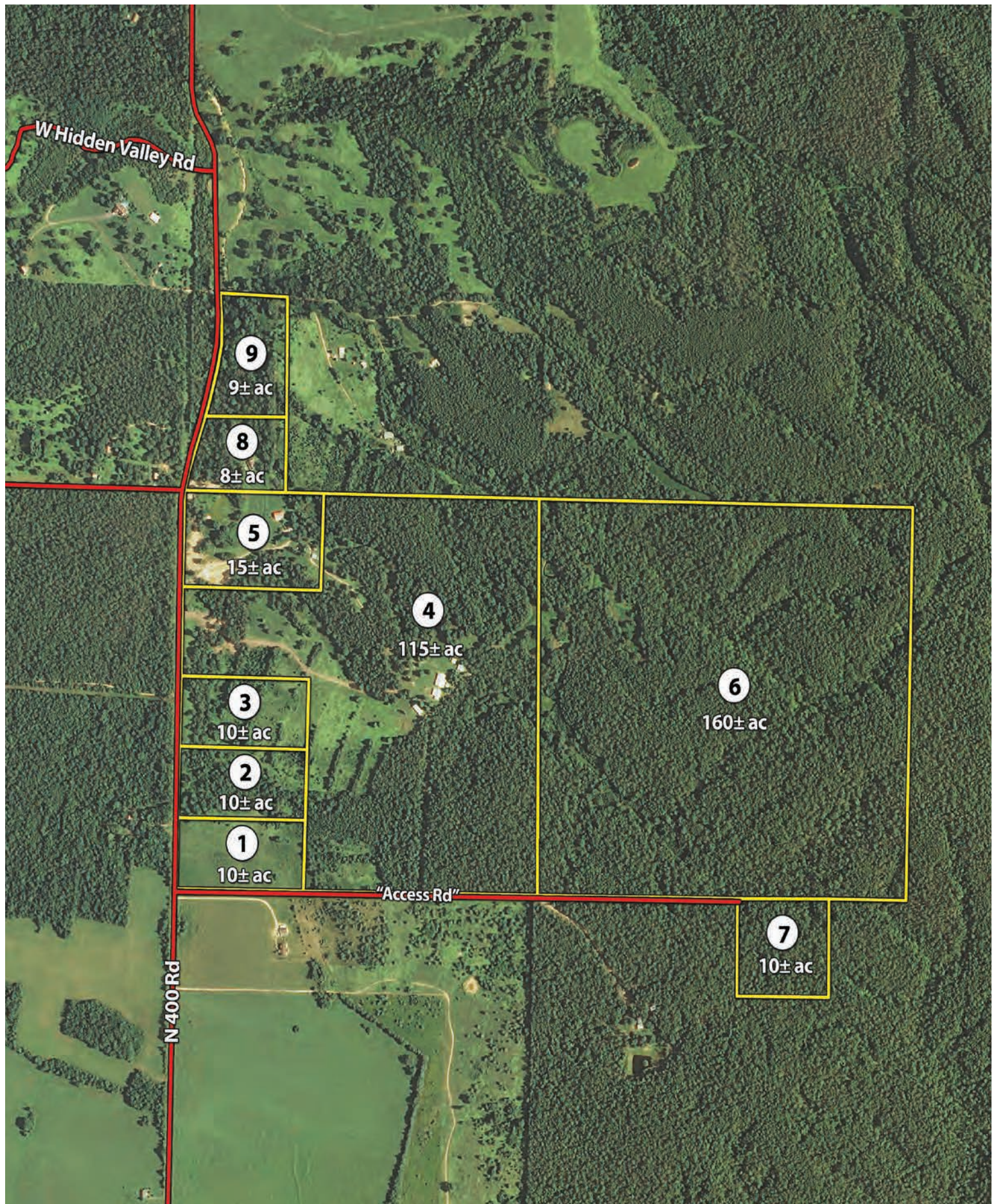


# AERIAL & TRACT MAPS



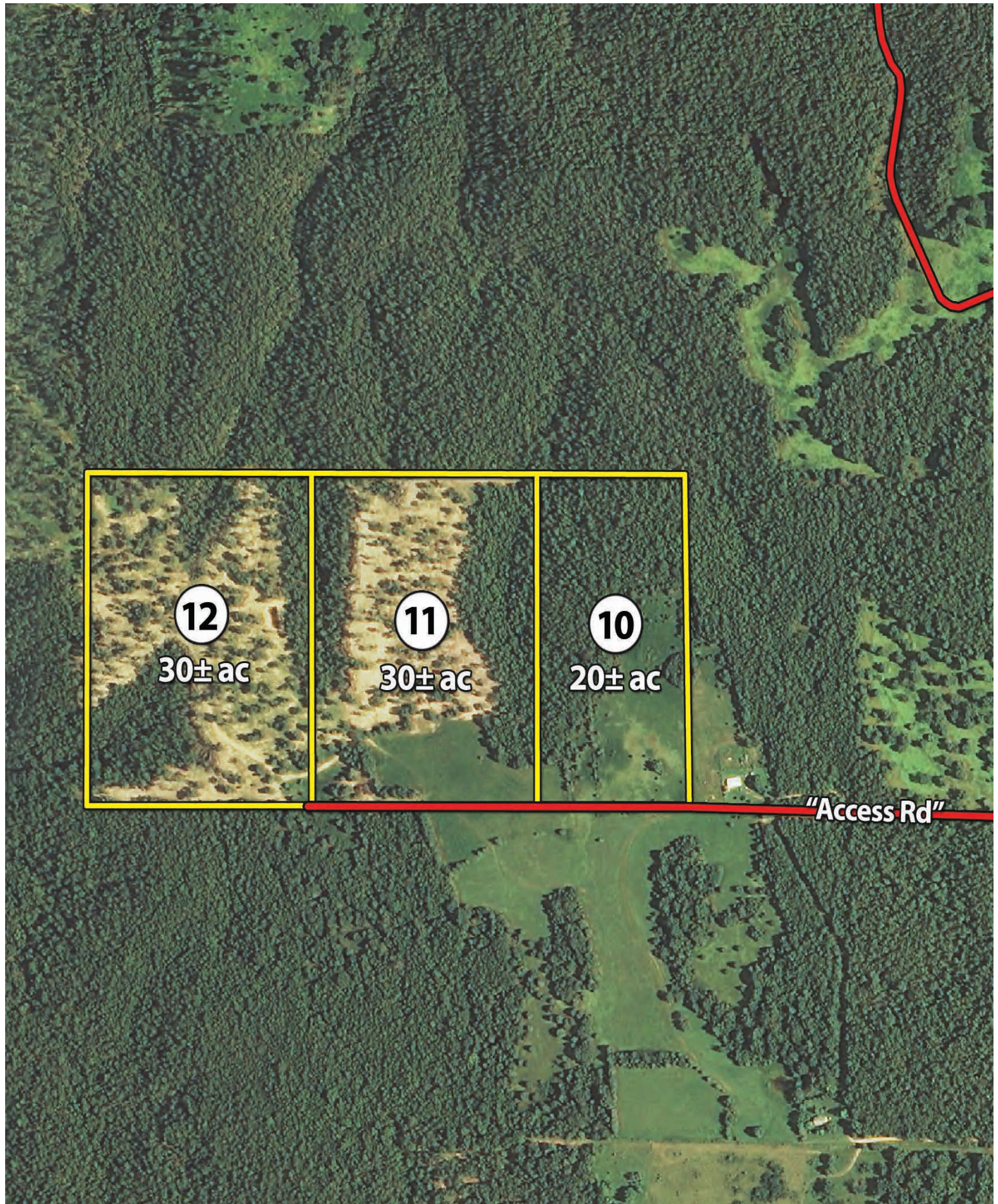


# TRACT MAP - Tracts 1-9



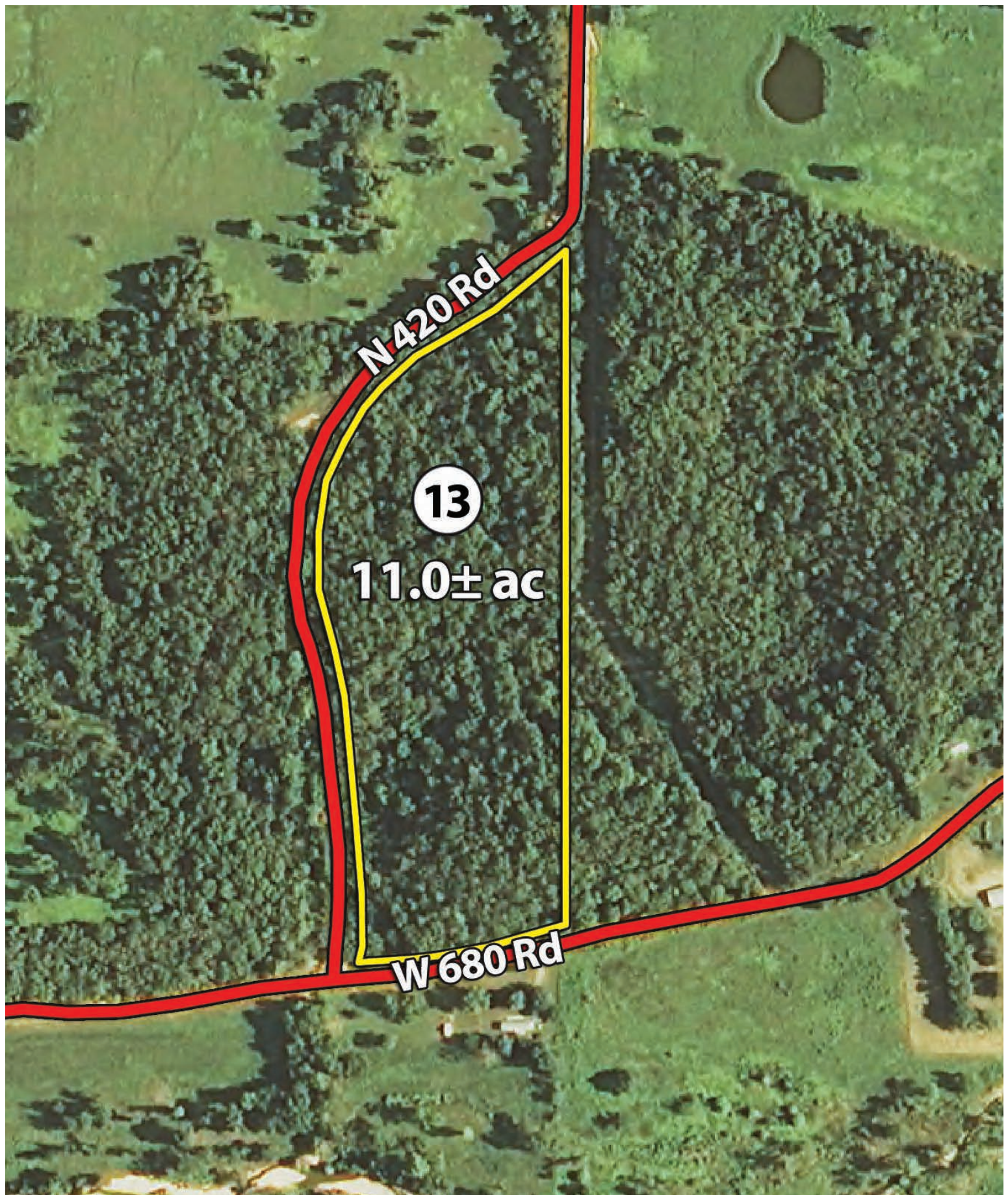


