

20[±] PAYNE COUNTY, OK
acres
in 3 tracts

OKLAHOMA LAND
AUCTION
Tuesday, October 25 • 6:00PM
Online Bidding Available

Rural Water Taps Available!
Paved Road Frontage (McElroy Rd)
Secluded Setting - Abundant Wildlife
Excellent Potential Building Sites
Convenient to Stillwater, Glencoe & Yale
Glencoe School District



800.451.2709
SchraderAuction.com



INFORMATION BOOKLET

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.

**AUCTION
MANAGER**

BRENT WELLINGS • 405.332.5505 • brent@schraderauction.com



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

800.451.2709 | 260.244.7606

www.schraderauction.com

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BIDDER PRE-REGISTRATION FORM

TUESDAY, OCTOBER 25, 2022
20± – 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 Tuesday, October 18, 2022.
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
20± Acres • Payne County, Oklahoma
Tuesday, October 25, 2022

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 25, 2022 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.

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 18, 2022**. 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.

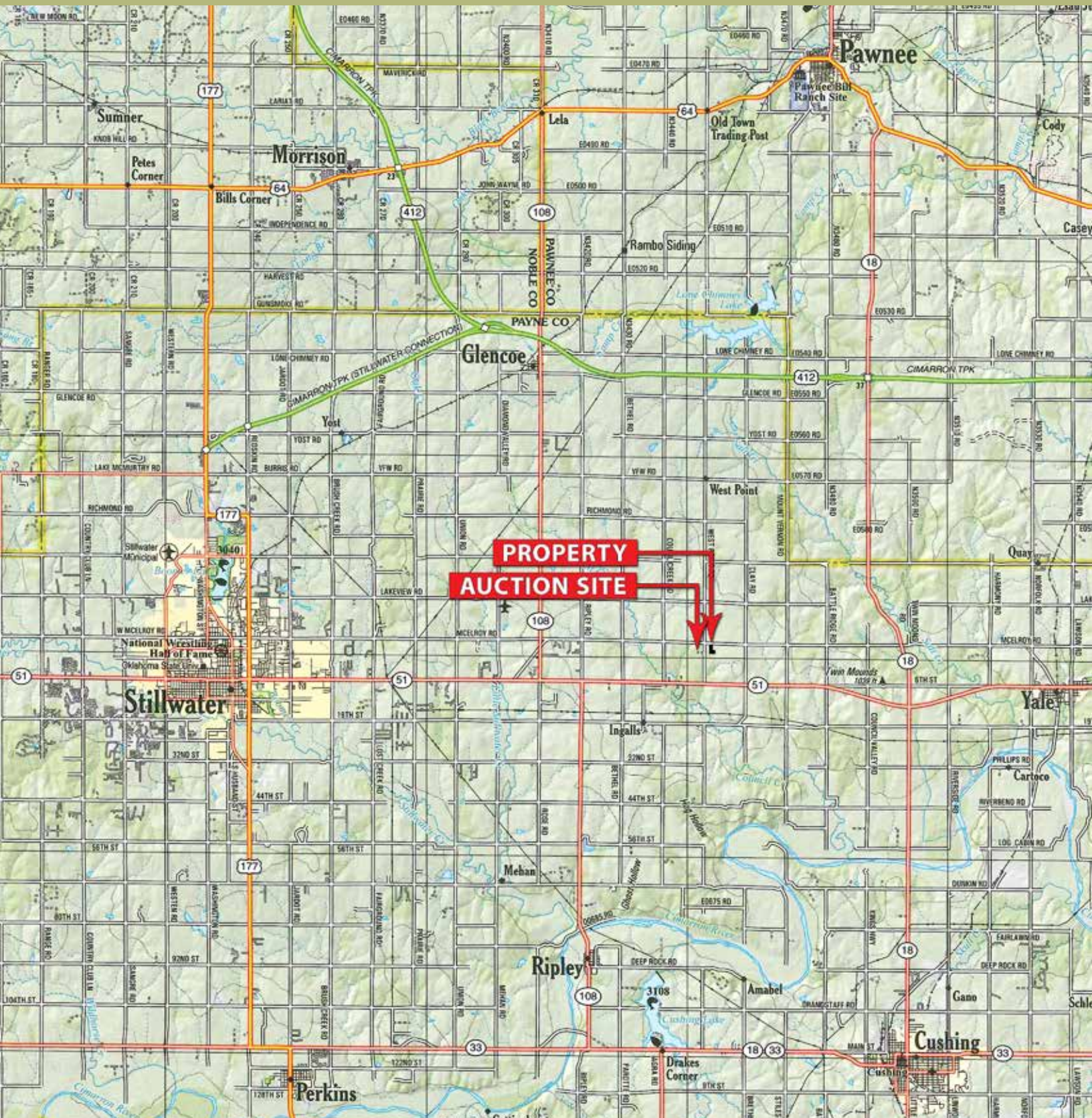
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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 MAP

