

235[±]
acres

Offered in
2 Tracts

Excellent
NOBLE COUNTY, OK
**FARMLAND
AUCTION**

- Excellent Locations on Both Farms
- 230.54 Tillable Acres per FSA
- Tabler Silt Loam & Bethany Silt Loam Soils
- Hwy 15 Frontage Only 1.5 Miles Off I-35

TUESDAY, AUGUST 5 • 2:00PM

held at 1st National Bank, Tonkawa, OK • Online Bidding Available

INFORMATION
Booklet



TIMED ONLINE ONLY

VIRTUAL

LIVE WITH ONLINE

4% Buyer's Premium

405.332.5505 • SchraderWellings.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.



CORPORATE OFFICE:
950 N Liberty Dr, Columbia City, IN 46725
800.451.2709 • 260.244.7606
www.SchraderAuction.com
Corporate Office Lic#112774

OKLAHOMA OFFICE:
101 N. Main St., Stillwater, OK 74075
405.332.5505
www.SchraderWellings.com
Branch Office - Stillwater, OK Lic#172583

*Auction
Manager*

BRENT WELLINGS • 405.332.5505 • brent@schraderauction.com

Charles Brent Wellings - Real Estate Lic#158091

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BIDDER PRE-REGISTRATION FORM

TUESDAY, AUGUST 5, 2025

235± ACRES – NOBLE 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 fax to 260-244-4431, no later than Tuesday, July 29, 2025.

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
235± Acres • Noble County, Oklahoma
Tuesday, August 5, 2025

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, August 5, 2025 at 2:00 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, July 29, 2025**. Send your deposit and return this form via fax or email to: **260-244-4431** or **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:

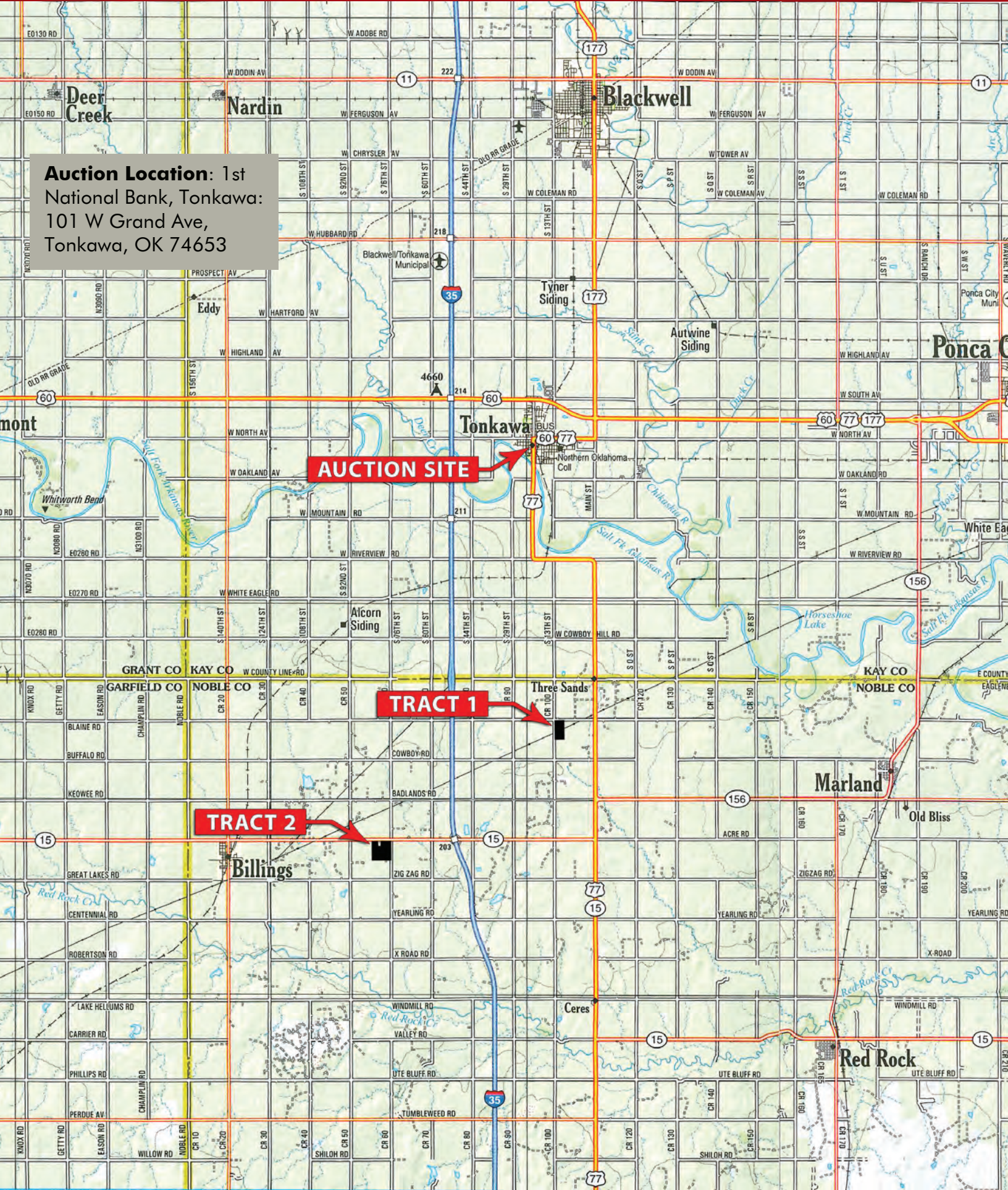
E-mail address of registered bidder: _____

