

McClain County

Thursday, December 4th at 6PM

Auction held at Byars Community Center, 282 E Ripley Street, Byars, OK 74831

202±
Acres
offered in 8 Tracts

- Excellent Hunting & Wildlife Habitat
- Convenient Access to Hwy 59 & I-35
- 1 Hour to Downtown OKC
- Attractive Potential Homesites
- Extensive Road Frontage

NW Corner View
Tracts 1-5

Land Auction

Hunting and Homesite



Pond
Tract 4



NE Corner View
Tract 6



INFORMATION BOOKLET

405-332-5505

SchraderAuction.com | SchraderWellings.com

4% Buyer's Premium

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

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.

AUCTION COMPANY: Schrader Real Estate and Auction Company, Inc.

Charles Brent Wellings (Branch Broker), 158091
Schrader Real Estate and Auction Co Inc.
(Branch Office - Stillwater, OK), 172583
Schrader Real Estate and Auction Co Inc., 112774



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: Tracts 1 through 8 will be offered in individual tracts, in any combination of these tracts, or as the whole property. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations 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: Possession shall be 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 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 and routinely check the auction website at www.schraderauction.com to inspect any changes or additions to the property information or terms of sale.

BOOKLET INDEX

- **BIDDER PRE-REGISTRATION FORM**
- **ONLINE BIDDING REGISTRATION FORM**
- **LOCATION MAP & AERIAL TRACT MAP**
- **SOIL INFORMATION
(Soils, Topography, Flood Maps)**
- **TAX STATEMENTS**
- **PROPERTY RECORD CARDS**
- **PHOTOS**

For Information Call Sale Manager: Brent Wellings at 405-332-5505



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

THURSDAY, DECEMBER 4, 2025

202± ACRES – MCCLAIN 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 Wednesday, November 26, 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
202± Acres • McClain County, Oklahoma
Thursday, December 4, 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, December 4, 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, Wednesday, November 26, 2025**. Send your deposit and return this form via fax or email to: **260-244-4431 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.

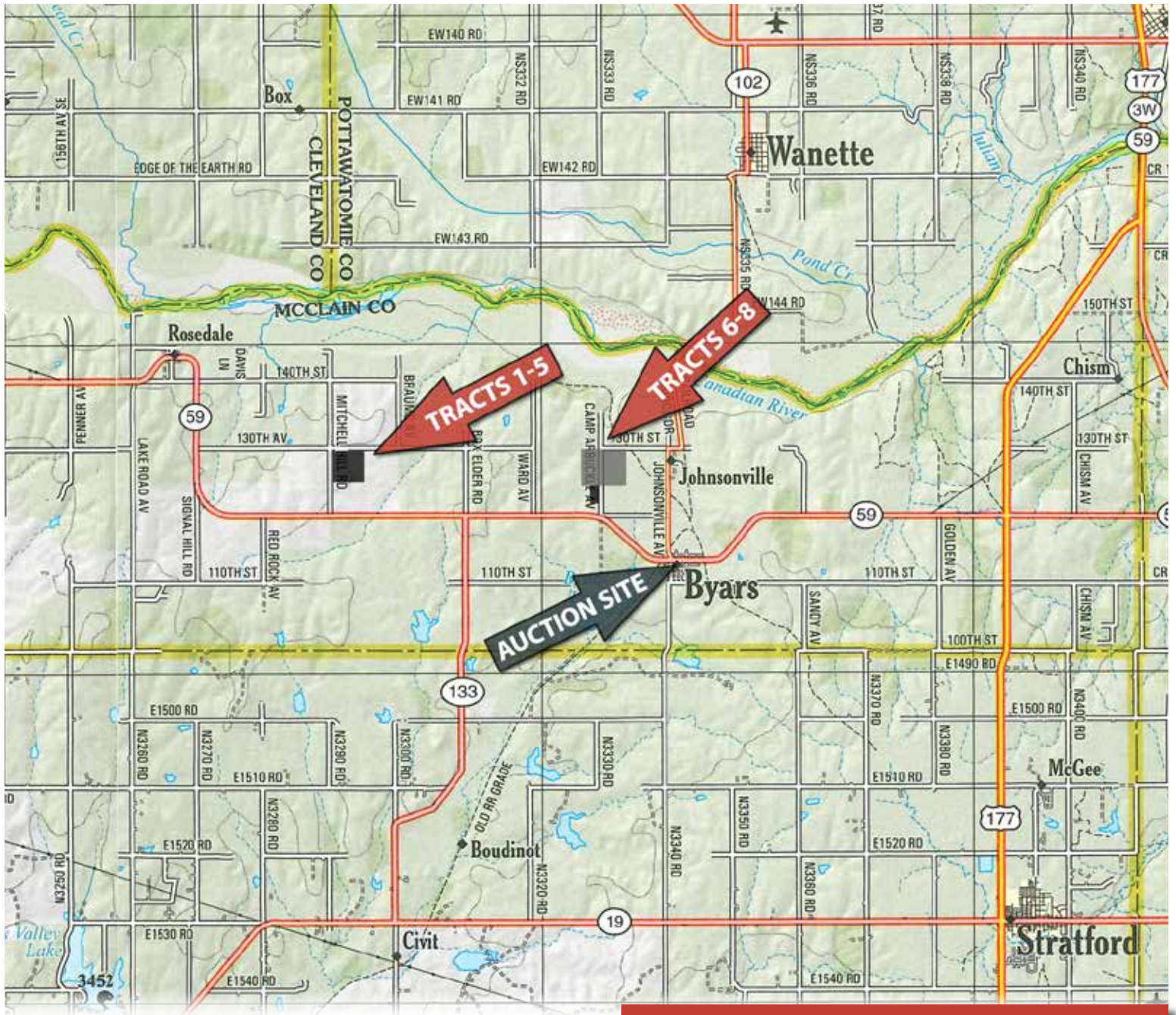
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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**
- **AERIAL TRACT MAP**

