

COURT ORDERED

Garvin County Land Auction



INFORMATION BOOK



Tract 1 Ponds

Thursday, August 28 • 6pm

Held at Best Western Lindsay Inn & Suites
1414 OK-19, Lindsay, OK 73052

153[±]
acres

Offered in 4 Tracts or Combinations

- Excellent Bermuda & Native Pasture
- Heavily Wooded Creek Bottom
- Numerous Ponds
- Potential Building Sites
- Perimeter Fencing



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.

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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: There will be open bidding on all individual tracts & combination of tracts during the auction as determined by the Auctioneer. Property will be sold in the manner resulting in the highest total sale price.

MINIMUM BID: The Property is subject to a court ordered minimum bid of 2/3rds (66.67%) the appraised value.

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. Final bids are subject to court approval.

DEED: Title will be conveyed by Sheriff's 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, & similar related matters. All tracts sold "AS-IS".

CLOSING: The closing shall take place 30 days after court approval.

POSSESSION: Possession shall be at closing.

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

MINERALS: Seller specifically excepts & reserves all minerals, including without limitation, oil, gas, coal, coalbed methane, & all other hydrocarbons, lignite, & all metallic minerals, etc., if any, associated with the referenced real estate, & the term "Property" shall not include any mineral rights.

ACREAGE & TRACTS: 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 to inspect any changes or additions to the property information.

AUCTION MANAGER: Brent Wellings Branch Broker #158091
EMAIL: brent@schraderauction.com

BOOKLET INDEX

• REGISTRATION FORMS	PAGE 4
• LOCATION & TRACT MAP	PAGE 9
• SOIL MAP	PAGE 13
• TOPOGRAPHY MAP	PAGE 15
• FLOOD MAP	PAGE 17
• TAX STATEMENTS	PAGE 19
• PROPERTY RECORD CARDS	PAGE 21
• PHOTOS	PAGE 27

Tract 1 Ponds



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

THURSDAY, AUGUST 28, 2025

153± ACRES – GARVIN 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
Thursday, August 21, 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
153± Acres • Garvin County, Oklahoma
Thursday, August 28, 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 Thursday, August 28, 2025 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, Thursday, August 21, 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.

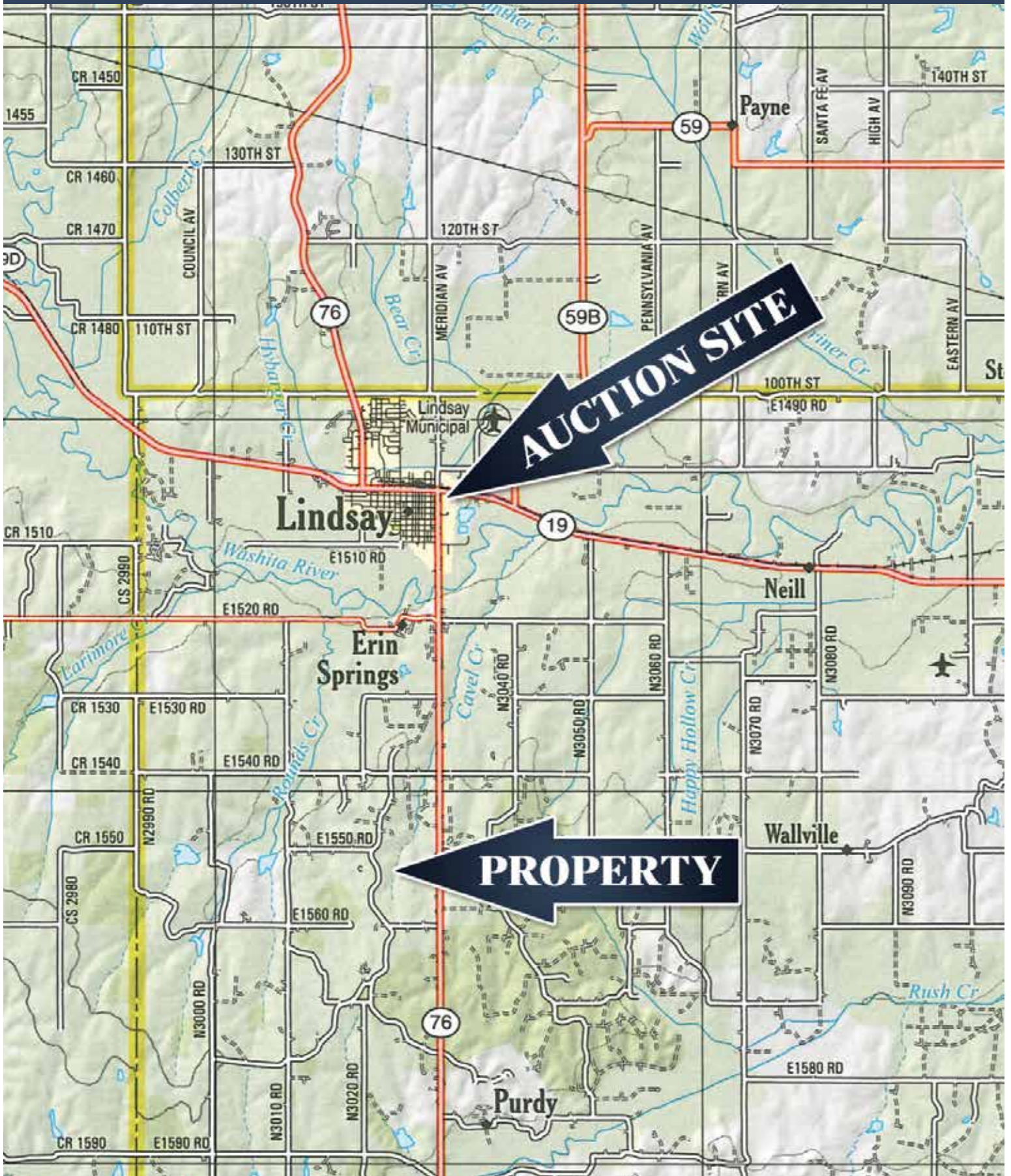
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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 & TRACT MAPS