LOCATION MAP



TO THE PROPERTY: From SR 51, turn north on West Point Rd and follow for 1 mile, turn right (east) onto McElroy Rd. Property begins on the right. *(watch for signs)*

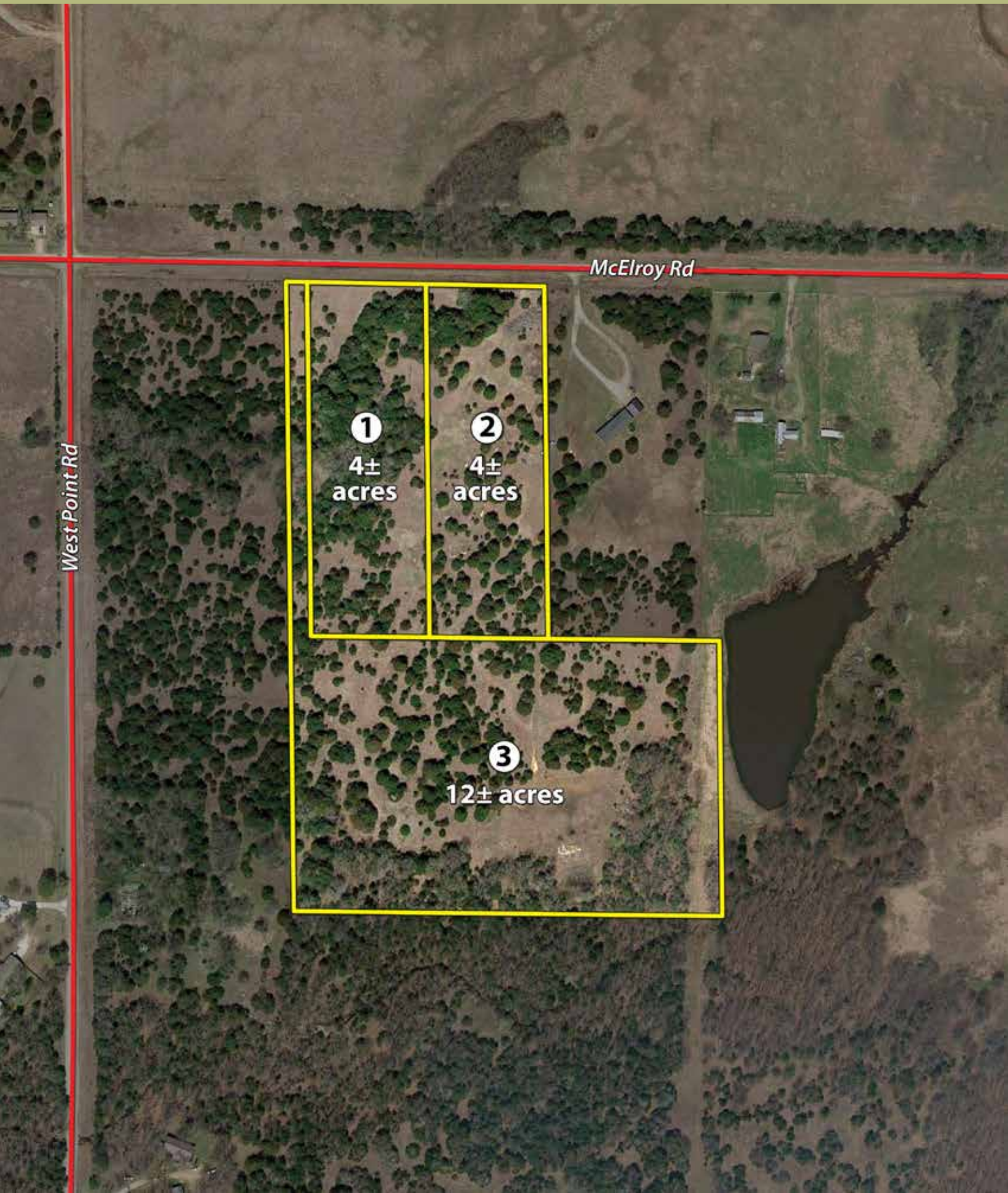
TO THE AUCTION SITE: From SR 51, turn north on West Point Rd and follow for 3/4 mile to entrance on the left (west). **Saints Grove Campground, 408 N West Point Rd, Glencoe, OK 74032**