LOCATION MAP



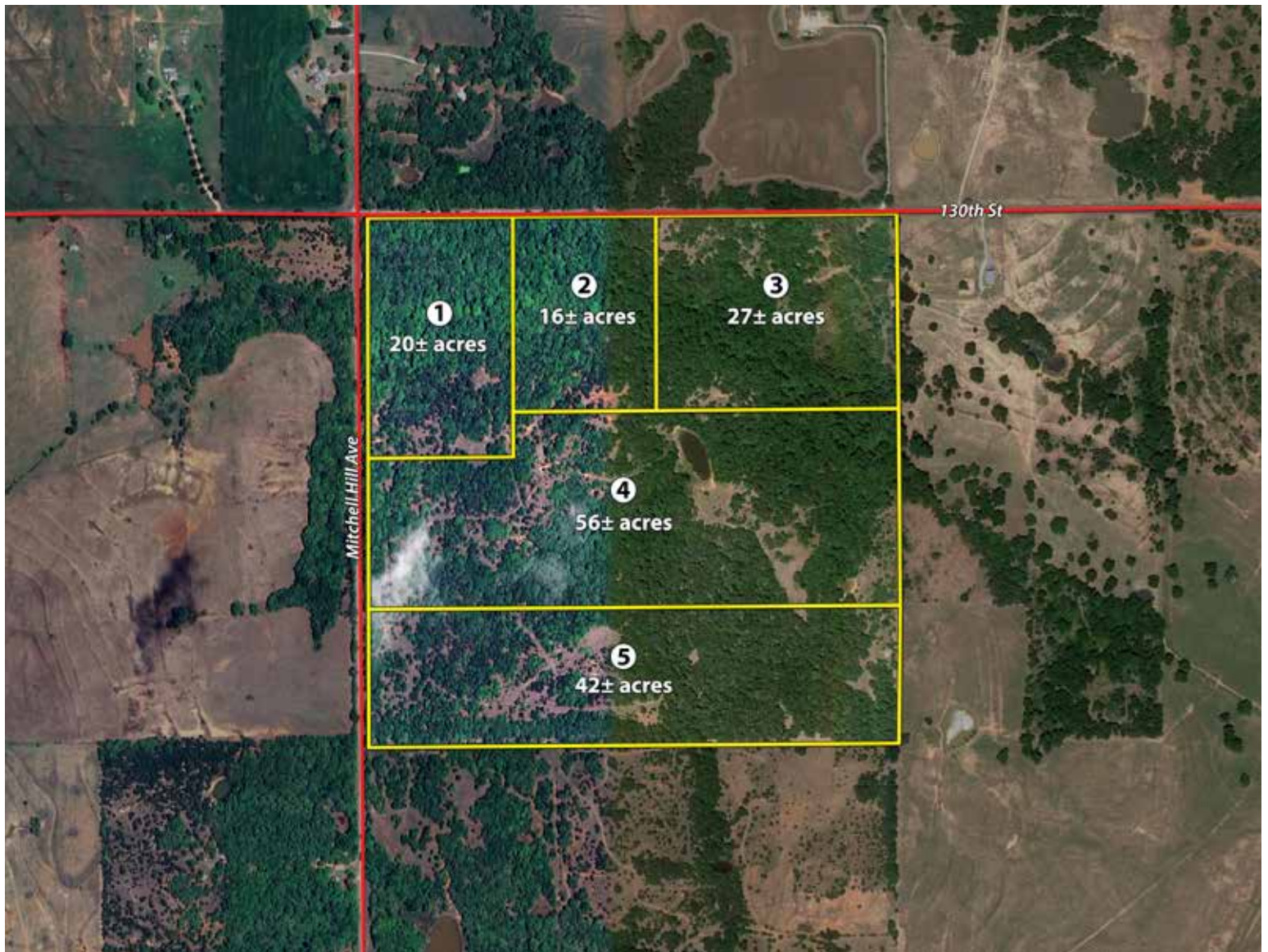
LAND TOUR DATES:

- Thursday, November 13th – 9am-12pm •
- Tuesday, November 25th – 9am-12pm •
- Thursday, December 4th – 10am-1pm •

AUCTION LOCATION: Byars Community Center,
282 E Ripley Street, Byars, OK 74831.

PROPERTY LOCATION: Between Byars &
Rosedale, OK – ½ Mile North of Hwy 59.

AERIAL TRACT MAP - TRACTS 1-5



TRACT DESCRIPTIONS:

TRACT 1: 20± ACRE at the intersection of Mitchell Hill Ave and 130th Street, excellent hunting and recreational tract with numerous potential build sites. Stunning creek bottom runs through this piece!