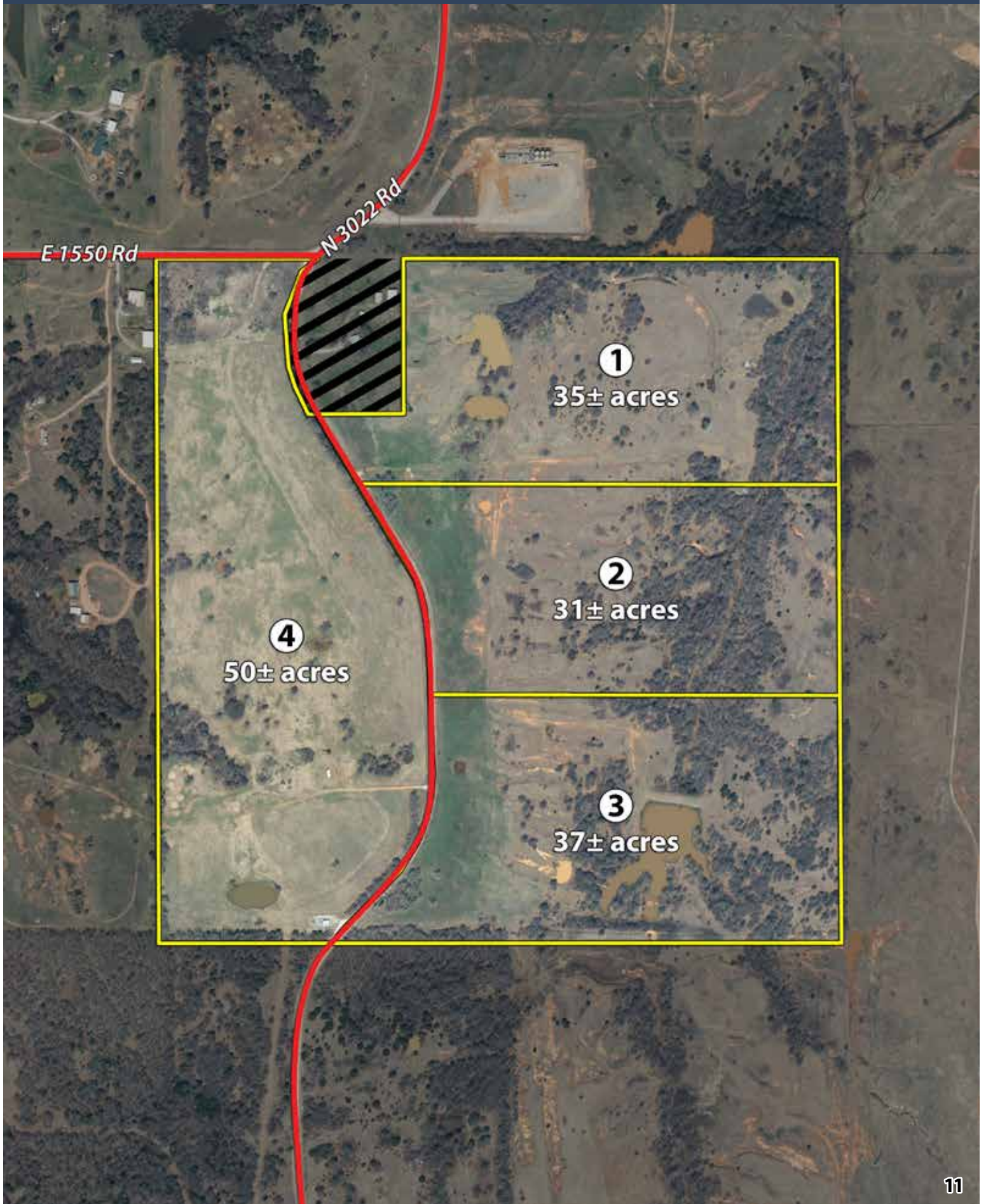
LOCATION MAP



Auction Location: Best Western Lindsay Inn & Suites, 1414 OK-19, Lindsay, OK 73052