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

LOCATION MAP

Auction Location: 1st National Bank, Tonkawa:
101 W Grand Ave,
Tonkawa, OK 74653



AUCTION SITE

TRACT 1

TRACT 2

Tract Maps

TRACT MAP

TRACT 1

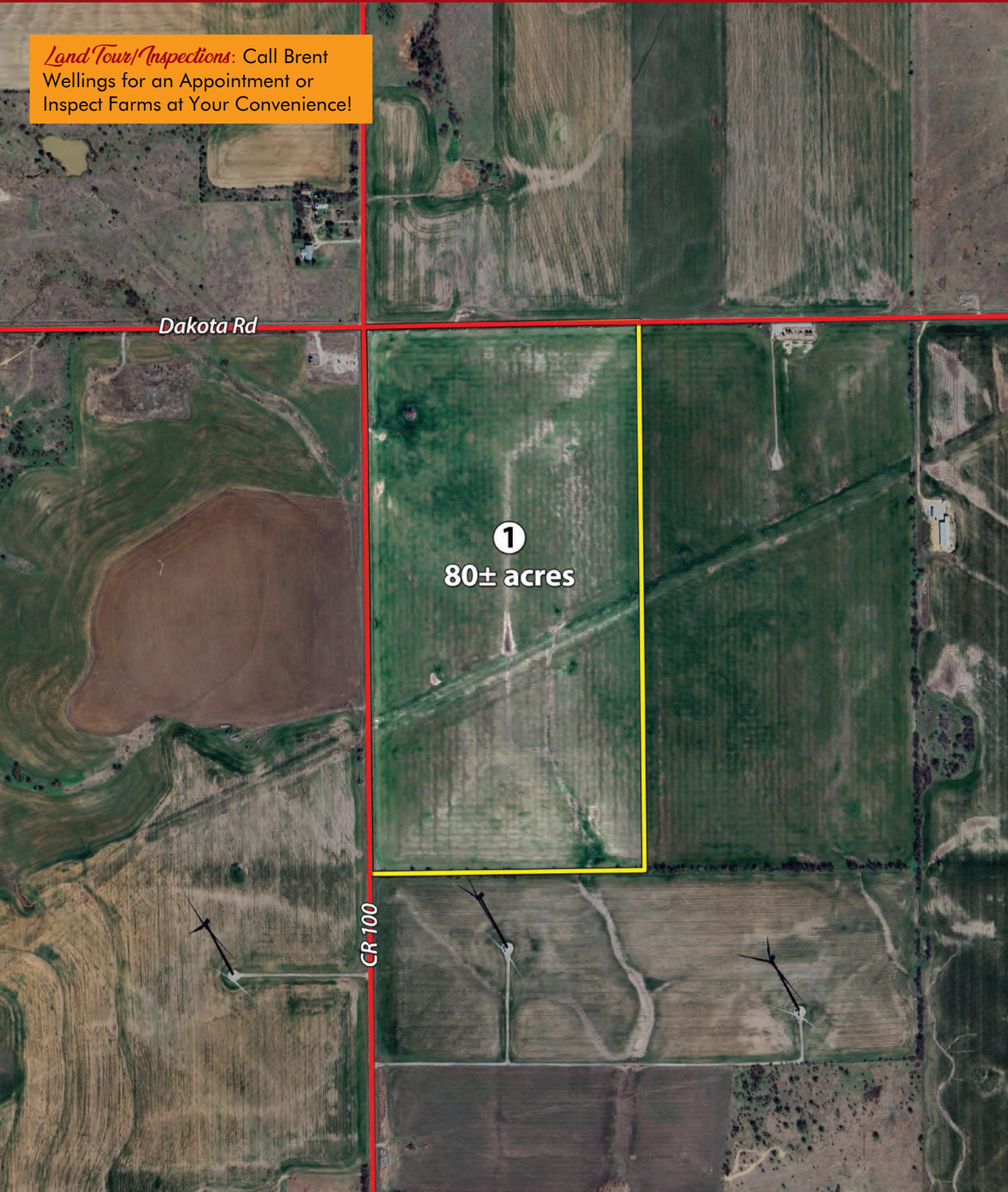
Land Tour/Inspections: Call Brent Wellings for an Appointment or Inspect Farms at Your Convenience!