# TRACT MAP - Tracts 10-12





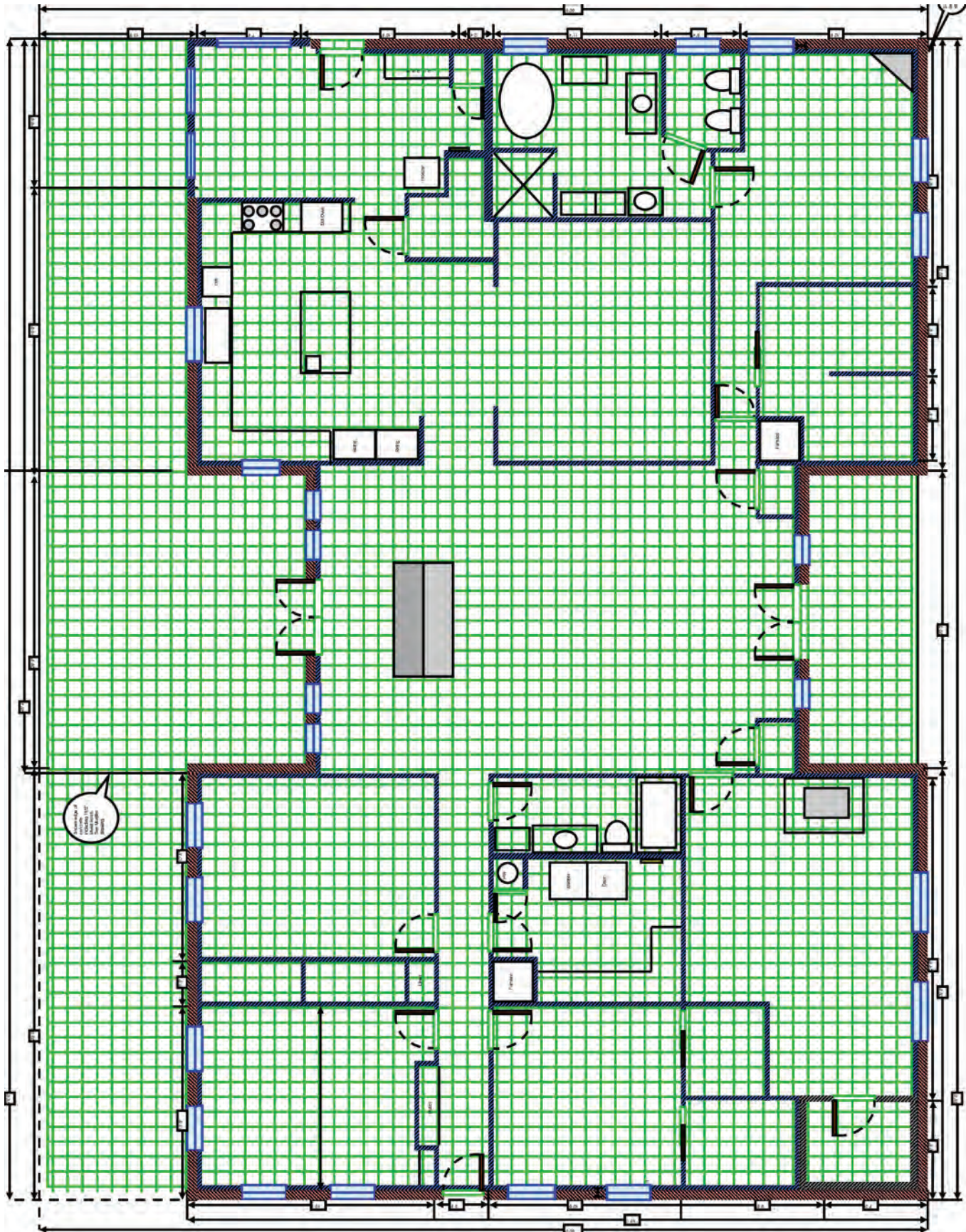
# TRACT MAP - Tract 13



# **BUILDING PLANS**



# TRACT 4 MAIN HOME - FULL SCALE

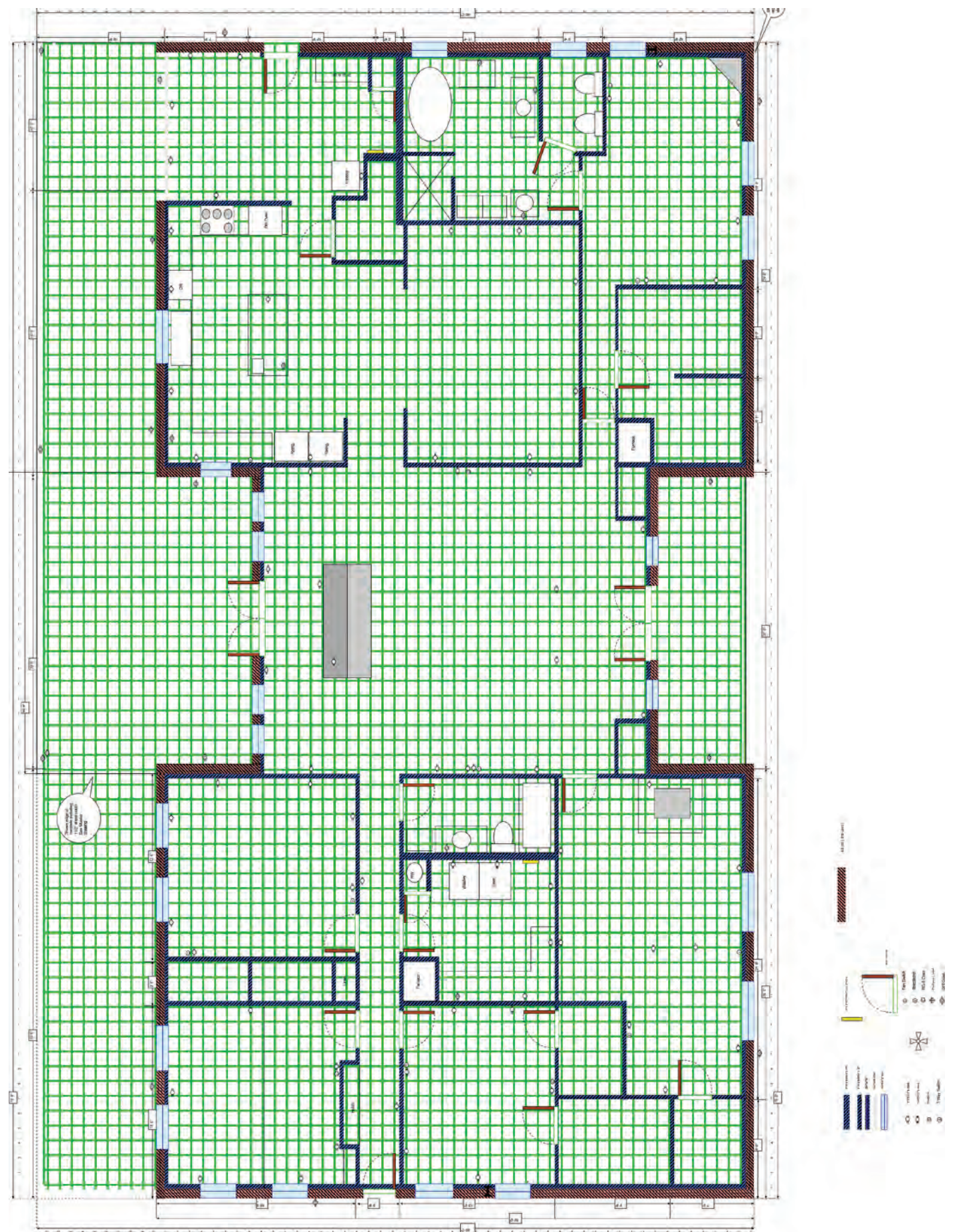




[illegible]