ONLINE BIDDING AVAILABLE: You may bid online during the auction at www.schraderauction.com. You must be registered **One Week in Advance of the Auction** to bid online. For more information call Schrader Auction Company.

TRACT MAP

TRACT MAPS



McElroy Rd

West Point Rd

1
4±
acres

2
4±
acres

3
12± acres

TRACT DESCRIPTIONS

20[±] PAYNE COUNTY, OK acres in 3 tracts

Tuesday, October 25 at 6:00pm

at Saints Grove Campground, Glencoe, OK  Online Bidding Available

Outstanding opportunity to acquire an excellent property in Eastern Payne County! Located at the intersection of N West Point Rd and McElroy Rd, conveniently located only 1 mile off State Road 51 which makes for an easy commute to Stillwater or Tulsa! The property is very secluded with scattered trees throughout and all the privacy wanted in a potential building site with paved road access. Offered in 3 tracts ranging from 4[±] to 12[±] acres, Buyers may bid on individual tracts or any combination of tracts that best fits their needs!



TRACT 1: 4[±] acres located on McElroy Rd, excellent potential building site with seclusions, existing trails and open grassy areas.

TRACT 2: 4[±] acres located on McElroy Rd, another excellent potential building site with some mixed hardwoods in the center of the parcel.

TRACT 3: 12[±] acres located along McElroy Rd, if you are seeking seclusion this is your tract! Removed from site of any neighbor, the back portion of Tract 3 is very secluded with a combination of open pasture, mature oak trees and mixed cedar!

AUCTION TERMS & CONDITIONS:

PROCEDURE: Tracts 1 through 3 will be offered in individual tracts, in any combination of these tracts, or as a total unit. There will be open bidding on all tracts and combinations during the auctions 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 contract purchase price will include a Buyer's Premium equal to 4% of the bid amount.

DOWN PAYMENT: 10% of the total contract purchase price will be due as a down payment on the day of auction, with the balance due in cash at closing. The down payment may be made in the form of cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.

APPROVAL OF BID PRICES: All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. The auction bids are subject to the acceptance or rejection by the Seller.

DEED: Seller shall be obligated only to convey a merchantable title by Warranty Deed.

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 30 days after the auction or as soon thereafter as applicable closing documents are completed by Seller.

POSSESSION: Possession shall be given at closing.

REAL ESTATE TAXES: Real Estate 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, dimensions and square footages 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.