Dakota Rd

1

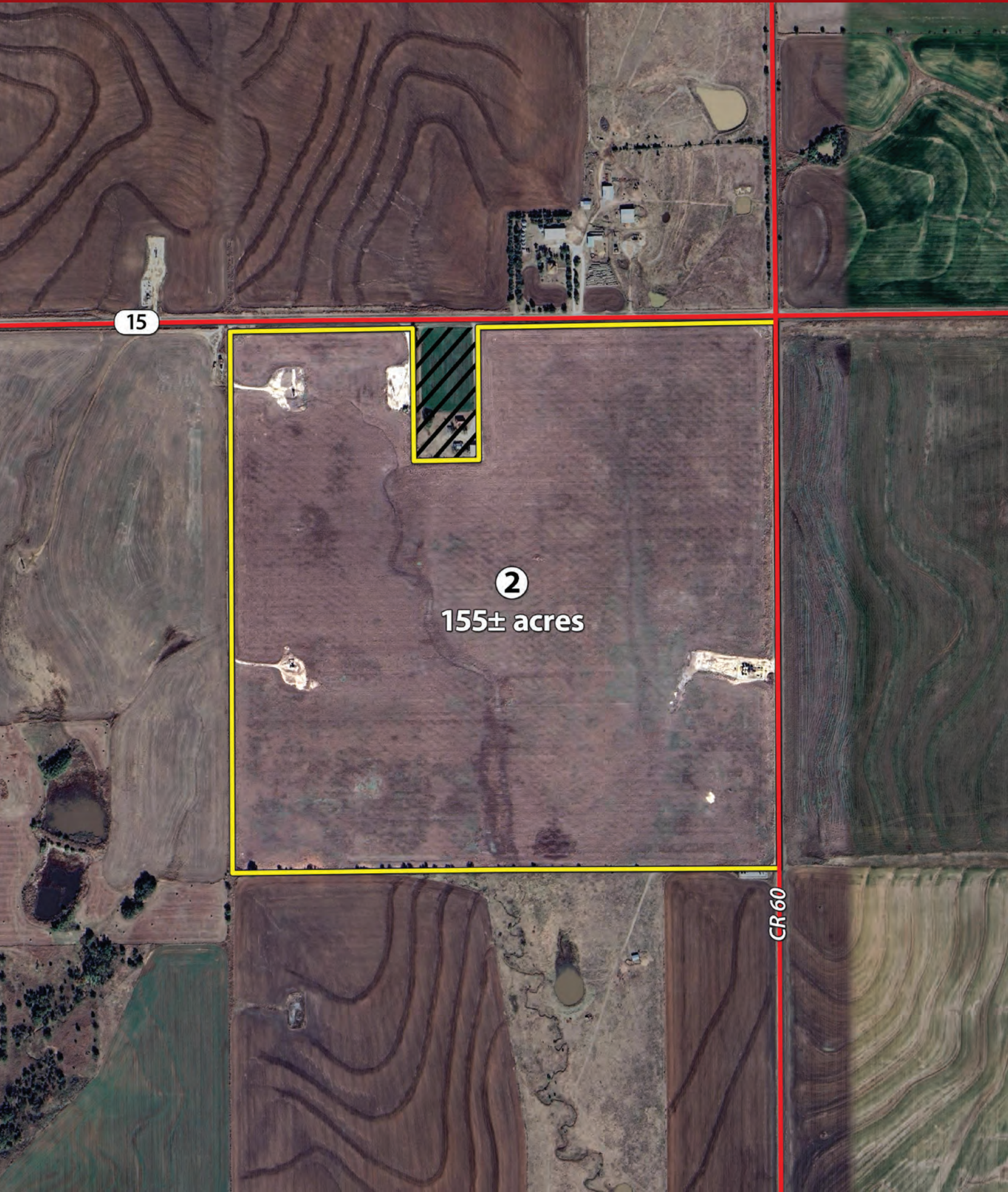
80± acres

CR-100



TRACT MAP

TRACT 2



15

2

155± acres

CR 60

Tract Descriptions

Excellent NOBLE COUNTY, OK FARMLAND AUCTION

235±
acres
Offered in
2 Tracts

TUESDAY, AUGUST 5
Starts at 2:00pm • Online Bidding Available

Property Legal Descriptions:

TRACT 1: W/2, NW/4, Section 10, T24N, R1W, Noble County

TRACT 2: NE/4, Section 26, T24N, R2W (Less & Except 5ac House Lot), Noble County

Excellent opportunity to acquire two very well positioned farms in northern Noble County, around the Billings and Tonkawa areas. Farm 1 is located just south of Tonkawa and only 3/4 mile off Hwy 77, while Farm 2 is located along Hwy 15 only 1.5 miles west of I-35. The farms are predominantly composed of Tabler Silt Loam and Bethany Silt Loam soils, with 230.54 tillable acres per FSA. Exciting chance to acquire investment grade farmland in Noble County and/or add to an existing operation in the area. Bidders will have the opportunity to place bids on either individual tract or the combination of both farms!

TRACT 1: 80± acres located just south of Tonkawa along Dakota Rd. Primarily Tabler Silt Loam soils, excellent topography and easy access on 77.72 tillable acres per FSA.

TRACT 2: 155± acres located along Hwy 15 only 1.5 miles west of I-35. Primarily Bethany Silt Loam soils and also an excellent potential building site along Hwy 15 frontage.

Auction Terms and Conditions

PROCEDURE: Tracts 1 and 2 will be offered in individual tracts or as the whole unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on individual tracts and the whole 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 title by Trustees 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 and clear of any material encumbrance that does not constitute a Permitted Exception) as of a date after the Auction and prior to closing, subject

to all standard requirements, conditions and exceptions and 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, and 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 applicable closing documents are completed by Seller.

POSSESSION: Shall be delivered at Closing, subject to rights of current tenant.

REAL ESTATE TAXES: 2025 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.

Auction Manager
Brent Wellings

405.332.5505

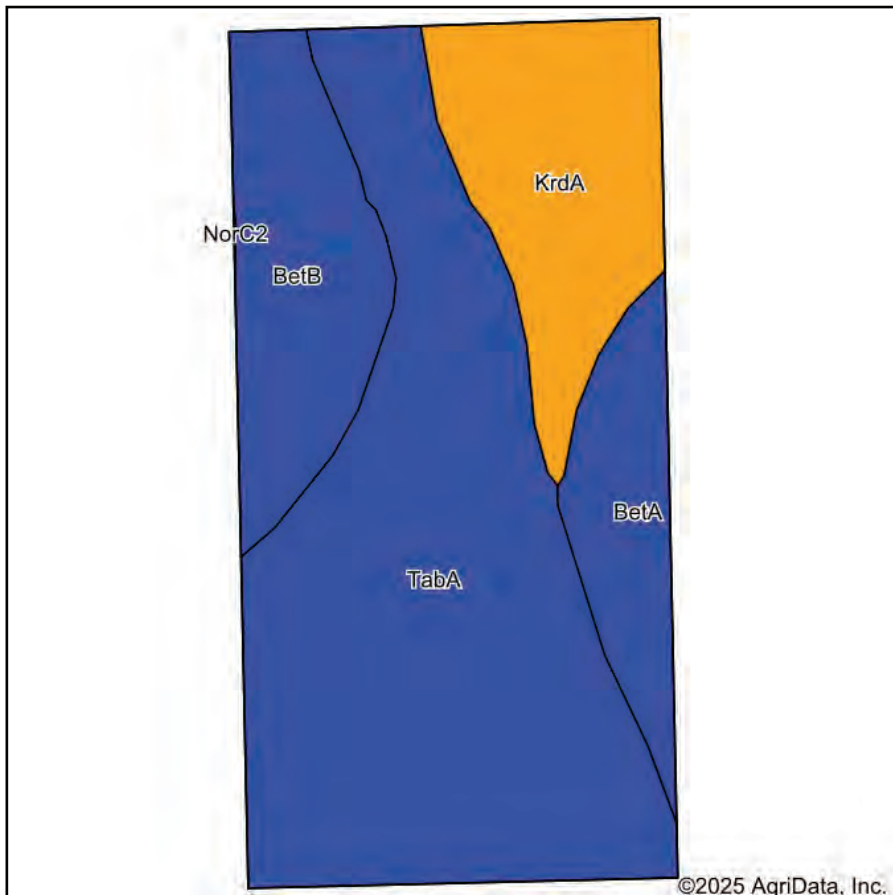
SchraderWellings.com



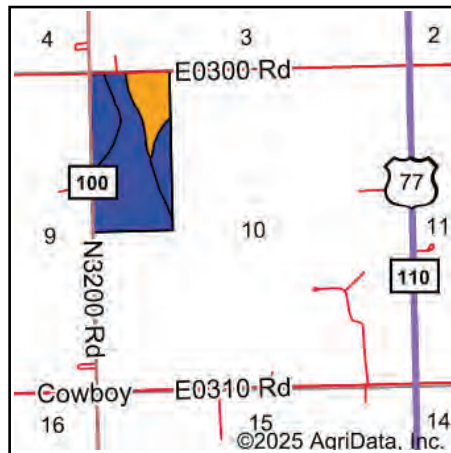
Soils Maps

SOILS MAP

TRACT 1



Soils data provided by USDA and NRCS.