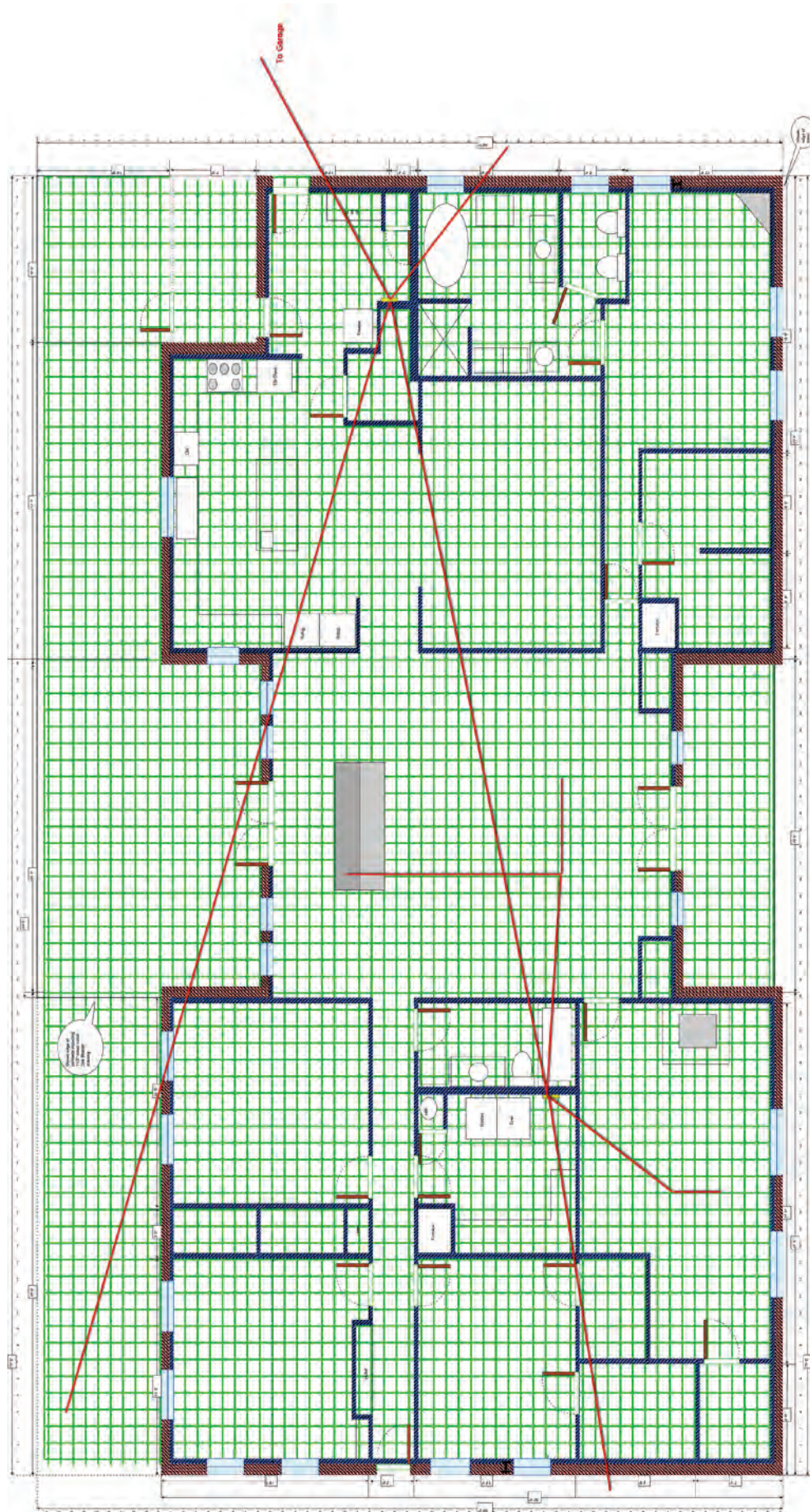


# TRACT 4 MAIN HOME - ELECTRICAL OUTLET



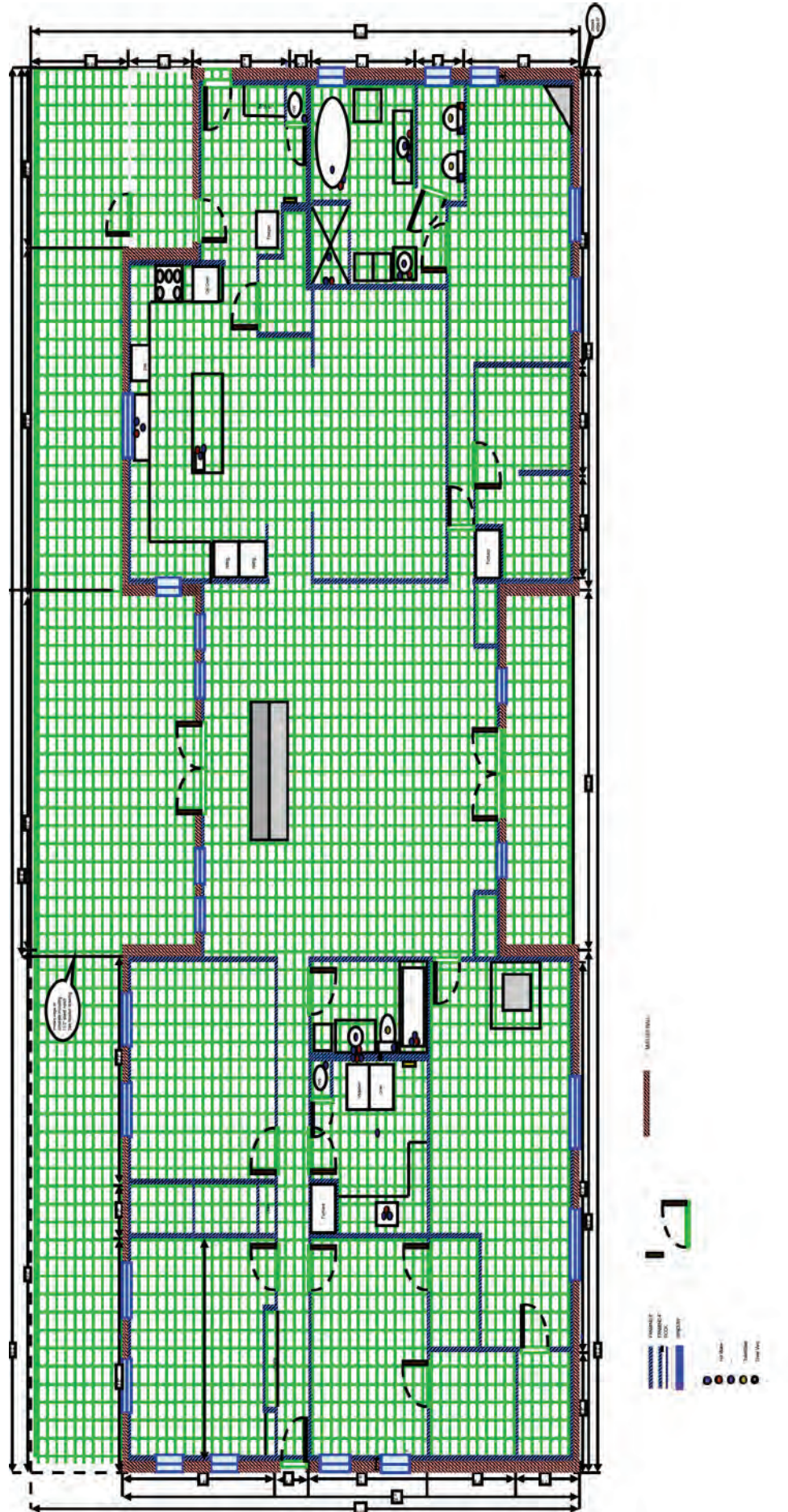


# TRACT 4 MAIN HOME - ELECTRIC BELOW SLAB

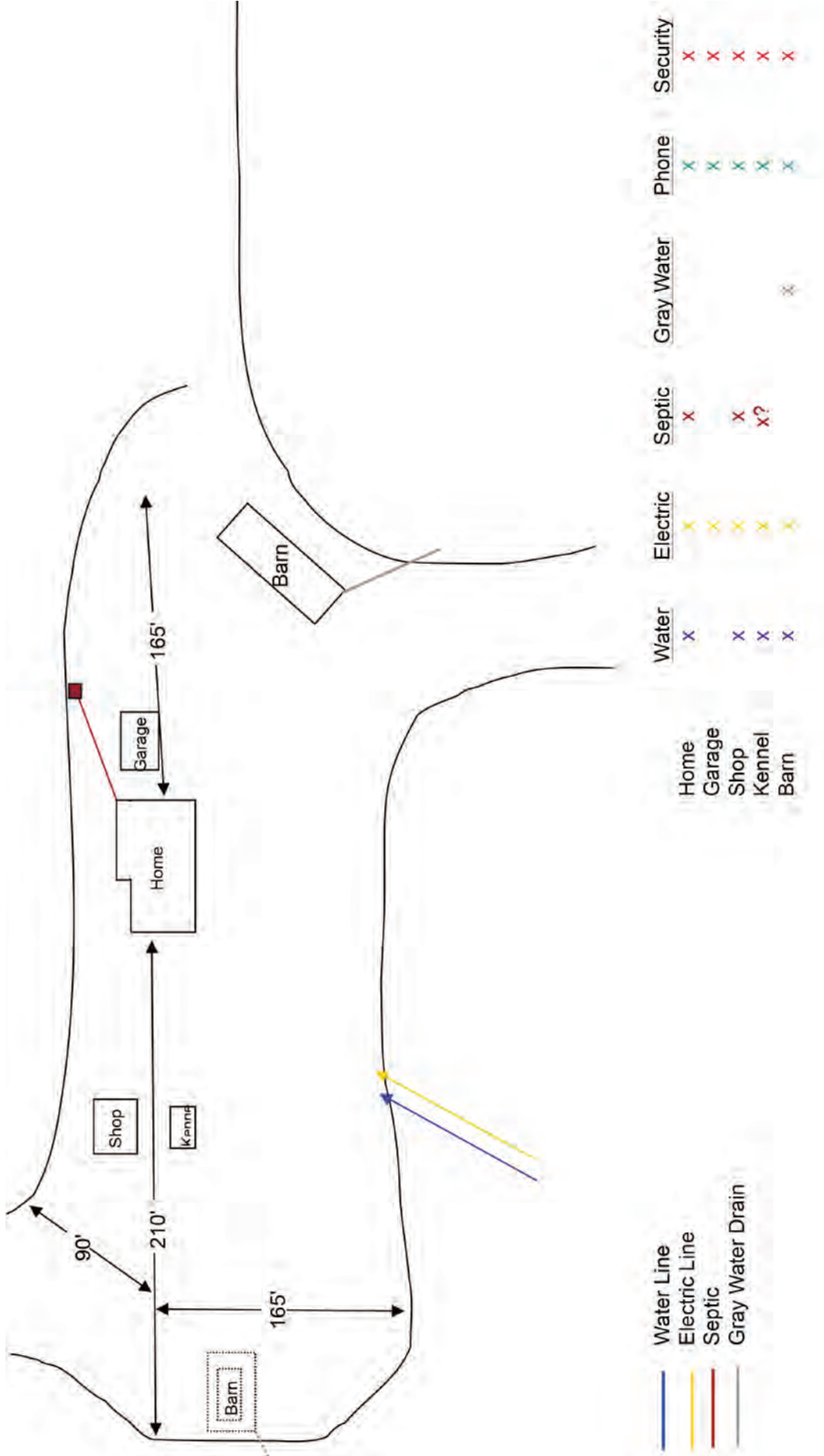




# TRACT 4 MAIN HOME - PLUMBING



# TRACT 4 STRUCTURE LAYOUT

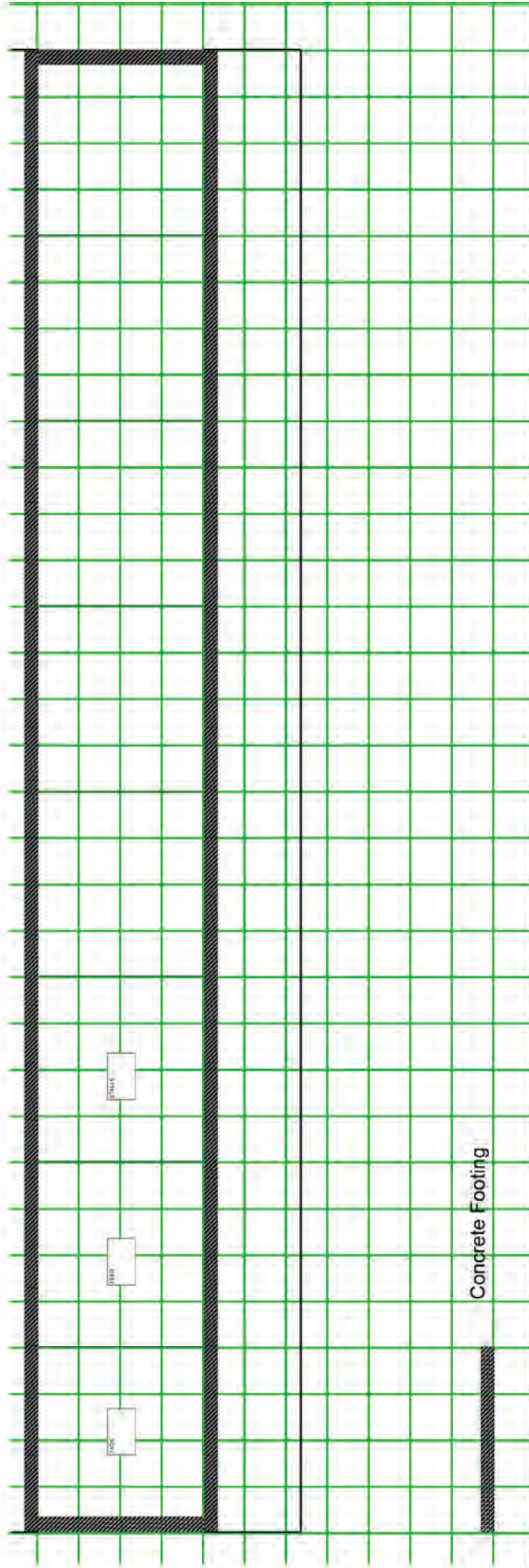


**Not to Scale!**

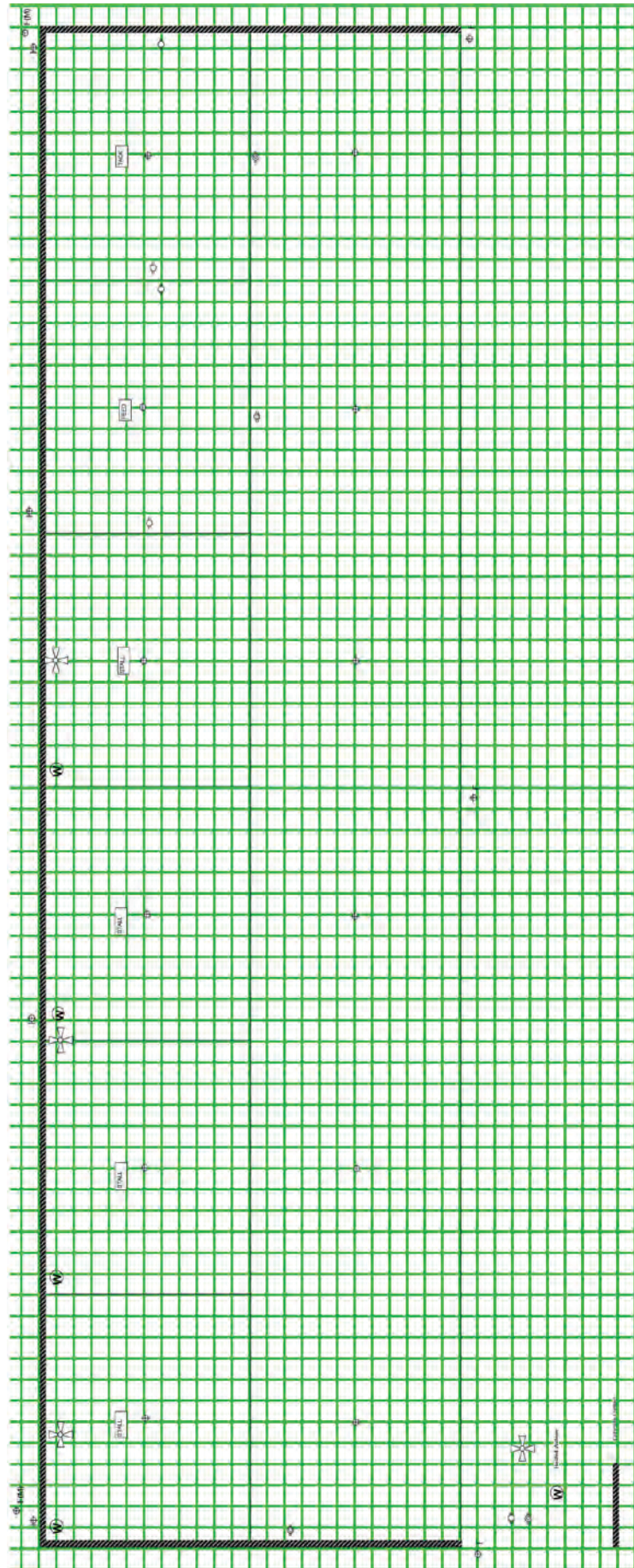


# TRACT 4 - BARN

Barn

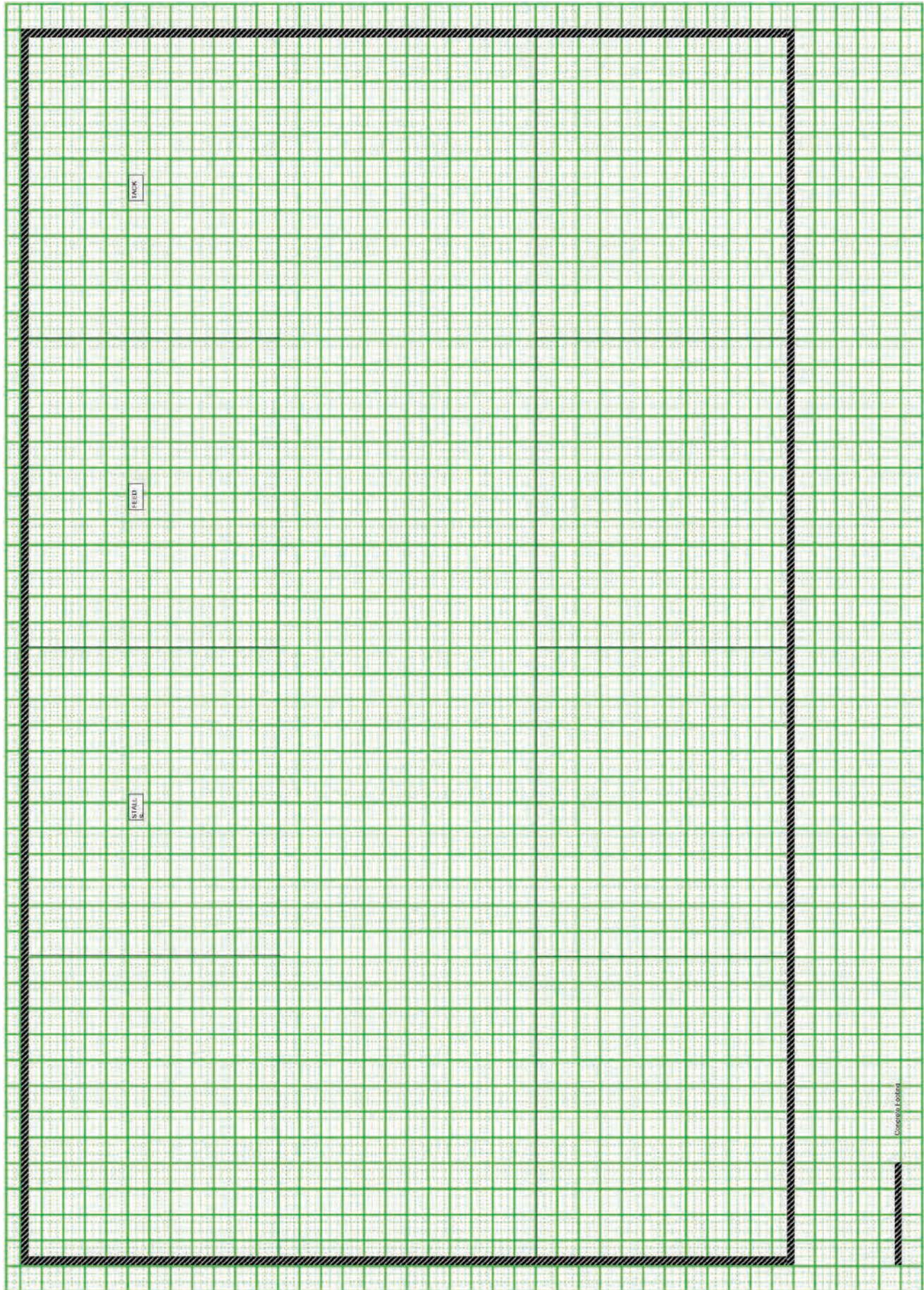


# TRACT 4 - BARN





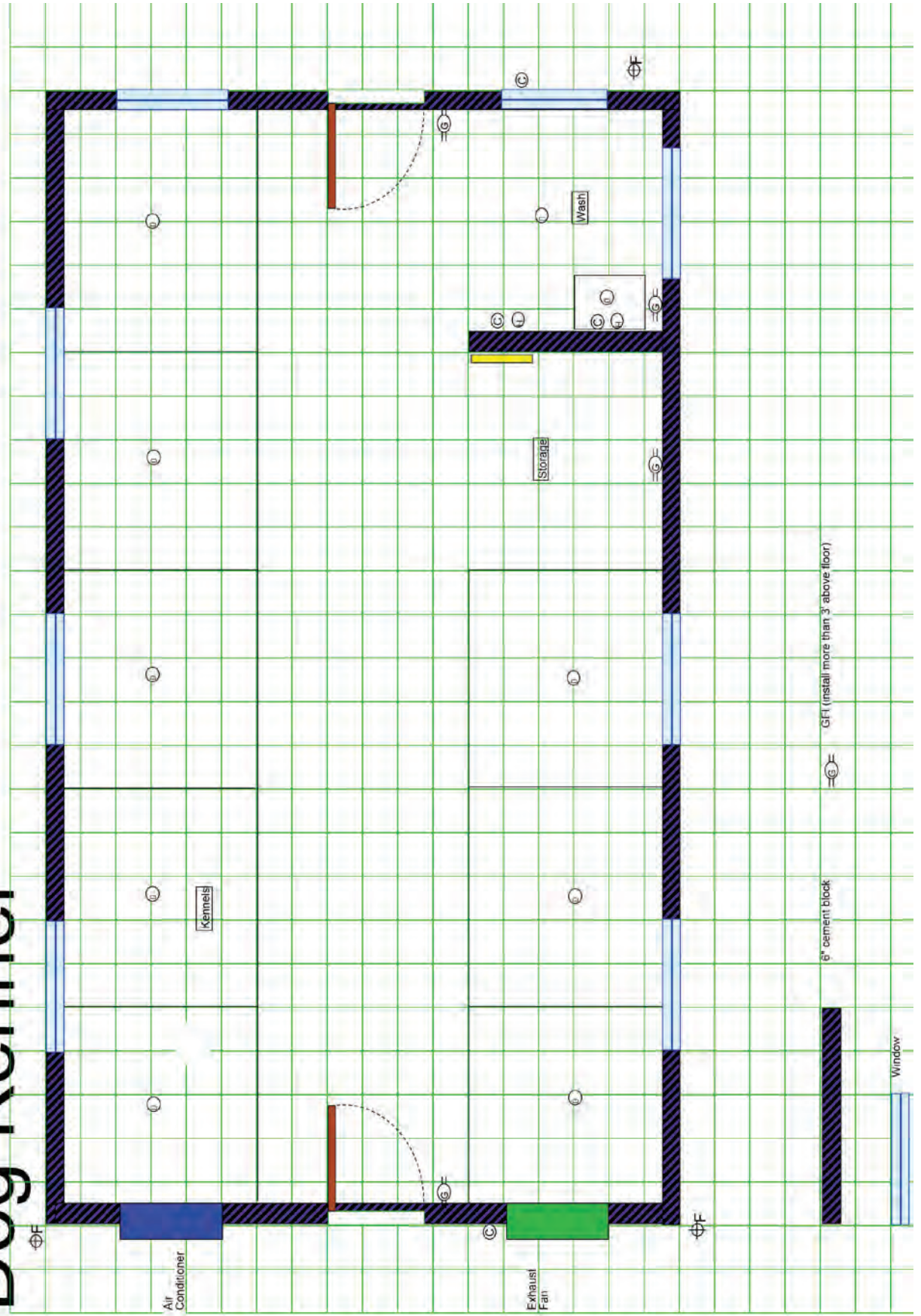
# TRACT 4 - BARN





# TRACT 4 - DOG KENNEL

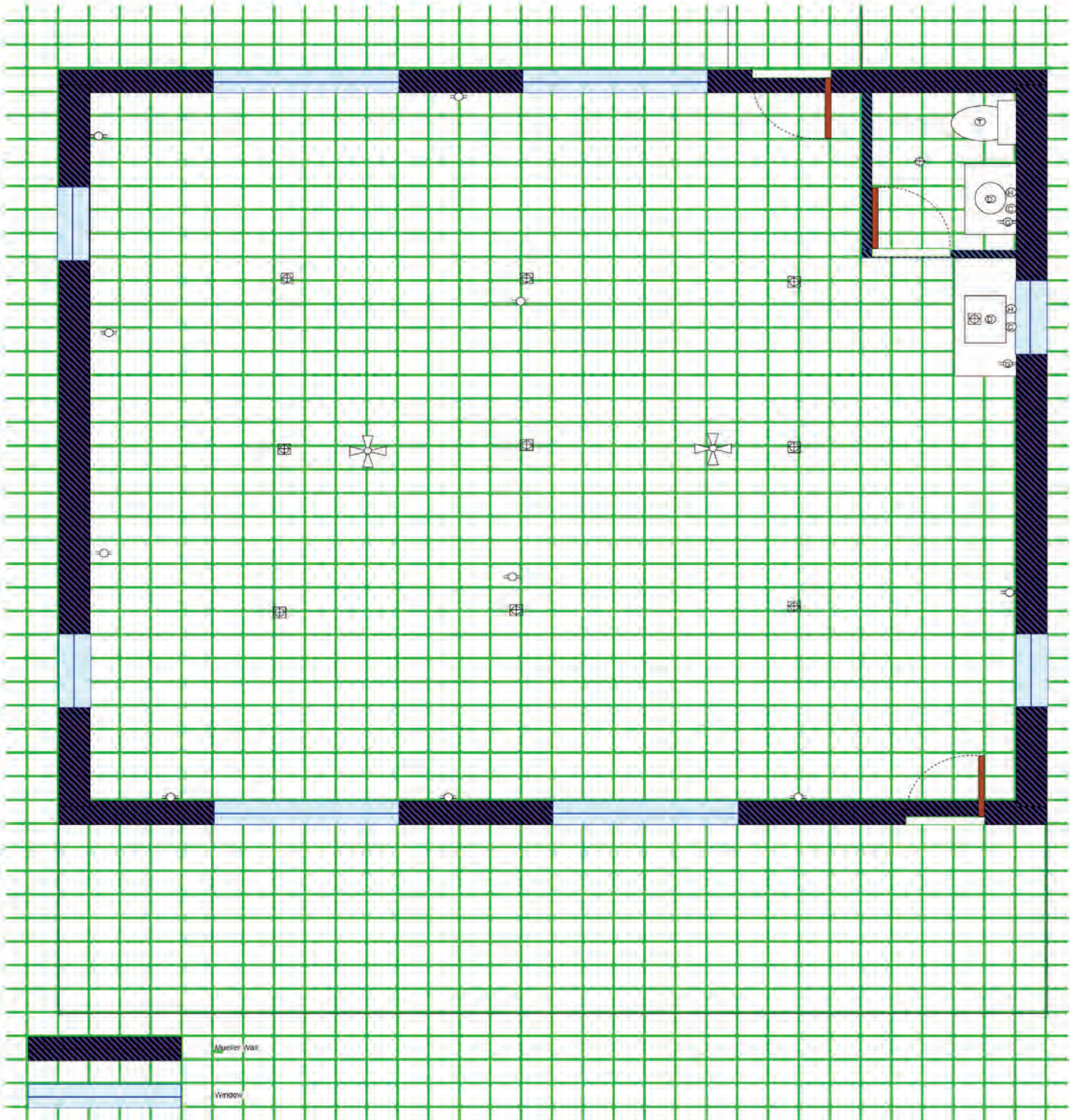