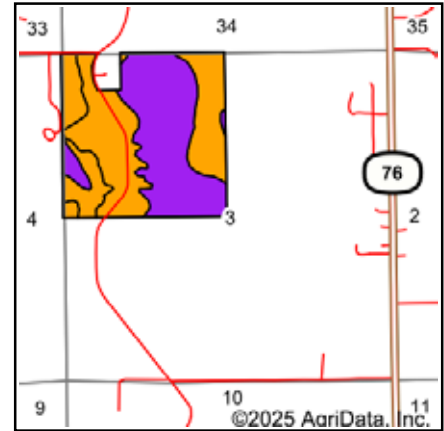
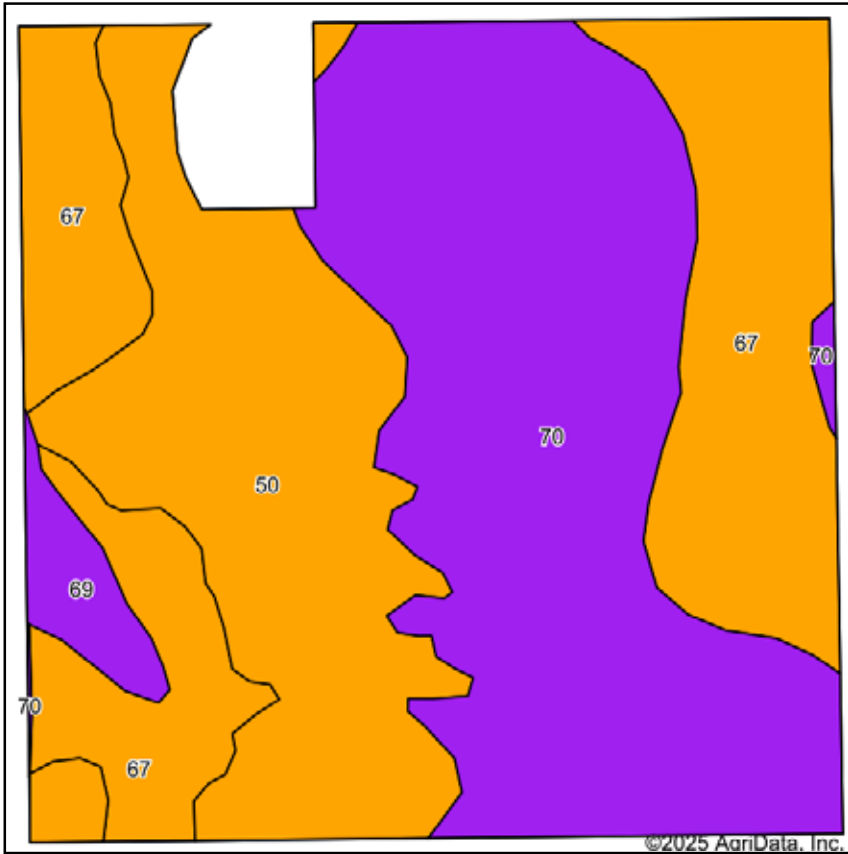
Property Location: 4 Miles South of Lindsay, OK off County Rd N 3022