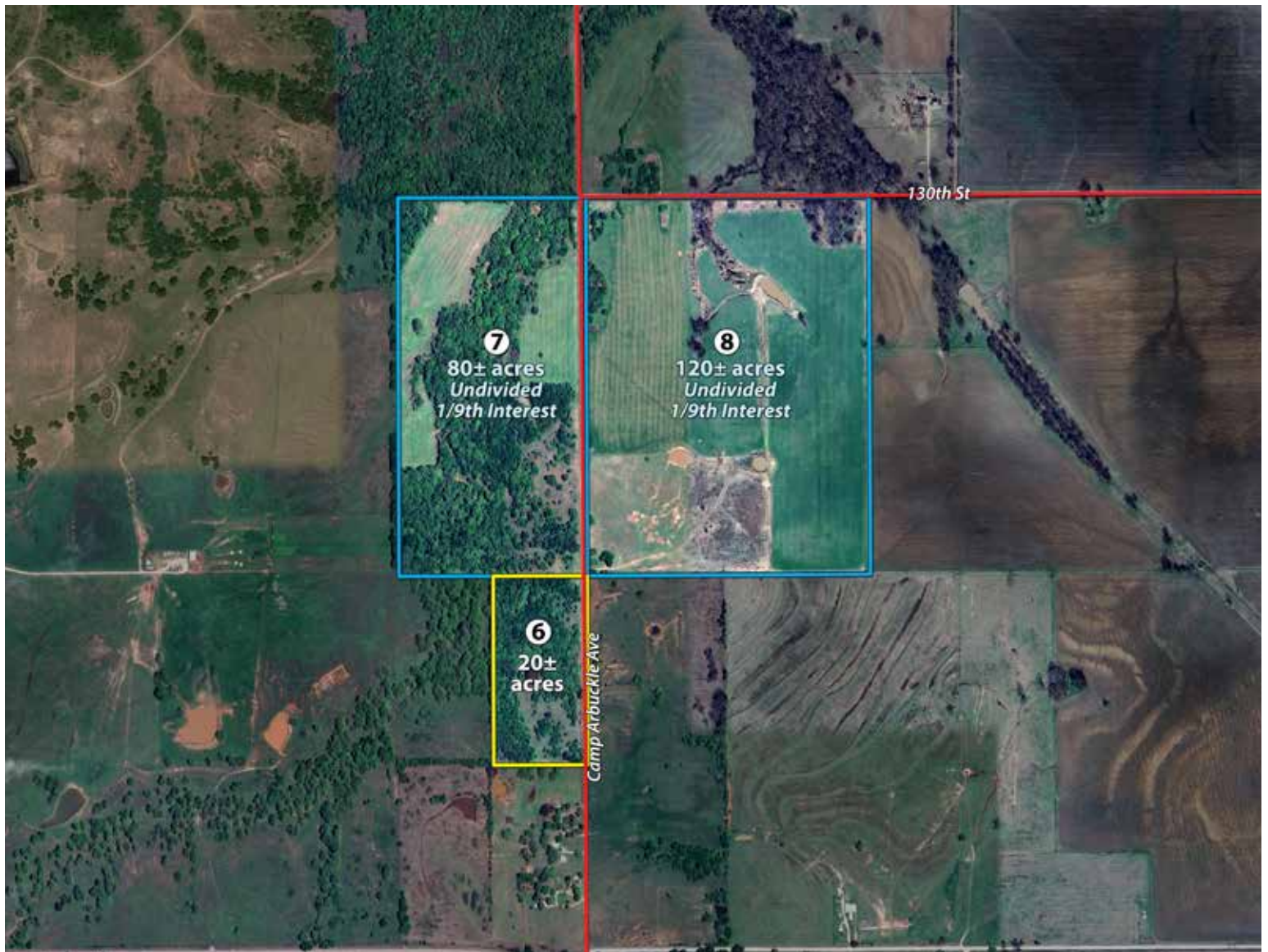
TRACT 2: 16± ACRES along 130th Street. This tract features densely wooded areas, stunning creek bottom and excellent potential build sites.

TRACT 3: 27± ACRES along 130th Street. Another excellent combination of recreational and homesite value. Some excellent potential pond sites on this tract as well.

TRACT 4: 56± ACRES along Mitchell Hill Avenue. Larger tract that features a stunning, secluded pond in the center of the property. Lots of excellent potential food plot areas and established trails running through this property.

TRACT 5: 42± ACRES along Mitchell Hill Avenue. Numerous potential food plot areas, plum thickets, sumac patches, oak and cedar dominate the landscape of this parcel.

AERIAL TRACT MAP - TRACTS 6-8



TRACT DESCRIPTIONS:

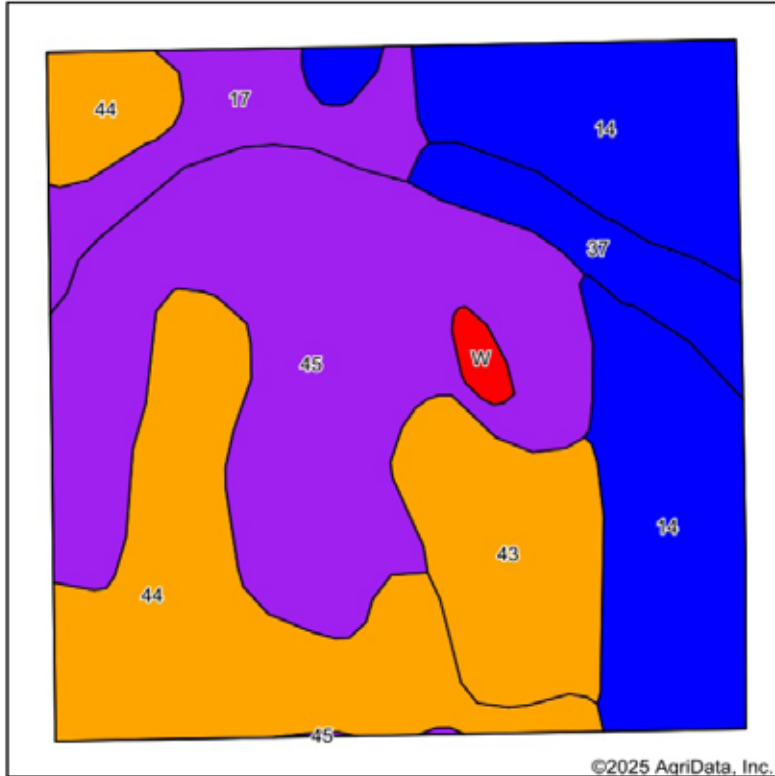
TRACT 6: 20± ACRES along Camp Arbuckle Avenue. Stunning potential home site with an excellent mixture of timber and open pastureland. Features a pond in the center of the property and full perimeter fencing!

TRACT 7: 1/9th Undivided Interest in 80± acres along Camp Arbuckle Avenue.

TRACT 8: 1/9th Undivided Interest in 120± acres along Camp Arbuckle Avenue and 130th Street.

SOIL INFORMATION

SOIL MAP - TRACTS 1-5



State: **Oklahoma**
 County: **McClain**
 Location: **19-5N-2E**
 Township: **East McClain**
 Acres: **161.2**
 Date: **10/15/2025**



Soils data provided by USDA and NRCS.

Area Symbol: OK087, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Cotton lint Lbs	Grain sorghum Bu	Improved bermudagrass AUM	Introduced bluestem AUM	Peanuts Lbs	Soybeans Bu	Weeping lovegrass AUM	Wheat Bu	
45	Stephenville-Gullied land complex, 1 to 8 percent slopes	51.65	32.0%		Vlle					2				2	
14	Grant silt loam, 3 to 5 percent slopes, eroded	38.36	23.8%		lle	lle	248	30		5	4		5	20	
44	Stephenville fine sandy loam, 3 to 5 percent slopes, moderately eroded	35.05	21.7%		llle	llle		28		4	4	14	5	19	
43	Stephenville fine sandy loam, 3 to 5 percent slopes	16.07	10.0%		llle	llle		26		3	3	13	4	17	
17	Grant-Port, frequently flooded, complex, 0 to 12 percent slopes	10.89	6.8%		Vlle		44	30		5	5		1	22	
37	Port silt loam, 0 to 1 percent slopes, occasionally flooded	7.96	4.9%		llw	llw	13	49		9		48		34	
W	Water	1.22	0.8%		Vlll										
Weighted Average						4.23	*-	62.6	20.3	3.8	2.5	2.4	4.3	3.4	13.8

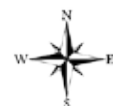
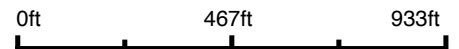
*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

TOPO CONTOURS MAP - TRACTS 1-5



© AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 10 meter dem
 Interval(ft): 3.0
 Min: 1,015.2
 Max: 1,107.9
 Range: 92.7
 Average: 1,060.7
 Standard Deviation: 21.33 ft