## Dog Kennel





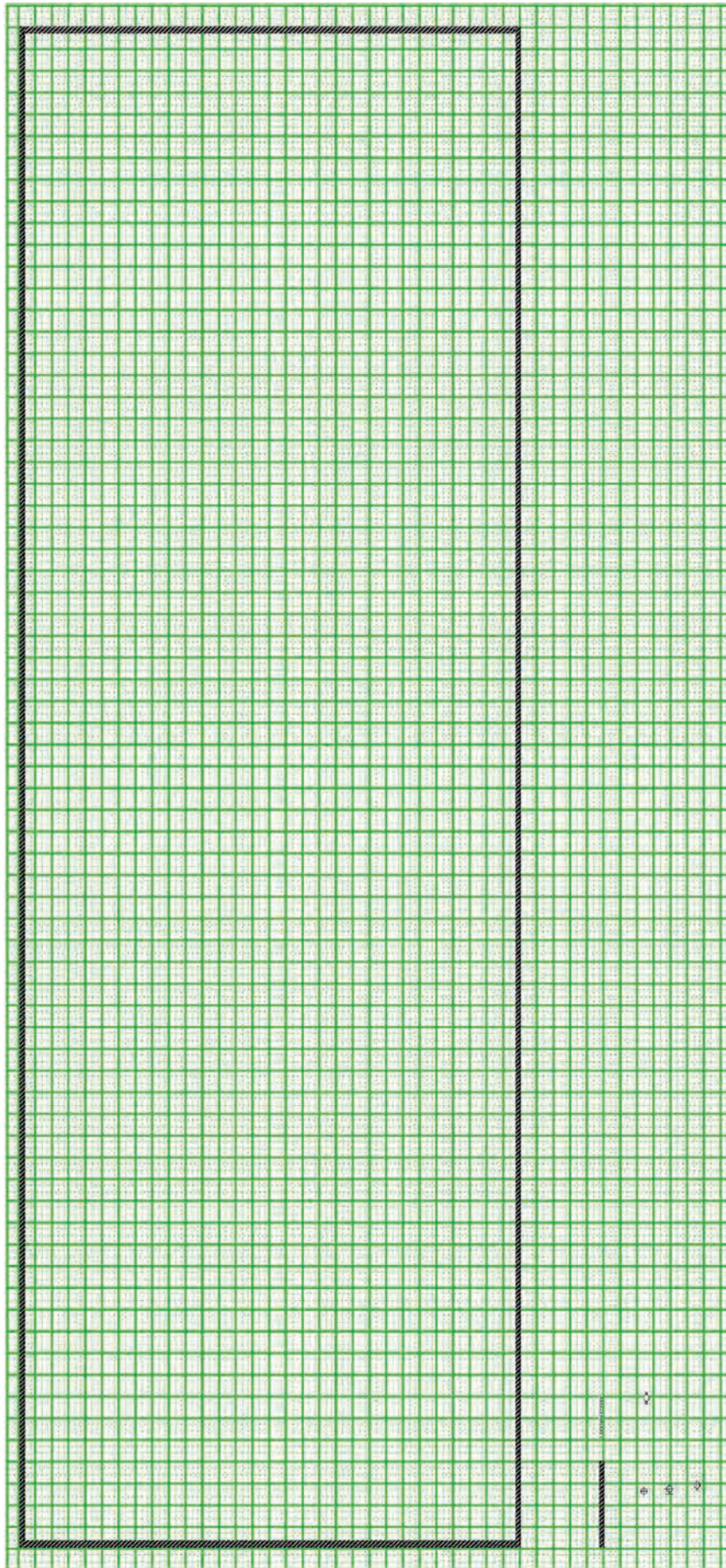
# TRACT 4 - SHOP

## Shop





# UTILITY









# **TAX INFORMATION**



# TRACTS 1 - 6

Date: 2/20/2014

## Property Assessment Information Marsha Trammel, Cherokee County Assessor Tahlequah, Oklahoma 74464

**Parcel Number** 0000-27-18N-20E-0-004-00  
**Name** NICHOLS, DALE A & WANDA SUE  
**Owner Number** 13,405.00

**School District** I-16 Rural  
**Deed Book/Page** 725 / 448-49  
**Tax ID:** 13,787

### Legal Description

T18N R20E S27  
N/2



0000-27-18N-20E-0-004-00-01.JPG

Acres 320.000

Lots

Land Use RuralAg

	Market	Assessed	Tax	Mail Address
Land	28,362	3,120		NICHOLS, DALE A & WANDA SUE
Improvements	376,966	41,466		
Misc	97,616	10,738		P O BOX 133
Mfg Home	0	0		
<b>Total</b>	<b>502,944</b>	<b>55,324</b>	<b>\$3,776.</b>	HULBERT, OK. 74441-0133
Base Homestead		1,000		
Additional Homestead		0		
Disabled Veteran		0		
<b>Net Assessed</b>		<b>54,324</b>		<b>Property Location</b> 11202 N 400 RD HULBERT

Coordinate Information		
Description	Latitude	Longitude
Land	36.01305N	95.16303W



# TRACTS 1 - 6

Date: 2/20/2014

Property Assessment Information  
**Marsha Trammel, Cherokee County Assessor**  
Tahlequah, Oklahoma 74464