TRACT MAP



SOIL MAP

SOIL MAP



State: **Oklahoma**
 County: **Garvin**
 Location: **3-3N-4W**
 Township: **Elmore City**
 Acres: **153.41**
 Date: **7/9/2025**



Soils data provided by USDA and NRCS.

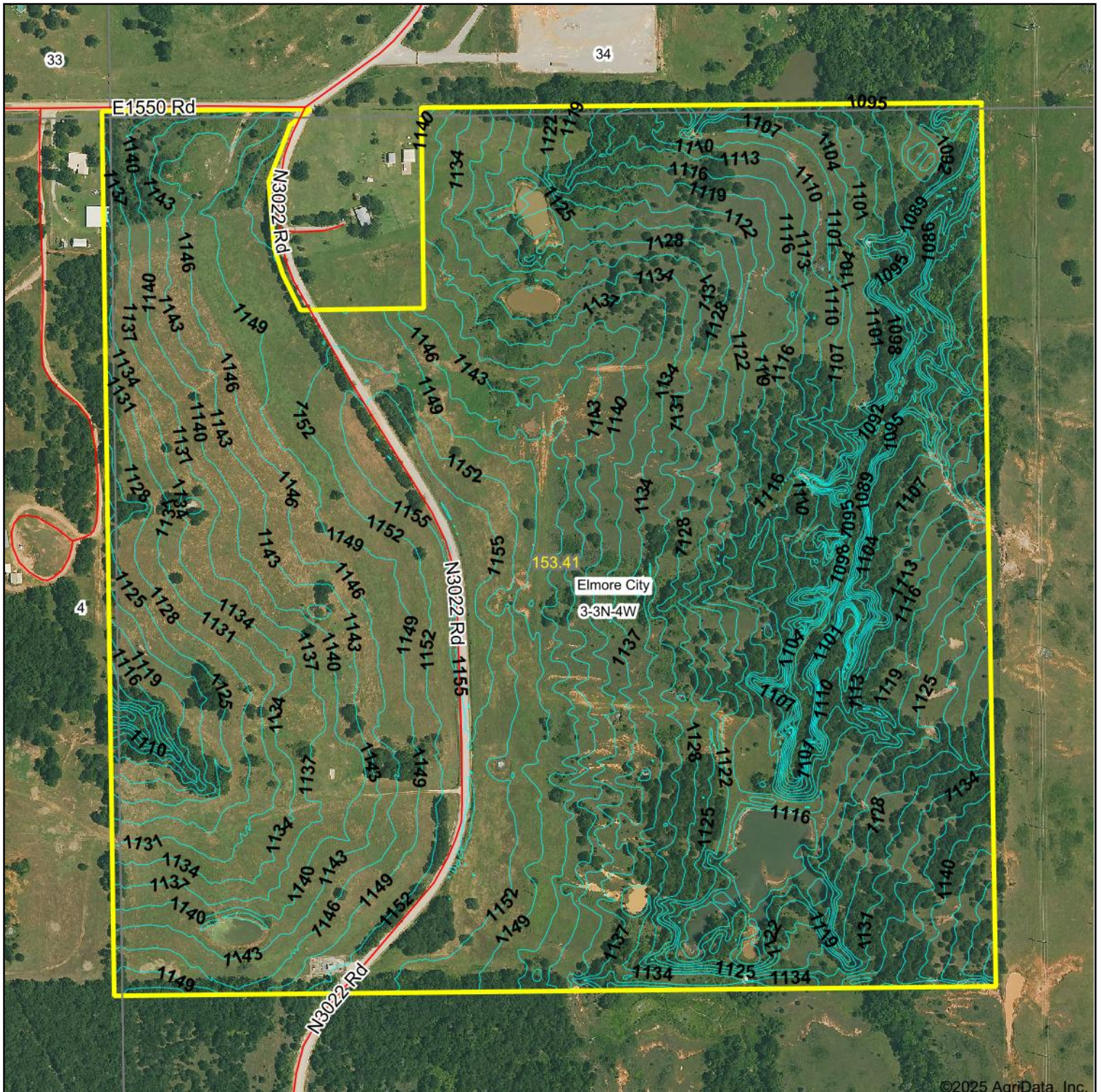
Area Symbol: OK049, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Caucasian bluestem AUM	Grain sorghum Bu	Improved bermudagrass AUM	Introduced bluestem AUM	Soybeans Bu	Weeping lovegrass AUM	Wheat Bu	Wheat grazeout AUM
70	Stephenville and Newalla soils, 3 to 8 percent slopes, gullied	64.42	42.0%		Vle		5			3	5		3	
67	Stephenville fine sandy loam, 3 to 5 percent slopes	43.75	28.5%		Ille	Ille		26		3	3	13	4	17
50	Newalla fine sandy loam, 1 to 5 percent slopes	41.24	26.9%		Ille		8	32		5	6		6	19
69	Stephenville-Darnell complex, 5 to 20 percent slopes	4.00	2.6%		Vle		5			1	4		2	
Weighted Average					4.34	*-	4.4	16		3.5	4.7	3.7	4.1	10