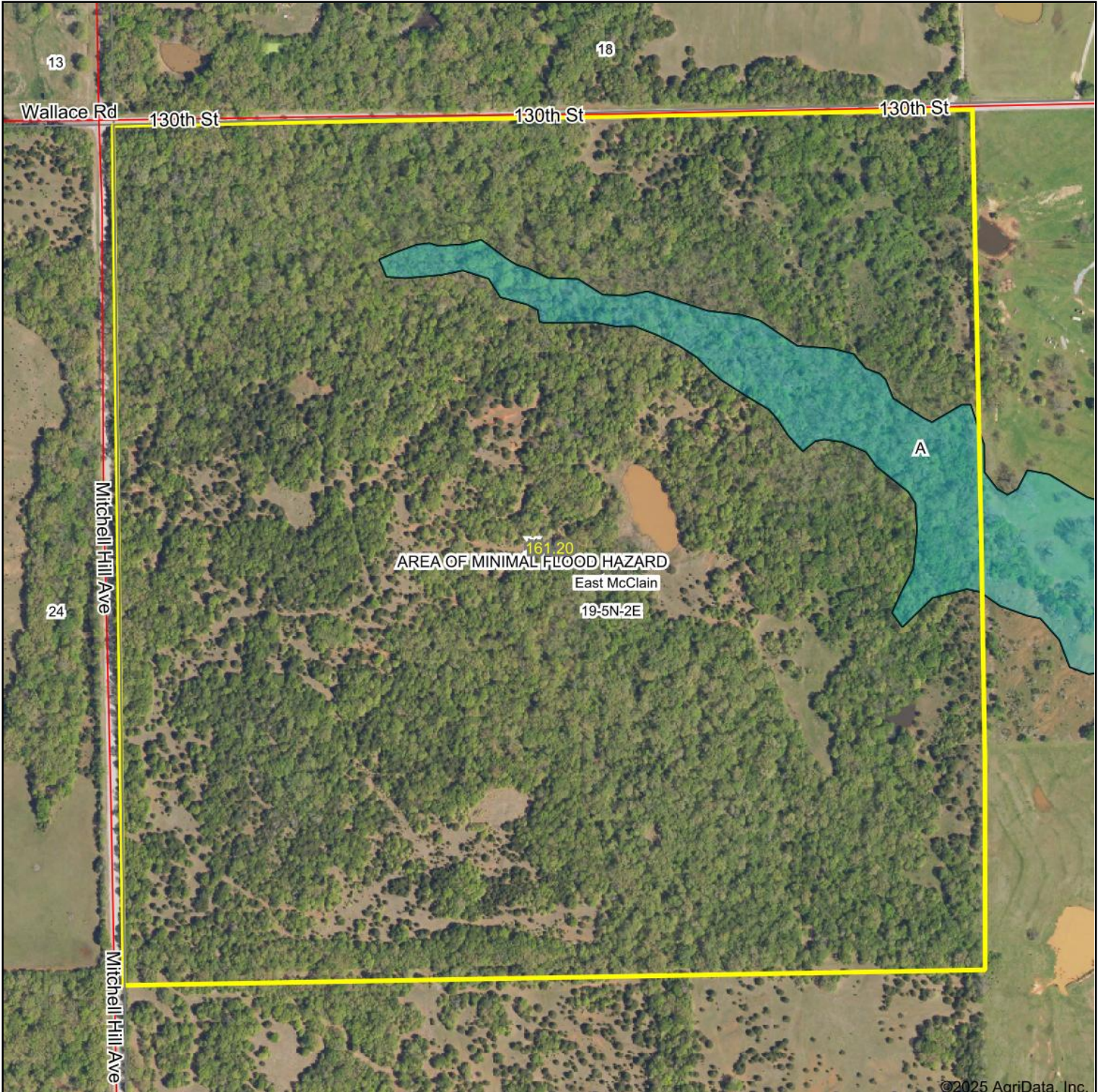


10/15/2025

19-5N-2E
 McClain County
 Oklahoma

Boundary Center: 34° 53' 42.21, -97° 8' 16.04

FLOOD MAP - TRACTS 1-5



Map Center: 34° 53' 42.21, -97° 8' 16.04

0ft 480ft 961ft

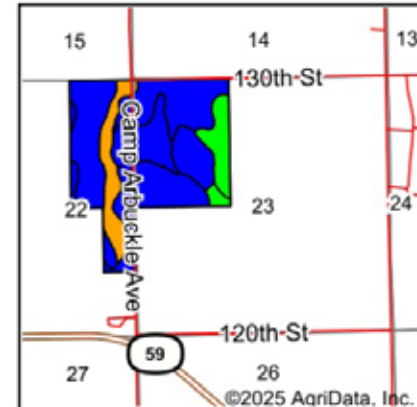
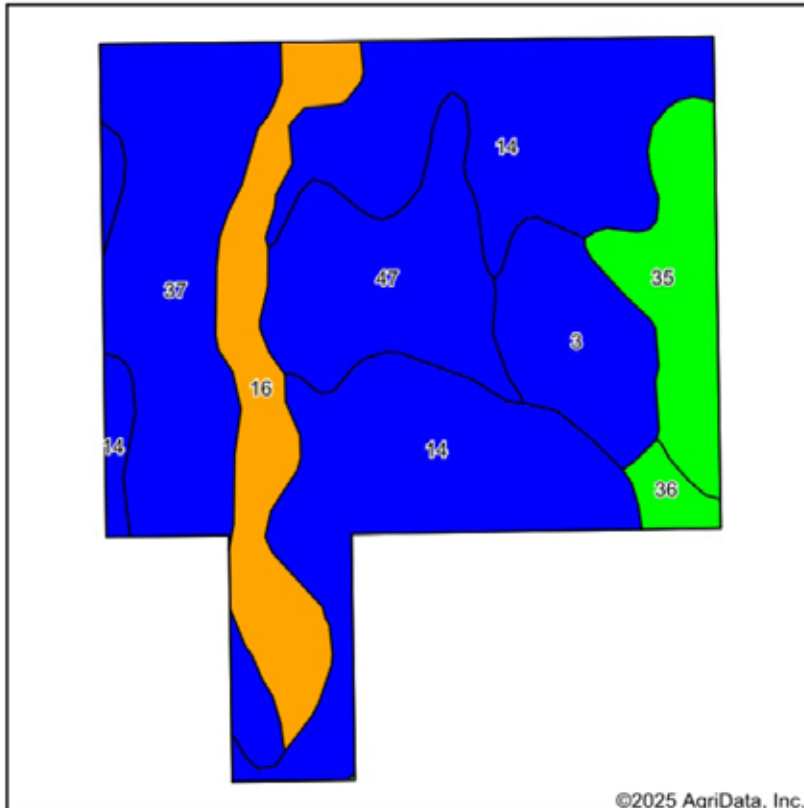


19-5N-2E
McClain County
Oklahoma

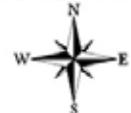


10/15/2025

SOIL MAP - TRACTS 6-8



State: **Oklahoma**
 County: **McClain**
 Location: **23-5N-2E**
 Township: **East McClain**
 Acres: **220.24**
 Date: **10/15/2025**