**Parcel Number** 0000-27-18N-20E-0-004-00  
**Name** NICHOLS, DALE A & WANDA SUE  
**Owner Number** 13,405.00

**School District** I-16 Rural  
**Deed Book/Page** 725 / 448-49  
**Tax ID:** 13,787



0000-27-18N-20E-0-004-00-02.JPG



0000-27-18N-20E-0-004-00-03.JPG



0000-27-18N-20E-0-004-00-04.JPG



0000-27-18N-20E-0-004-00-05.jpg



0000-27-18N-20E-0-004-00-06.JPG



0000-27-18N-20E-0-004-00-07.JPG



# TRACTS 1 - 6

Date: 2/20/2014

Property Assessment Information  
**Marsha Trammel, Cherokee County Assessor**  
Tahlequah, Oklahoma 74464

**Parcel Number** 0000-27-18N-20E-0-004-00  
**Name** NICHOLS, DALE A & WANDA SUE  
**Owner Number** 13,405.00

**School District** I-16 Rural  
**Deed Book/Page** 725 / 448-49  
**Tax ID:** 13,787



0000-27-18N-20E-0-004-00-08.JPG



0000-27-18N-20E-0-004-00-09.JPG



0000-27-18N-20E-0-004-00-10.JPG



0000-27-18N-20E-0-004-00.JPG



# TRACT 7

Date: 2/20/2014

Property Assessment Information  
**Marsha Trammel, Cherokee County Assessor**  
Tahlequah, Oklahoma 74464

**Parcel Number** 0000-27-18N-20E-0-007-00  
**Name** NICHOLS, DALE AARON & SUE  
**Owner Number** 13,405.00

**School District** I-16 Rural  
**Deed Book/Page** 705 / 303-04  
**Tax ID:** 13,790

## Legal Description

T18N R20E S27  
NW NE SE

Acres 10.000

Lots

Land Use RuralRes

	Market	Assessed	Tax	Mail Address
Land	8,500	935		NICHOLS, DALE AARON & SUE
Improvements	0	0		
Misc	0	0		P O BOX 133
Mfg Home	0	0		
<b>Total</b>	<b>8,500</b>	<b>935</b>	<b>\$65.00</b>	HULBERT, OK. 74441
Base Homestead		0		
Additional Homestead		0		
Disabled Veteran		0		
<b>Net Assessed</b>		<b>935</b>		<b>Property Location</b>

**Coordinate Information**  
Description Land Latitude 36.00852N Longitude 95.15746W



# TRACTS 8 - 9

Date: 2/20/2014

## Property Assessment Information Marsha Trammel, Cherokee County Assessor Tahlequah, Oklahoma 74464

Parcel Number 0000-22-18N-20E-0-004-00  
Name NICHOLS, DALE A & WANDA SUE  
Owner Number 13,405.00

School District I-16 Rural  
Deed Book/Page 725 / 448-49  
Tax ID: 13,714

### Legal Description

T18N R20E S22  
SW SW SW & NW SW SW LESS PT

Acres 17.000

Lots

Land Use RuralAg

	Market	Assessed	Tax	Mail Address
Land	11,700	1,287		NICHOLS, DALE A & WANDA SUE
Improvements	0	0		
Misc	3,500	385		P O BOX 133
Mfg Home	0	0		
<b>Total</b>	<b>15,200</b>	<b>1,672</b>	<b>\$116.00</b>	HULBERT, OK. 74441-0133
Base Homestead		0		
Additional Homestead		0		
Disabled Veteran		0		
<b>Net Assessed</b>		<b>1,672</b>		<b>Property Location</b>

### Coordinate Information

Description	Latitude	Longitude
Land	36.01850N	95.17080W



# TRACTS 10 - 12

Date: 2/20/2014

## Property Assessment Information Marsha Trammel, Cherokee County Assessor Tahlequah, Oklahoma 74464

**Parcel Number** 0000-21-18N-20E-0-001-00  
**Name** NICHOLS, DALE AARON &  
**Owner Number** 13,405.00

**School District** I-16 Rural  
**Deed Book/Page** 793 / 879  
**Tax ID:** 13,693

### Legal Description

T18N R20E S21  
S/2 SW & ESMT  
BK 759 PG 381-82  
BK 793 PG 879  
BK 802 PG 66

Acres 80.000

Lots

Land Use RuralAg

	Market	Assessed	Tax	Mail Address
Land	8,199	902		NICHOLS, DALE AARON &
Improvements	0	0		WANDA SUE
Misc	0	0		PO BOX 133
Mfg Home	0	0		
<b>Total</b>	<b>8,199</b>	<b>902</b>	<b>\$63.00</b>	HULBERT, OK. 74441
Base Homestead		0		
Additional Homestead		0		
Disabled Veteran		0		
<b>Net Assessed</b>		<b>902</b>		

### Property Location

**Coordinate Information**  
Description Land Latitude 36.01851N Longitude 95.18551W



# TRACT 13

Date: 2/20/2014

Property Assessment Information  
**Marsha Trammel, Cherokee County Assessor**  
Tahlequah, Oklahoma 74464

Parcel Number 0000-11-18N-20E-0-011-00  
Name NICHOLS, DALE A & WANDA SUE  
Owner Number 13,405.00

School District D-31 Rural  
Deed Book/Page 836 / 332  
Tax ID: 13,584

## Legal Description

T18N R20E S11  
ALL THAT PT OF E/2 SE SE LYING E OF CTR LN EX CO RD RUNNING N & S & N OF  
CTRLN OF EX CO RD RUNNING E & W

Acres 12.000

Lots

Land Use RuralRes

	Market	Assessed	Tax	Mail Address
Land	17,500	1,925		NICHOLS, DALE A & WANDA SUE
Improvements	0	0		
Misc	0	0		P O BOX 133
Mfg Home	0	0		
<b>Total</b>	<b>17,500</b>	<b>1,925</b>	<b>\$134.00</b>	HULBERT, OK. 74441
Base Homestead		0		
Additional Homestead		0		Property Location
Disabled Veteran		0		
<b>Net Assessed</b>		<b>1,925</b>		