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

TOPOGRAPHY CONTOURS MAP

TOPOGRAPHY CONTOURS MAP



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Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 1,080.3

Max: 1,158.4

Range: 78.1

Average: 1,131.1

Standard Deviation: 17.03 ft



7/9/2025

3-3N-4W
Garvin County
Oklahoma

Maps Provided By:

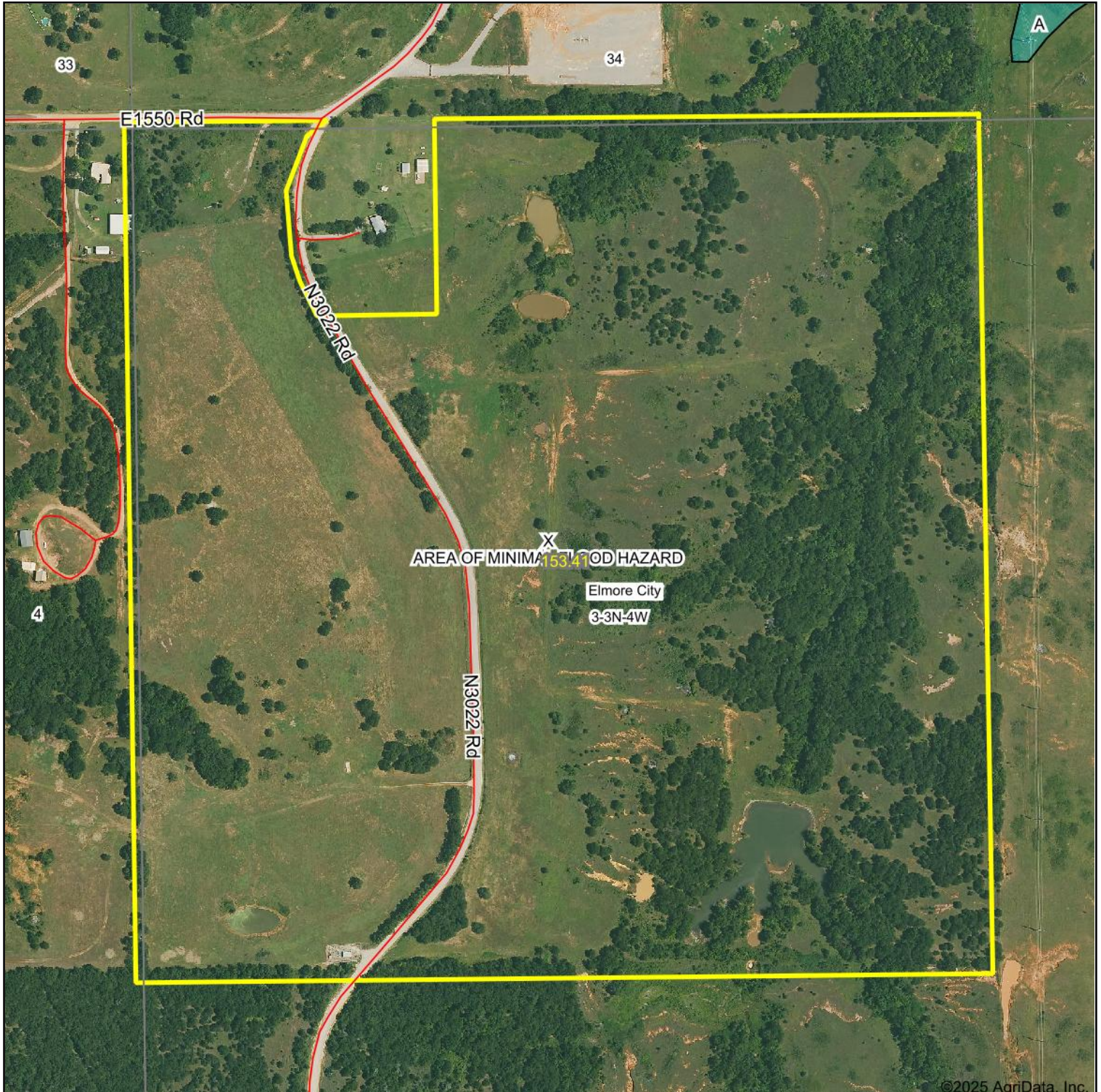


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Boundary Center: 34° 45' 52.91, -97° 36' 41.08

FLOOD MAP

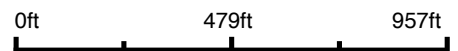
FLOOD MAP



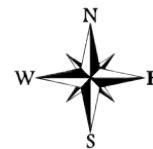
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Boundary Center: 34° 45' 52.91, -97° 36' 41.08



3-3N-4W
Garvin County
Oklahoma



Maps Provided By:
 surety
CUSTOMIZED ONLINE MAPPING
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7/9/2025

TAX STATEMENT

TAX STATEMENT

Tax Roll Inquiry

Garvin County Treasurer



Cyndi Nunez, Treasurer
 201 West Grant, Room 9, Pauls Valley, Oklahoma
 73075
 Phone: 405-238-7301
 Fax: 405-238-1133
 E-Mail: treasurer@garvincountyok.gov



Owner Name and Address

MAYO, JACKIE L.DAUGHERTY TRUSTEE
 MAYO, MELISSA KAYE TRUSTEE
 DAUGHERTY MAYO TRUST
 PO BOX 891976
 OKLAHOMA CITY OK 73189-0000

Taxroll Information

Tax Year : 2024