State: **Oklahoma**
 County: **Noble**
 Location: **10-24N-1W**
 Township: **Billings**
 Acres: **79.71**
 Date: **6/25/2025**



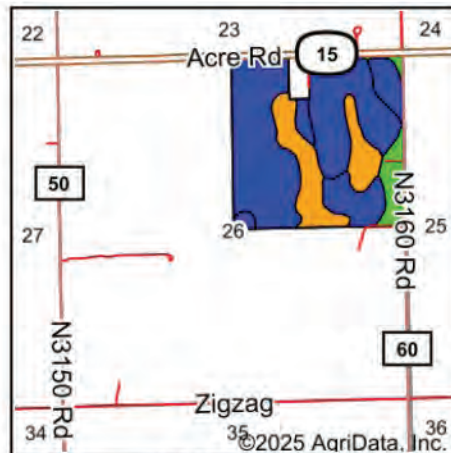
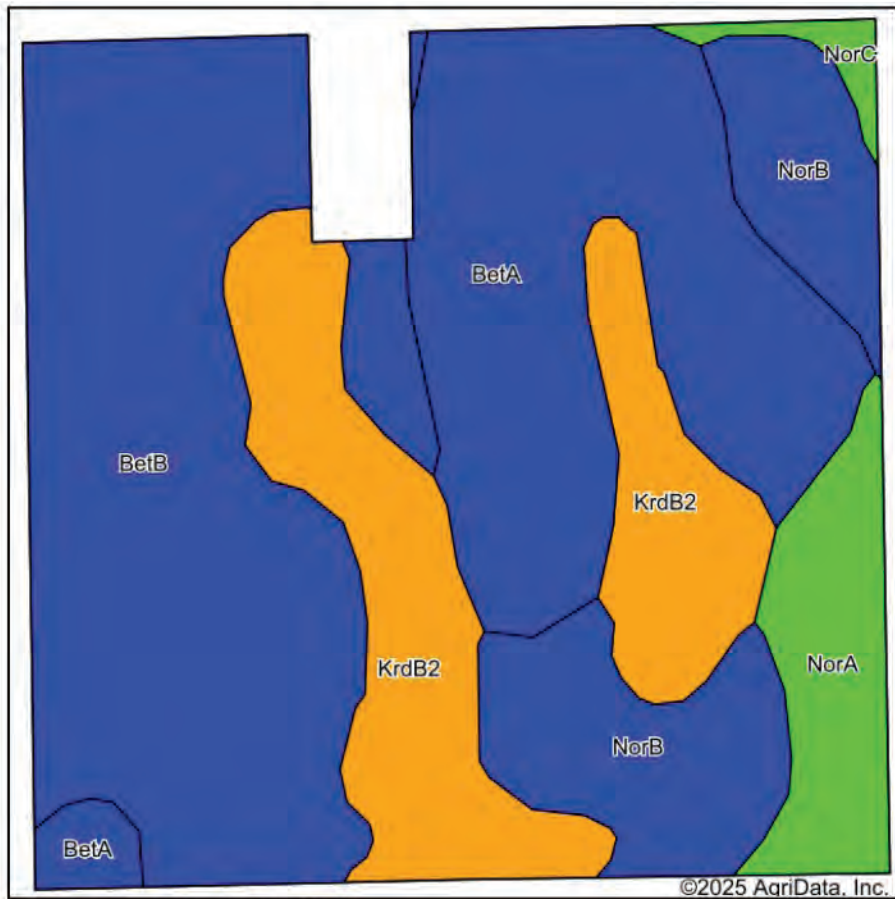
Area Symbol: OK103, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Alfalfa hay Tons	Barley Bu	Cotton lint Lbs	Improved bermudagrass AUM	Oats Bu	Peanuts Lbs	Weeping lovegrass AUM	Wheat Bu
TabA	Tabler silt loam, 0 to 1 percent slopes	45.01	56.5%		Ils			41	17		4	3		35
KrdA	Kirkland silt loam, 0 to 1 percent slopes, cool	14.29	17.9%		IIIs	IIIs		4	22		4	34		34
BetB	Bethany silt loam, 1 to 3 percent slopes	12.60	15.8%		Ile	Ile		2	302		5	2		30
BetA	Bethany silt loam, 0 to 1 percent slopes	7.81	9.8%		Ils	Ils		2	276		5	2		31
Weighted Average								24.4	88.3		4.3	8.3		33.6

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

SOILS MAP

TRACT 2



State: **Oklahoma**
 County: **Noble**
 Location: **26-24N-2W**
 Township: **Billings**
 Acres: **152.77**
 Date: **6/25/2025**



Soils data provided by USDA and NRCS.