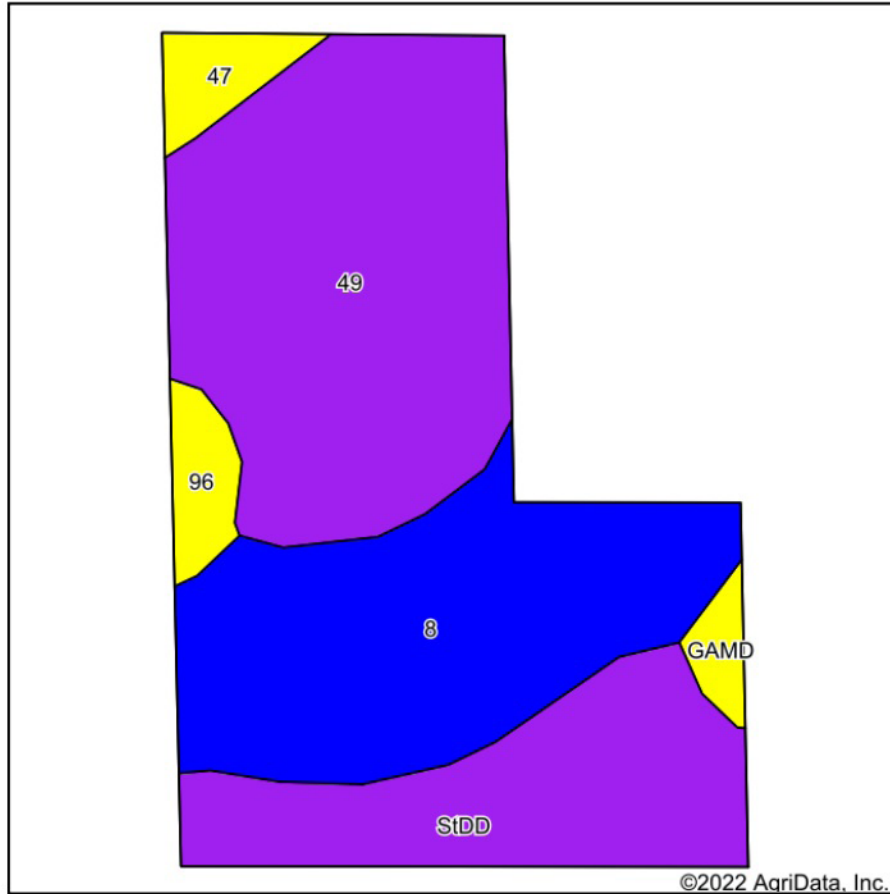
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BRENT WELLINGS**

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SchraderAuction.com**

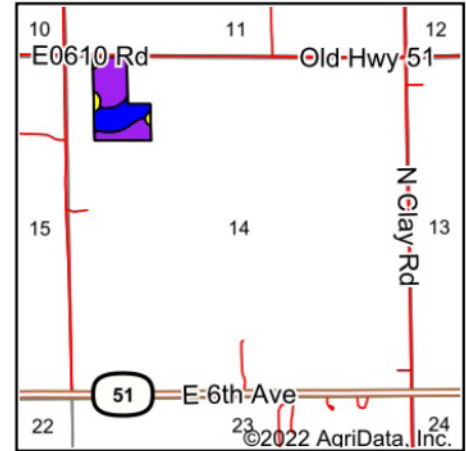


SOILS MAP

SOILS MAPS



Soils data provided by USDA and NRCS.



State: **Oklahoma**
 County: **Payne**
 Location: **14-19N-4E**
 Township: **Stillwater**
 Acres: **20.01**
 Date: **9/21/2022**

SCHRADER
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Maps Provided By
surety
 CUSTOMIZED ONLINE MAPPING
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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Alfalfa hay Tons	Cotton lint Lbs	Grain sorghum Bu	Improved bermudagrass AUM	Introduced bluestem AUM	Tall wheatgrass AUM	Weeping lovegrass AUM	Wheat Bu
49	Renfrow and Grainola soils, 3 to 8 percent slopes, severely eroded	8.01	40.0%		Vle						2			
8	Chickasha loam, 1 to 3 percent slopes	6.42	32.1%		Ile		3	298	34		5	4	4	5
StDD	Stephenville-Darnell complex, 3 to 8 percent slopes, rocky	4.06	20.3%		Ve						4	2		4
47	Renfrow loam, 3 to 5 percent slopes, eroded	0.59	2.9%		IVe			28	4		3			15
96	Doolin silt loam, 1 to 3 percent slopes	0.59	2.9%		IVs		1		30		4		4	1
GAMD	Grainola-Ashport frequently flooded-Mulhall complex, 0 to 8 percent slopes	0.34	1.7%		IVe	IVe			7		5	2	1	6
Weighted Average					4.36	*-	1	96.4	12		3.5	1.7	1.4	2.4