 Property ID : 0000-03-03N-04W-0-001-00
 Location : 07244 LINDSAY
 School District : I009R Lindsay Rural Mills : 82.06
 Type of Tax : Real Estate
 Tax ID : 7981

Legal Description and Other Information:

NW/4 LESS 153.25A 5.8A SOLD SEE D/839-178 (ADA: GOVERNMENT LOTS 3 & 4 & S/2 NW) DECREE/1685-723 153.25 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	1642	Base Tax	135.00
Improvements	0	Penalty	0.00
Net Assessed	1642	Fees	0.00
		Payments	135.00
		Total Paid	135.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
11/25/2024	3161	Check	Taxes	135.00	MAYO, JACKIE L.DAUGHERTY TRUSTEE->Check# 140

PROPERTY RECORD CARD

RECORD CARD

General Details

Field	Value
Address	7244
City	Lindsay
State	OK
Zipcode	
Section	3
Township	3
Range	4
Account Num	250007981
Parcel Num	0000-03-03N-04W-0-001-00
Square Feet	0
Lot (Acres)	153.25
Millage Rate	82.06
Description	19 Lindsay
School District	1-9

Assessment Details

Field	Value
Last Update	4/25/2025
Land Value	\$14,924
Improvement Value	\$0
Total Capped	\$14,924
Taxable Market Value	\$14,924
Mobile Home	\$0
Gross Assessed Value	\$1,642
Exemptions	N/A
Net Assessed Value	\$1,642

RECORD CARD

Legal Description

Field	Value
Legal Description	NW/4 LESS 153.25A 5.8A SOLD SEE D/839-178 (ADA: GOVERNMENT LOTS 3 & 4 & S/2 NW)