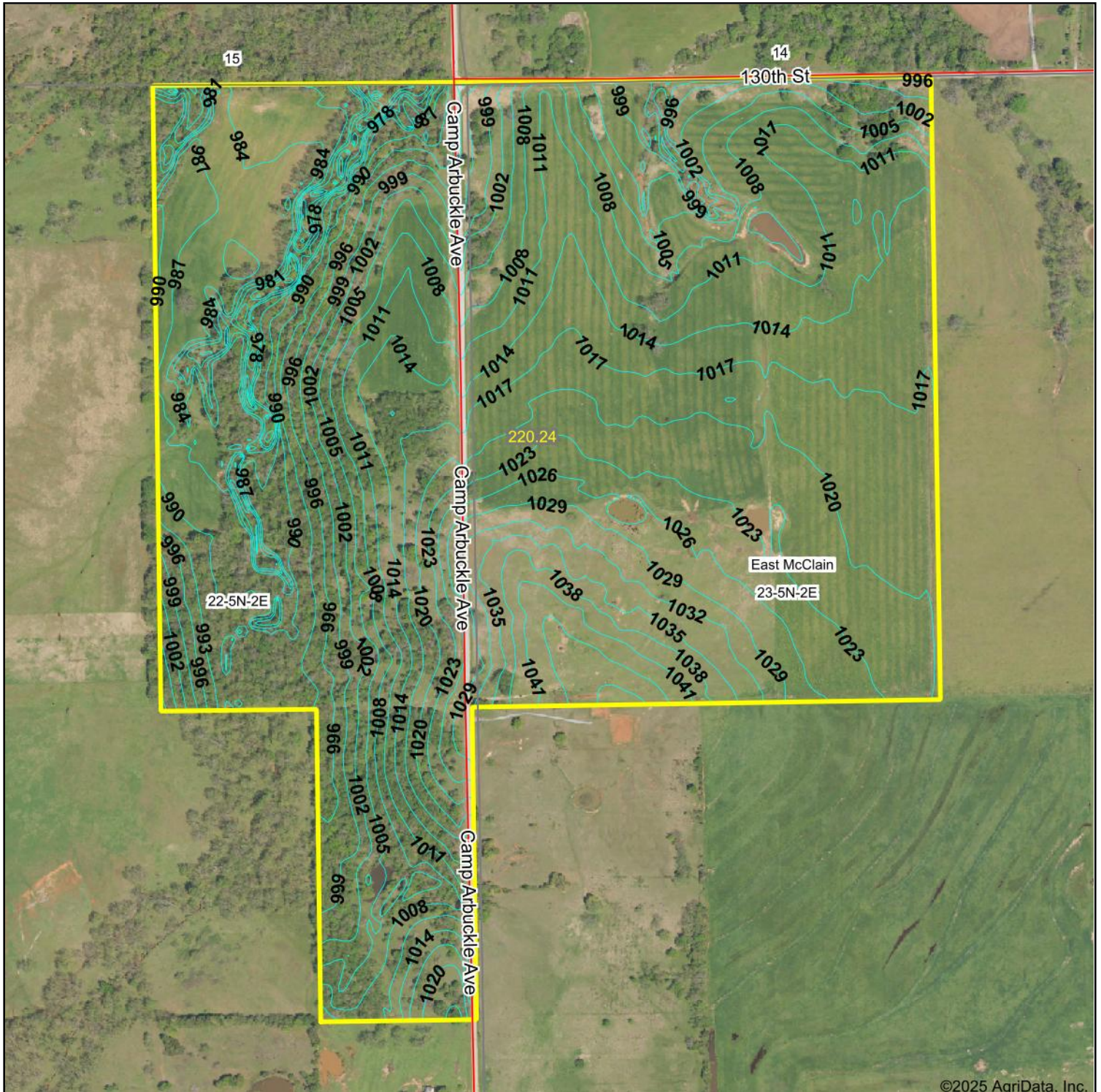
Soils data provided by USDA and NRCS.

Area Symbol: OK087, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Cotton lint Lbs	Grain sorghum Bu	Improved bermudagrass AUM	Introduced bluestem AUM	Peanuts Lbs	Soybeans Bu	Weeping lovegrass AUM	Wheat Bu	
14	Grant silt loam, 3 to 5 percent slopes, eroded	84.81	38.5%		lle	lle	248	30		5	4			5	20
37	Port silt loam, 0 to 1 percent slopes, occasionally flooded	43.30	19.7%		llw	llw	13	49		9		48			34
47	Teller loam, 1 to 3 percent slopes	27.65	12.6%		lle	lle	24	55		6	5	1496	1	1	39
16	Grant silt loam, 5 to 8 percent slopes, eroded	25.12	11.4%		llle		234	31		5	4	85		4	21
35	Pond Creek silt loam, 0 to 1 percent slopes	18.05	8.2%		le	le	58	50		5	5	85			35
3	Bethany silt loam, 0 to 1 percent slopes	17.93	8.1%		lls	lls	276	44		5	5				31
36	Pond Creek silt loam, 1 to 3 percent slopes	3.38	1.5%		l	l	32	50		5	5	85			35
Weighted Average					2.02	*-	155.5	40.1		5.9	3.5	215.2	0.1	2.5	27.6

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

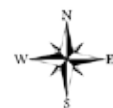
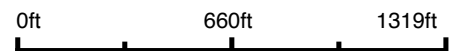
TOPO CONTOURS MAP - TRACTS 6-8



©2025 AgriData, Inc.