## Coordinate Information

Description	Latitude	Longitude
Land	36.04774N	95.13700W

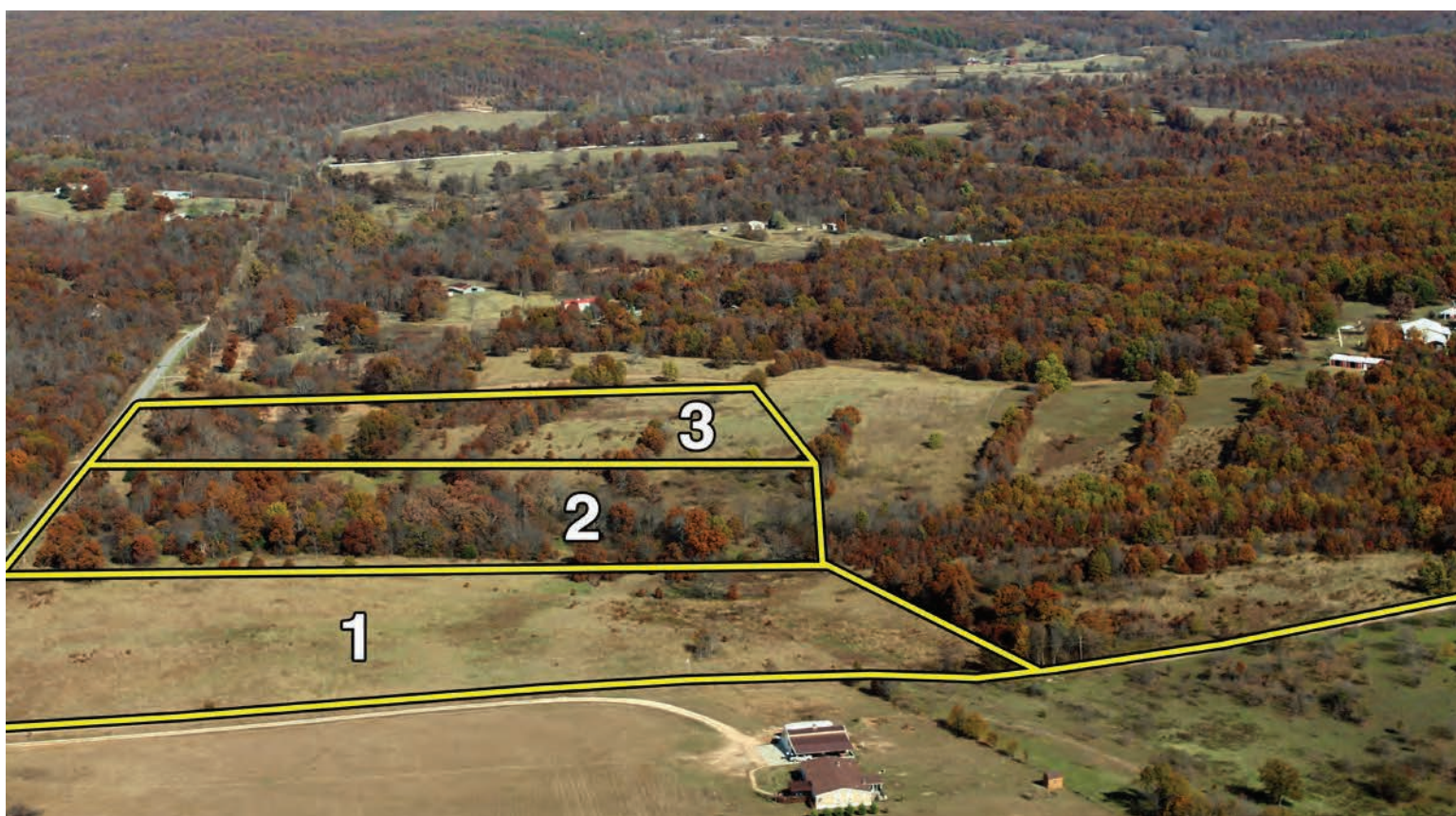


**PHOTOGRAPHY**

# TRACT 1-7



# TRACT 1, 2 & 3



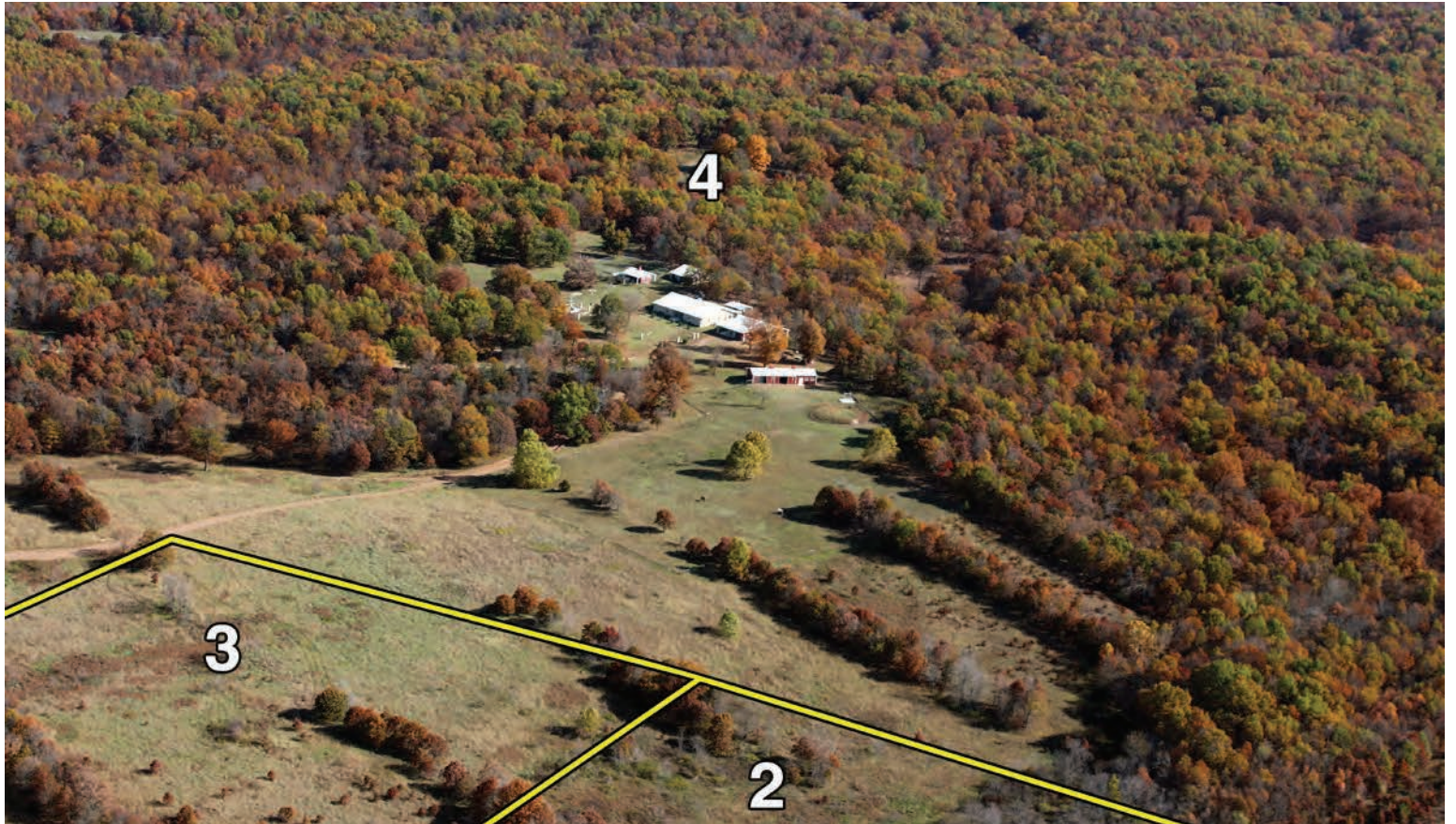


# TRACT 1, 2, 3 & 5





# TRACT 4





# TRACT 4





# TRACT 4





# TRACT 4





# TRACT 4



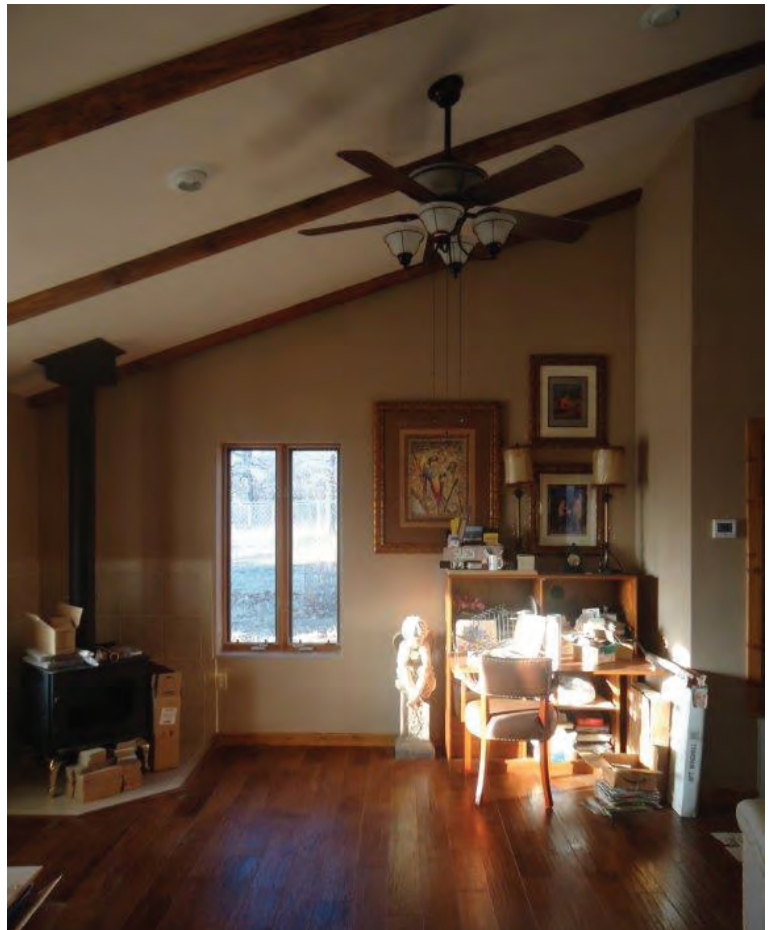


# TRACT 4





# TRACT 4





# TRACT 4





# TRACT 4





# TRACT 4





# TRACT 4





# TRACT 4





# TRACT 4



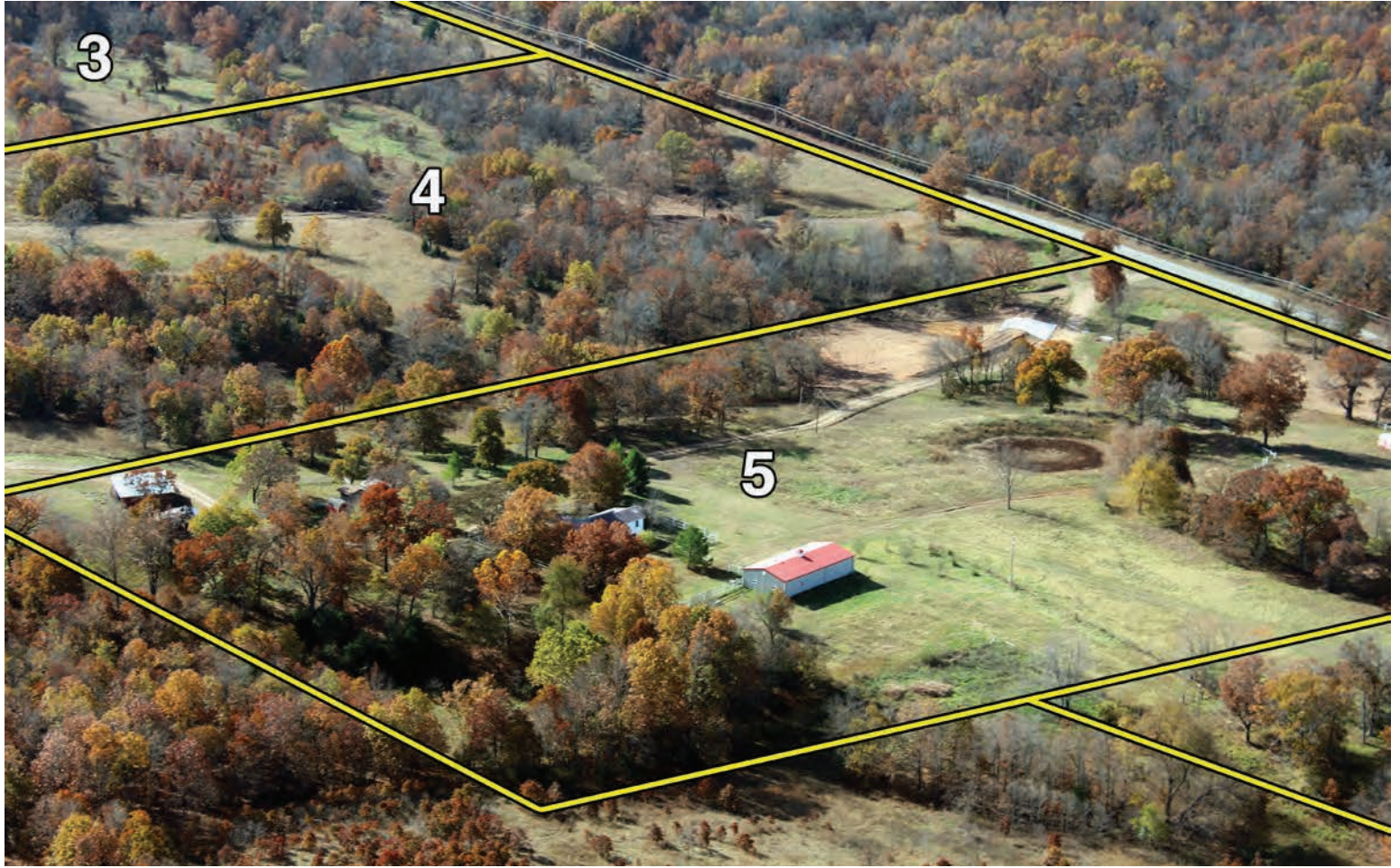