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

TOPOGRAPHY MAP

TOPOGRAPHY MAP



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Source: USGS 10 meter dem
Interval(ft): 2.0
Min: 937.1
Max: 955.5
Range: 18.4
Average: 948.7
Standard Deviation: 3.64 ft

0ft 270ft 540ft



9/21/2022

14-19N-4E
Payne County
Oklahoma

Map Center: 36° 7' 42.51, -96° 51' 7.56

Maps Provided By:



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COUNTY PARCEL INFORMATION

COUNTY PARCEL INFORMATION

Part of Tracts 1-3 (Excluding Mobile Home)



Payne County Oklahoma Assessor's Office

Payne County Oklahoma Assessor's Office

600080695

14417 E McElroy

Vanderford, Traci & Osburn, Carolyn

14417 E McElroy

Glencoe OK 74032-3277

2022 Market Value

\$93,290

KEY INFORMATION

Parcel ID	19N04E-14-4-00000-000-0755		
Land Size	26.70	Land Unit	Acres
Class	RA	School District	Glencoe Rural (101R)
Homestead	-	Section	14
Township	19N	Range	04E
2022 Est Taxes	\$972		
Neighborhood	Glencoe Rural		
Legal Description	14-19N-04E D-755 (26.70acm/l) NW/4 NW/4 LESS TR BEG NW/C NW/4; E-438.33' S-1319.41' W-439.24' N-1319.30' POB		

2022 APPRAISAL DETAILS

Land Value	\$44,430
Building Value	\$37,010
Yard Items Value	\$11,850
Total Market Value	\$93,290

SALES

SALE DATE	SALE PRICE	DEED BOOK	DEED PAGE	INSTRUMENT TYPE	GRANTOR
09/28/2017	\$0	FD-2017	155	Decree	Vanderford, Traci & Robert & Osburn, Carolyn
10/30/2015	\$0	2305	740	Quit Claim Deed	OSBURN, CAROLYN & VANDERFORD,
10/07/2011	\$0	1981	211	Quit Claim Deed	OSBURN, CAROLYN
08/18/2008	\$0	1792	934	Quit Claim Deed	OSBURN, CAROLYN & LANE,

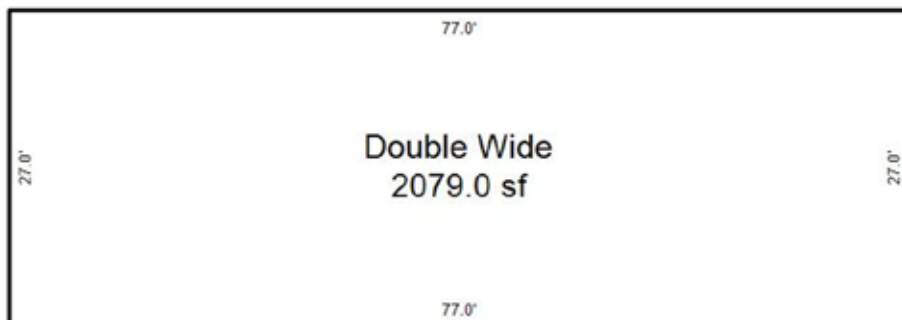
BUILDING DETAILS

COUNTY PARCEL INFORMATION

Part of Tracts 1-3 (Excluding Mobile Home)