Source: USGS 10 meter dem
 Interval(ft): 3.0
 Min: 965.8
 Max: 1,048.7
 Range: 82.9
 Average: 1,009.6
 Standard Deviation: 15.52 ft



10/15/2025

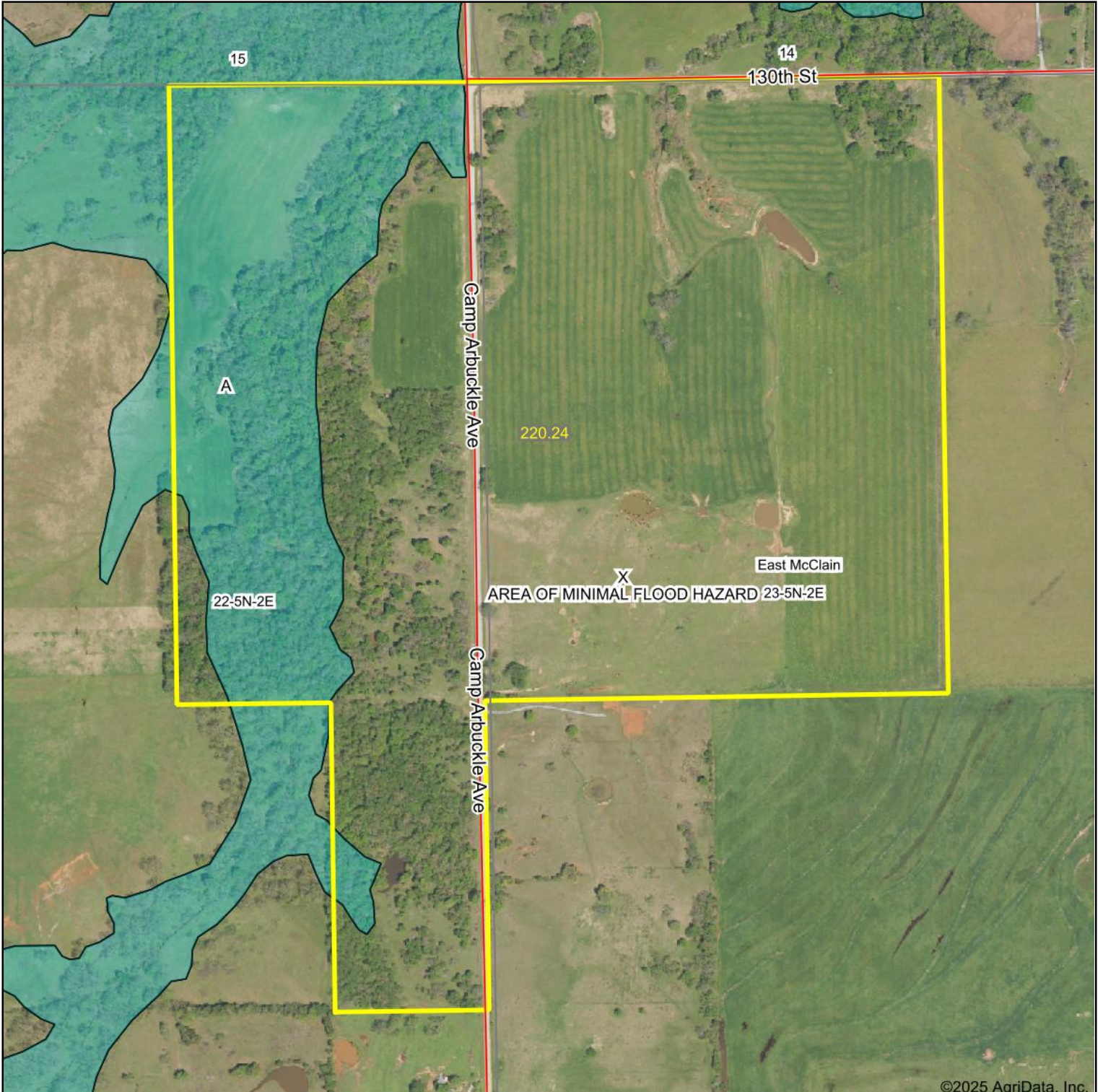
23-5N-2E
McClain County
Oklahoma

Boundary Center: 34° 53' 35.07, -97° 4' 13.99



© AgriData, Inc. 2023 www.AgriDataInc.com

FLOOD MAP - TRACTS 6-8



Boundary Center: 34° 53' 35.07, -97° 4' 13.99

0ft 668ft 1336ft

23-5N-2E
McClain County
Oklahoma



10/15/2025

TAX STATEMENTS

TAX STATEMENTS - TRACTS 1-5

Tax Roll Inquiry

McClain County Treasurer



Michelle Williams, Treasurer
121 N. 2nd #318 Purcell, OK 73080
Phone: 405-527-3261
Fax: 0--
E-Mail: treasurer@mcclaincountyok.gov



Owner Name and Address

BURNETT FAMILY TRUST
% B D BURNETT
2106 W MAGNOLIA BLVD
BURBANK CA 91504-0000

Taxroll Information

Tax Year : 2024
Property ID : 0000-19-05N-02E-0-001-00
Location :
School District : 10 WAYNE RURAL **Mills :** 82.85
Type of Tax : Real Estate
Tax ID : 930

Legal Description and Other Information:

NW 160.00 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	1614	Base Tax	134.00
Improvements	0	Penalty	20.10
Net Assessed	1614	Fees	15.74
		Payments	0.00
		Total Paid	0.00
		Total Due	169.84

The Penalty for this tax statement is calculated through November 14, 2025. After that date, another 1.5% of the base tax will be applied. Fees can be added any time.