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Area Symbol: OK103, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Alfalfa hay Tons	Barley Bu	Cotton lint Lbs	Improved bermudagrass AUM	Oats Bu	Peanuts Lbs	Small grains grazeout AUM	Weeping lovegrass AUM	Wheat Bu	
BetB	Bethany silt loam, 1 to 3 percent slopes	52.83	34.6%		Ile	Ile		2	302		5	2			30	
BetA	Bethany silt loam, 0 to 1 percent slopes	38.84	25.4%		Ils	Ils		2	276		5	2			31	
KrdB2	Kirkland silt loam, 1 to 3 percent slopes, eroded	29.35	19.2%		Ille			1	33		4			3	20	
NorB	Norge silt loam, 1 to 3 percent slopes	20.00	13.1%		Ile	Ile	4	1	419		6	119		4	5	
NorA	Norge silt loam, 0 to 1 percent slopes	10.25	6.7%		Ie	Ie	4		405		6	3	170	4	5	
NorC	Norge silt loam, 3 to 5 percent slopes	1.50	1.0%		I	I	4		433		6		119	5	6	
Weighted Average					2.12	*.	0.8	1.5	267.2		5	1.4	28.2	0.8	1.6	29.4

Topography Maps

TOPOGRAPHY MAP

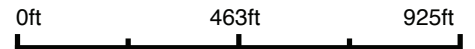
TRACT 1



©2025 AgriData, Inc.



Source: USGS 3 meter dem
 Interval(ft): 3.0
 Min: 1,045.1
 Max: 1,055.4
 Range: 10.3
 Average: 1,051.0
 Standard Deviation: 1.8 ft



6/25/2025

10-24N-1W
Noble County
Oklahoma

Boundary Center: 36° 34' 32.08, -97° 17' 54.96

Maps Provided By:

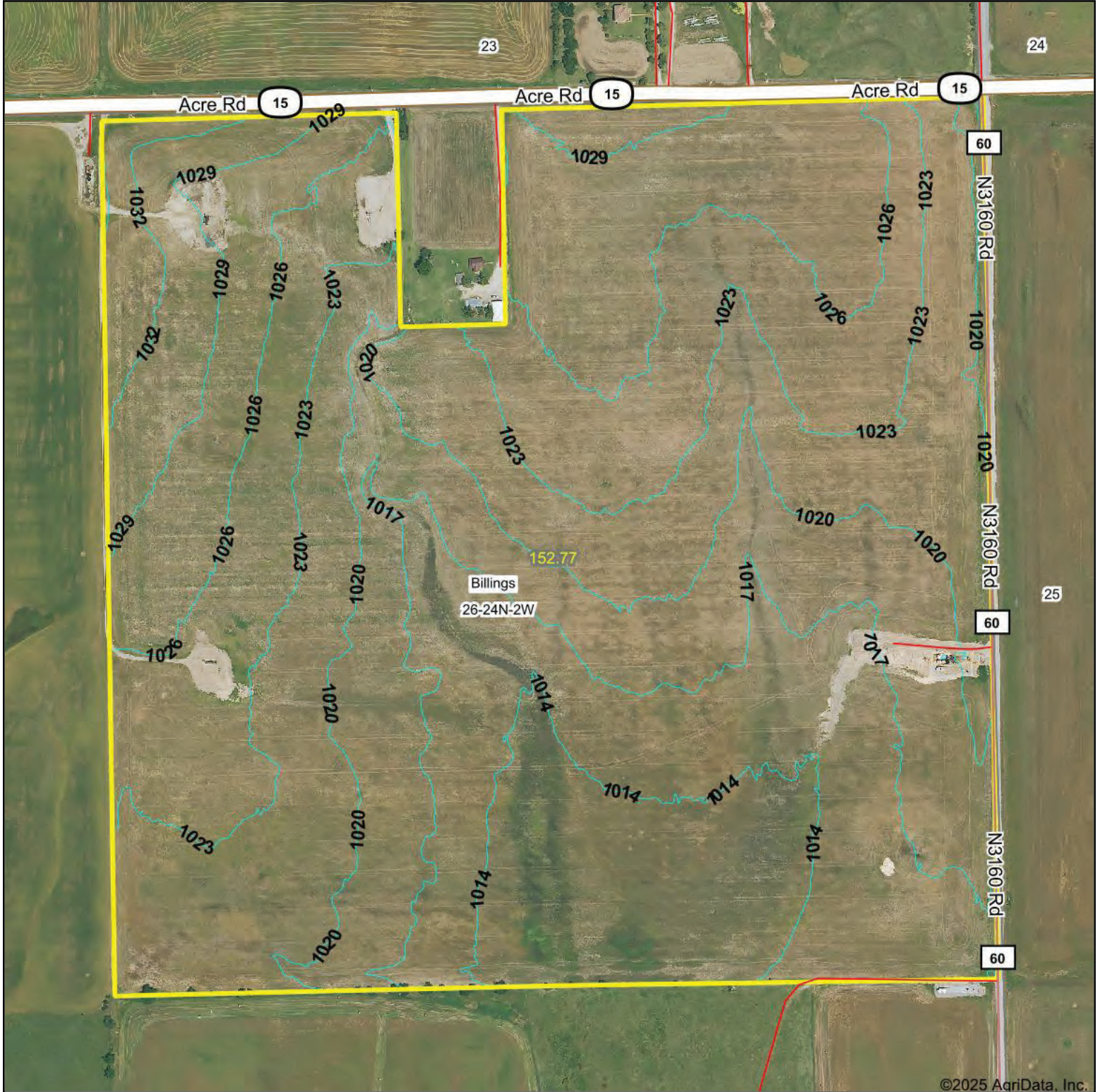


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www.AgriDataInc.com

TOPOGRAPHY MAP

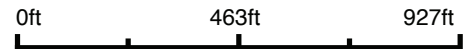
TRACT 2



©2025 AgriData, Inc.



Source: USGS 3 meter dem
 Interval(ft): 3.0
 Min: 1,011.4
 Max: 1,035.2
 Range: 23.8
 Average: 1,021.3
 Standard Deviation: 5.12 ft



6/25/2025

26-24N-2W
Noble County
Oklahoma

Boundary Center: 36° 31' 54.65, -97° 22' 36.81

Maps Provided By:



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Flood Zone Maps

FLOOD ZONE MAP

TRACT 1



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Map Center: 36° 34' 32.08, -97° 17' 54.96



10-24N-1W
Noble County
Oklahoma



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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6/25/2025

Flood related information provided by FEMA

FLOOD ZONE MAP

TRACT 2



Map Center: 36° 31' 54.65, -97° 22' 36.81



26-24N-2W
Noble County
Oklahoma



Maps Provided By:
 surety
CUSTOMIZED ONLINE MAPPING
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6/25/2025

Flood related information provided by FEMA

Property Record Cards

PROPERTY RECORD CARD

TRACT 1

Parcel: 0000-10-024-01W-2-002-00

Noble County Report

ID: 520004623

As of: 7/9/2025

Property Owner

Name: CURBY-BLAKE FAMILY REV LIV
TRU %RICHARD BLAKE

Mailing Address: 10109 S BROADWAY
OKLAHOMA CITY, OK 73139

Type: (AV) Agri Use/Vacant

Tax Dist: (111) J-87 K Tonkawa

Size (Acres): 80.000

Extended Legal: W/2 NW/4 10-24N-1W QCD 10/24/2016

Property Information

Physical Address:

Subdivision: 10-24-01W

Block / Lot:

S-T-R: 10-24N-01W

Market and Assessed Values:

	Estimated Market Value	Full Assessed (11.50% Market Value)	Taxable Value
Land:	\$21,834	\$4,367	\$2,511
Building:	0	0	0
Total:	\$21,834	\$4,367	\$2,511

Taxes:

Estimated Taxes:	\$206
Homestead Credit:	\$0

Note: Tax amounts are estimates only. Contact the county tax collector for exact amounts.