BUILDING (1) - 14417 E MCELROY

Type	Manufactured Housing	Style	Doublewide
Finished Living Area	2,079 sf	Basement	-
Quality	MH Average	Condition	Average
Year Built	1997	Exterior Walls	Vinyl Lap
Bedrooms	3	Roof Cover	Composition Shingle
Full Bath	2	HVAC	Warmed & Cooled Air
Half Bath	0	Garage Type	-



COUNTY PARCEL INFORMATION

Part of Tracts 1-3 (Excluding Mobile Home)

MISC IMPROVEMENTS

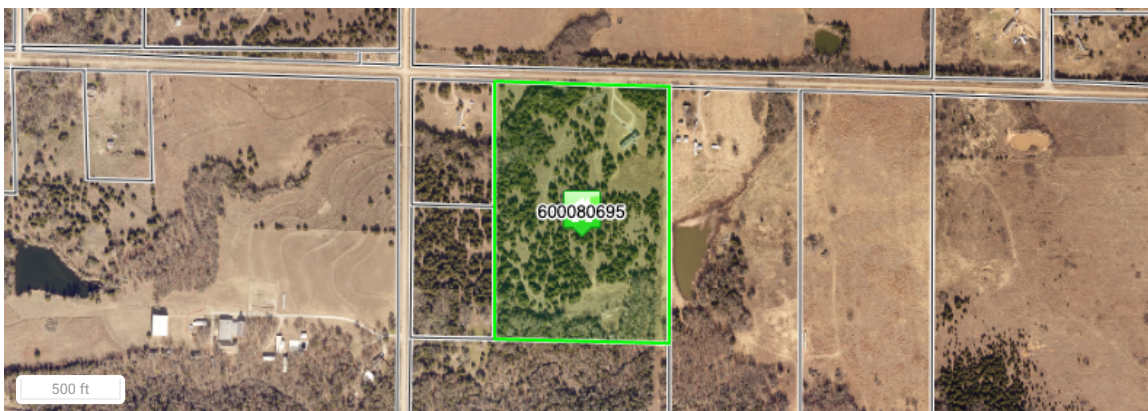
IMPROVEMENT TYPE	UNITS/SQ FT	EST YEAR BUILT
Metal or Vinyl	188	2015
Rural Utilities	1	2015
Wood Deck	48	2015

YARD ITEMS

DESCRIPTION	TOTAL UNITS	YEAR BUILT	LENGTH	WIDTH	HEIGHT
Cellar/Precast	1	2017	-	-	-
Detached Garage - Light	600	2017	24	25	9
Shed, Wood - 1637	160	2015	10	16	8

LAND

UNITS	USE CODE	WIDTH	DEPTH	DESCRIPTION	USE VALUE
0.04	Timber	-	-	Grainola-Ashport Complex	\$0
0.09	Timber	-	-	Renfrow Loam 2-5% Slopes	\$10
0.16	Native Pasture	-	-	Doolin Silt Loam 0-2% Slo	\$30
0.29	Native Pasture	-	-	Grainola-Ashport Complex	\$20
0.33	Road - No Value	-	-	Glencoe Rural	\$0
0.45	Timber	-	-	Doolin Silt Loam 0-2% Slo	\$70
0.52	Native Pasture	-	-	Renfrow Loam 2-5% Slopes	\$70
1.04	Native Pasture	-	-	Stephenville-Darnell Comp	\$110
1.30	Timber	-	-	Chickasha Loam 1-3% Slope	\$230
3.50	Timber	-	-	Renfrow & Grainola 3-8% S	\$170
3.59	Timber	-	-	Stephenville-Darnell Comp	\$320
3.98	Native Pasture	-	-	Renfrow & Grainola 3-8% S	\$240
4.38	Acres	-	-	Glencoe Rural	\$41,620
7.03	Native Pasture	-	-	Chickasha Loam 1-3% Slope	\$1,540



PROPERTY PHOTOS

TRACTS 1-3 SOUTHEAST VIEW



TRACT 1 NORTH VIEW



TRACTS 1-3 ROAD FRONTAGE



TRACT 1



TRACT 1



TRACT 2



TRACT 3



TRACT 3





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