# TRACT 4





# TRACT 5





# TRACT 5





# TRACT 5





# TRACT 5





# TRACT 5





# TRACT 5





# TRACT 6





# TRACT 6





# TRACT 6



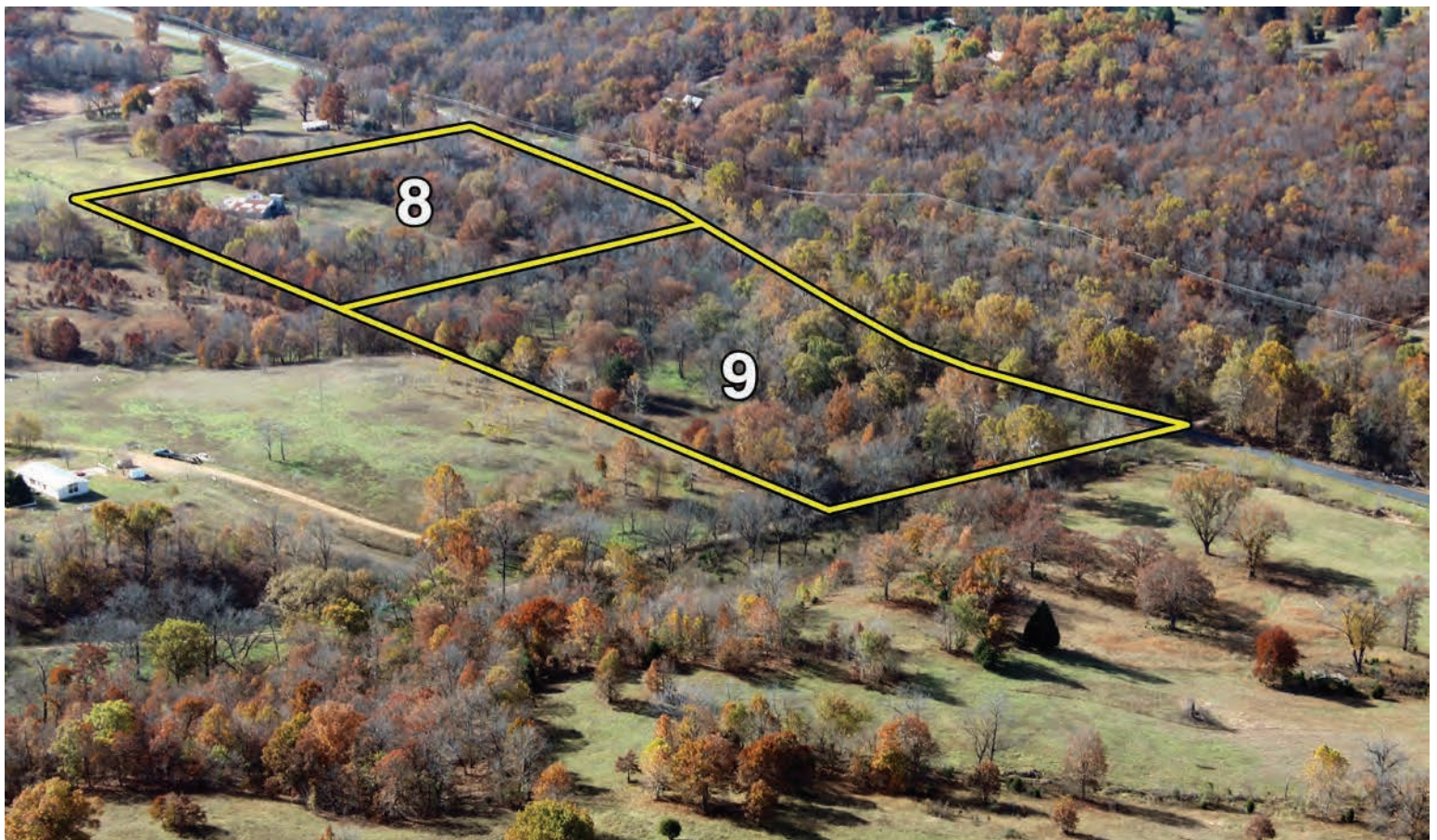
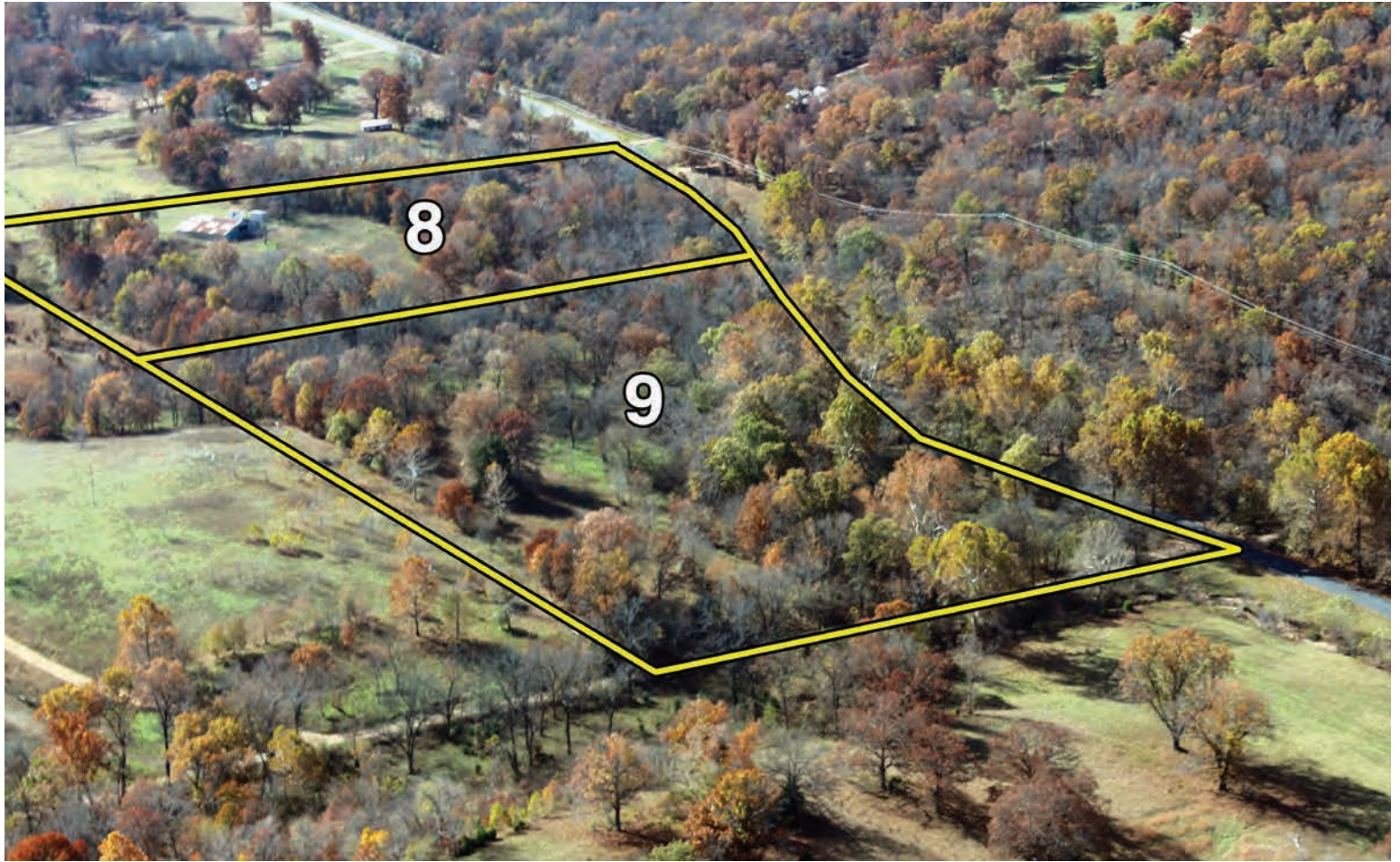


# TRACT 6





# TRACTS 8 & 9





# TRACT 8



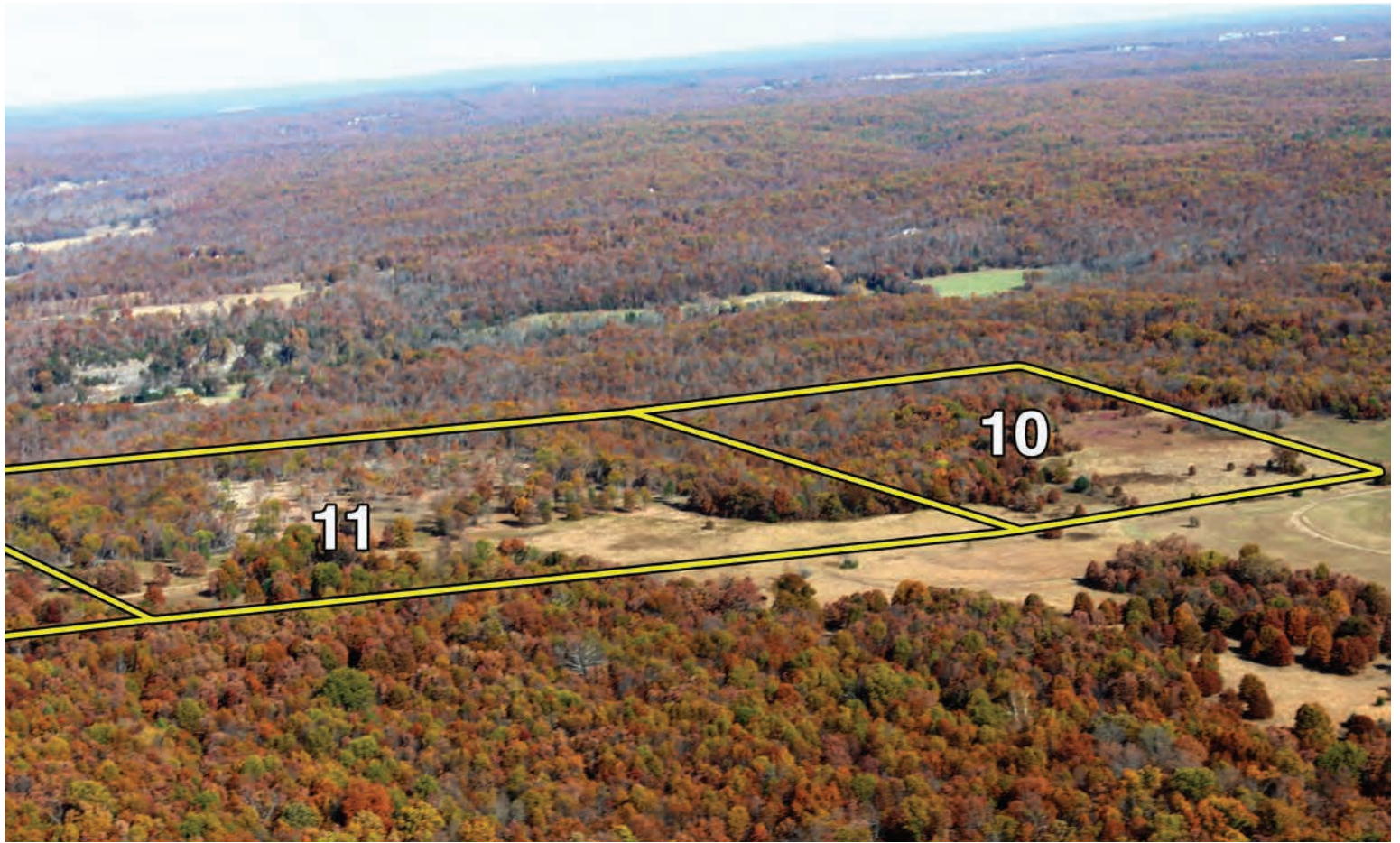


# TRACT 10





# TRACTS 10 & 11





# TRACT 11





# TRACT 11





# TRACT 11 & 12







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

**LOCAL CALLS: Brent Wellings • 972.768.5165**