Land:

Land Use	Size	Units
Crop Use(KE)	2.000	Acres
Crop Use(TB)	76.000	Acres
Native Pasture(OA)	2.000	Acres

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
10/24/2016	804	452	Quit Claim		\$0	CURBY-BLAKE FAMILY REV LI	U	Land Only
11/13/1997	508	386	FidDeed		\$0	BARBARA JEAN BLAKE	U	Land Only

Not a Legal Document.
Subject to terms and conditions.

www.datascoutpro.com

PROPERTY RECORD CARD

TRACT 1

Parcel: 0000-10-024-01W-2-002-00

Noble County Report

ID: 520004623

As of: 7/9/2025

Map:



Not a Legal Document.
Subject to terms and conditions.

www.datascoutpro.com

PROPERTY RECORD CARD

TRACT 2

Parcel: 0000-26-024-02W-1-001-00

Noble County Report

ID: 520005244

As of: 7/9/2025

Property Owner

Name: CURBY-BLAKE FAMILY REV LIV
TRU %RICHARD BLAKE

Mailing Address: 10109 S BROADWAY
OKLAHOMA CITY, OK 73139

Type: (AV) Agri Use/Vacant

Tax Dist: (102) I-2 Billings RL

Size (Acres): 155.300

Extended Legal: PT NE/4 26-24N-2W QCD 10/24/2016

Property Information

Physical Address:

Subdivision: 26-24-02W

Block / Lot:

S-T-R: 26-24N-02W

Market and Assessed Values:

	Estimated Market Value	Full Assessed (11.50% Market Value)	Taxable Value
Land:	\$52,376	\$10,475	\$6,023
Building:	0	0	0
Total:	\$52,376	\$10,475	\$6,023

Taxes:

Estimated Taxes:	\$348
Homestead Credit:	\$0

Note: Tax amounts are estimates only. Contact the county tax collector for exact amounts.

Land:

Land Use	Size	Units
	19000.000	Sq.Ft
Crop Use(KE)	86.200	Acres
Crop Use(TB)	37.000	Acres
Crop Use(KC)	4.000	Acres
Crop Use(TA)	17.000	Acres
Crop Use(GA)	4.000	Acres
Native Pasture(KE)	1.000	Acres
Native Pasture(GA)	2.000	Acres

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
10/24/2016	804	452	Quit Claim		\$0	CURBY-BLAKE FAMILY REV LI	U	Land Only
11/13/1997	508	386	FidDeed		\$0	BARBARA JEAN BLAKE	U	Land Only

Not a Legal Document.

Subject to terms and conditions.

www.datascoutpro.com

PROPERTY RECORD CARD

TRACT 2

Parcel: 0000-26-024-02W-1-001-00

Noble County Report

ID: 520005244

As of: 7/9/2025

Map:



Not a Legal Document.
Subject to terms and conditions.

www.datascoutpro.com

Tax Statements

TAX STATEMENT

TRACT 1

Tax Roll Inquiry

Noble County Treasurer



Rena Clark-Wheatley, Treasurer
300 Courthouse Dr #7 Perry, OK 73077
Phone: 580-336-2026
Fax: 580-336-2104
E-Mail: rena@noblecountytreasurer.com



Owner Name and Address

Taxroll Information

CURBY-BLAKE FAMILY REV LIV TRU
%RICHARD BLAKE
10109 S BROADWAY
OKLAHOMA CITY OK 73139-0000

Tax Year : 2024
Property ID : 0000-10-024-01W-2-002-00
Location :
School District : J87KT J-87 K Tonkawa Mills : 81.96
Type of Tax : Real Estate
Tax ID : 4623

Legal Description and Other Information:

W/2 NW/4 10-24N-1W QCD 10/24/2016 80.00 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	2511	Base Tax	206.00
Improvements	0	Penalty	0.00
Net Assessed	2511	Fees	0.00
		Payments	206.00
		Total Paid	206.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
01/02/2025	9172	Other	Taxes	206.00	Brent Blake (WEB eCheck)

TAX STATEMENT

TRACT 2

Tax Roll Inquiry

Noble County Treasurer



Rena Clark-Wheatley, Treasurer
300 Courthouse Dr #7 Perry, OK 73077
Phone: 580-336-2026
Fax: 580-336-2104
E-Mail: rena@noblecountytreasurer.com



Owner Name and Address

Taxroll Information

CURBY-BLAKE FAMILY REV LIV TRU
%RICHARD BLAKE
10109 S BROADWAY
OKLAHOMA CITY OK 73139-0000

Tax Year : 2024
Property ID : 0000-26-024-02W-1-001-00
Location :
School District : I-2R I-2 Billings RL Mills : 57.81
Type of Tax : Real Estate
Tax ID : 5244

Legal Description and Other Information:

PT NE/4 26-24N-2W QCD 10/24/2016 155.30 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	5848	Base Tax	338.00
Improvements	0	Penalty	0.00
Net Assessed	5848	Fees	0.00
		Payments	338.00
		Total Paid	338.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
01/02/2025	9179	Other	Taxes	338.00	Brent Blake (WEB eCheck)

Property Photos

TRACT 1



TRACT 1



TRACT 1



TRACT 2





Auction Manager

BRENT WELLINGS • 405.332.5505

brent@schraderauction.com

Charles Brent Wellings - Real Estate Lic#158091



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