Owner

Owner's Name	Address	City	State		
Mayo, Jackie L.Daugherty Trustee	Mayo, Melissa Kaye Trustee	Daugherty Mayo Trust / Po Box 891976	Oklahoma City	PO BOX 891976	73189-

Buildings

Building 1

General	
Type	Land
Style	null
Total Sq. Feet	0
Year Built	0
Bedrooms	0
Bathrooms	0

Details	
Quality	0
Condition	0
Exterior Wall	null
Foundation	null
Roof	null
Roof Material	null
HVAC	null

RECORD CARD

Sales History

Recorded Date	Book Page	Deed	Grantor	Grantee	Sale Amount
10/6/2022	2413 277	Quitclaim Deed	Mayo, Melissa Kaye	Mkm Trust	\$0
4/4/2022	2395 472	Quitclaim Deed	Mayo, Jackie L. Daugherty &	Mayo, Daugherty Jackie L. Trustee	\$0
12/29/2003	1685 723	Not Applicable	Daugherty, Jack	Mayo,Jackie/Cynthia/Melis	\$0
12/26/2002	1649 431	Not Applicable	Paulson & Stichman	May,J L Daugherty Per Rep	\$0
View more	N/A	N/A	N/A	N/A	N/A

Misc Improvements

Description	Size	Year
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Yard Items

Description	Dimensions	Length	Width	Quality	Condition	Totalunits	Yearin
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Land

Soil Code	Use Code	Description	LPI	AG Use Value	Acres
67	TM	Stephenville FSL 3-5	50	\$954	12
43	NP	Konsil LFS 2-8% guly	22	\$3,706	61.25
40	NP	Konawa FSL 5-8%	46	\$5,440	43
67	NP	Stephenville FSL 3-5	50	\$4,538	33
10	NP	Chigley Grav SL 5-12%	26	\$286	4
View more	N/A	N/A	N/A	N/A	N/A

RECORD CARD

Tax Info

Year	Appraised Land Value	Appraised Improvement Value	Total Capped Value	Gross Assessed Value	Exemptions	Net Assessed Value	Total Billed
2024	\$14,924	\$0	\$14,924	\$1,642	\$0	\$1,642	\$135
2023	\$14,924	\$0	\$14,924	\$1,642	\$0	\$1,642	\$136
2022	\$14,924	\$0	\$14,924	\$1,642	\$0	\$1,642	\$144
2021	\$14,924	\$0	\$14,924	\$1,642	\$0	\$1,642	\$146
2020	\$14,924	\$722	\$15,646	\$1,721	\$0	\$1,721	\$148
2019	\$14,924	\$744	\$15,668	\$1,724	\$0	\$1,724	\$148
2018	\$14,924	\$744	\$15,668	\$1,724	\$0	\$1,724	\$150
2017	\$14,924	\$767	\$15,691	\$1,726	\$0	\$1,726	\$152
2016	\$14,924	\$925	\$15,849	\$1,744	\$0	\$1,744	\$152
2015	\$14,924	\$948	\$15,872	\$1,746	\$0	\$1,746	\$139
View more	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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PHOTOS

PHOTOS

Tracts 1-4 Northeast View



Tracts 1-4 Northwest View



PHOTOS

Tracts 1-4 Southeast View



Tracts 1-4 South View



PHOTOS

Tracts 1-4 Southwest Corner



Tracts 2-3 Southwest Corner



PHOTOS

Tract 1 Pond View



Tract 1 Pond



PHOTOS

Tract 1 Second Pond



Tract 1 Southwest Corner



PHOTOS

Tract 2 Northeast View



Tract 2 South View



PHOTOS

Tract 3 Pond



Tract 3 Pond



PHOTOS

Tract 3 Southeast View



Tract 3 West View



PHOTOS

Tract 4 Pond



Tract 4



PHOTOS

Tract 4 South View



Tract 4 Southwest Corner



PHOTOS

Tract 1



Tract 1



PHOTOS

Tract 1



Tract 1



PHOTOS

Tract 1



Tract 1



PHOTOS

Tract 2



Tract2



PHOTOS

Tract 2



Tract 2



PHOTOS

Tract 2



Tract 3



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Tract 4



Tract 4





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