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

TAX STATEMENTS - TRACT 6

Tax Roll Inquiry

McClain County Treasurer



Michelle Williams, Treasurer
121 N. 2nd #318 Purcell, OK 73080
Phone: 405-527-3261
Fax: 0--
E-Mail: treasurer@mcclaincountyok.gov



Owner Name and Address

BURNETT FAMILY TRUST
% B D BURNETT
2106 W MAGNOLIA BLVD
BURBANK CA 91504-0000

Taxroll Information

Tax Year : 2024
Property ID : 0000-22-05N-02E-0-003-00
Location :
School District : 10 WAYNE RURAL Mills : 82.85
Type of Tax : Real Estate
Tax ID : 950

Legal Description and Other Information:

E NE SE 20.00 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	1422	Base Tax	118.00
Improvements	0	Penalty	17.70
Net Assessed	1422	Fees	15.74
		Payments	0.00
		Total Paid	0.00
		Total Due	151.44

The Penalty for this tax statement is calculated through November 14, 2025. After that date, another 1.5% of the base tax will be applied. Fees can be added any time.

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

TAX STATEMENTS - TRACT 7

Tax Roll Inquiry

McClain County Treasurer



Michelle Williams, Treasurer
121 N. 2nd #318 Purcell, OK 73080
Phone: 405-527-3261
Fax: 0--
E-Mail: treasurer@mcclaincountyok.gov



Owner Name and Address

BURNETT FAMILY TRUST
% B D BURNETT
2106 W MAGNOLIA BLVD
BURBANK CA 91504-0000

Taxroll Information

Tax Year : 2024
Property ID : 0000-22-05N-02E-0-002-00
Location :
School District : 10 WAYNE RURAL Mills : 82.85
Type of Tax : Real Estate
Tax ID : 946

Legal Description and Other Information:

UND 1/9 INT IN E NE 80.00 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	213	Base Tax	18.00
Improvements	0	Penalty	2.70
Net Assessed	213	Fees	15.74
		Payments	0.00
		Total Paid	0.00
		Total Due	36.44

The Penalty for this tax statement is calculated through November 14, 2025. After that date, another 1.5% of the base tax will be applied. Fees can be added any time.

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

TAX STATEMENTS - TRACT 8

Tax Roll Inquiry

McClain County Treasurer



Michelle Williams, Treasurer
121 N. 2nd #318 Purcell, OK 73080
Phone: 405-527-3261
Fax: 0--
E-Mail: treasurer@mcclaincountyok.gov



Owner Name and Address

JOHNSTON ORIN A JR LIFE ESTATE
2808 NW 22ND STREET
OKLA CITY OK 73107-0000

Taxroll Information

Tax Year : 2024
Property ID : 0000-23-05N-02E-0-001-00
Location :
School District : 10 WAYNE RURAL Mills : 82.85
Type of Tax : Real Estate
Tax ID : 957

Legal Description and Other Information:

1/2 INT OF UND 2/3 INT W E NW & W NW 120.00 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	1179	Base Tax	98.00
Improvements	0	Penalty	0.00
Net Assessed	1179	Fees	0.00
		Payments	98.00
		Total Paid	98.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/26/2024	9879	Check	Taxes	98.00	JOHNSTON ORIN A JR LIFE ESTATE-->Check# 238

PROPERTY RECORD CARDS

PROPERTY RECORD CARDS - TRACTS 1-5



McClain County Assessors Office

0000-19-05N-02E-0-001-00

BURNETT FAMILY TRUST
% B D BURNETT
2106 W MAGNOLIA BLVD
BURBANK CA 91504-0000

Estimated Market Value
\$14,672

KEY INFORMATION

Account	440000930
Land Size	160 Acres
Class	Rural Agricultural
School District	Wayne 10
Millage Rate	82.85
2024 Taxes	\$134
Homestead	\$0
Legal Description	NW

APPRAISAL DETAILS

Land Value	\$14,672
Improvement Value	\$0
Mobile Home Value	\$0
Homestead	-
Exemptions	-
Taxable Value	\$1,614
Total Assessed Value	\$1,614
Total Estimated Market Value	\$14,672

BUILDING DETAILS

PROPERTY RECORD CARDS - TRACTS 1-5

RESIDENTIAL BUILDING (1)

Type	-		
Style	-	Quality	-
Condition	-	Year Built	-
Exterior Walls	-	Roof Cover	-
Bedrooms	-	Bathrooms	-
HVAC	-	Half Baths	0
GarageType	-		

MISC IMPROVEMENTS

IMPROVEMENT TYPE	UNITS/SQ FT	EST YEAR BUILT
No items to display		

YARD ITEMS

DESCRIPTION	DIMENSIONS	TOTAL UNITS	YEAR BUILT	CONTRIBUTORY VALUE
No items to display				

SALES

SALE DATE	SALE PRICE	DEED BOOK	DEED PAGE	INSTRUMENT TYPE	GRANTOR
No items to display					

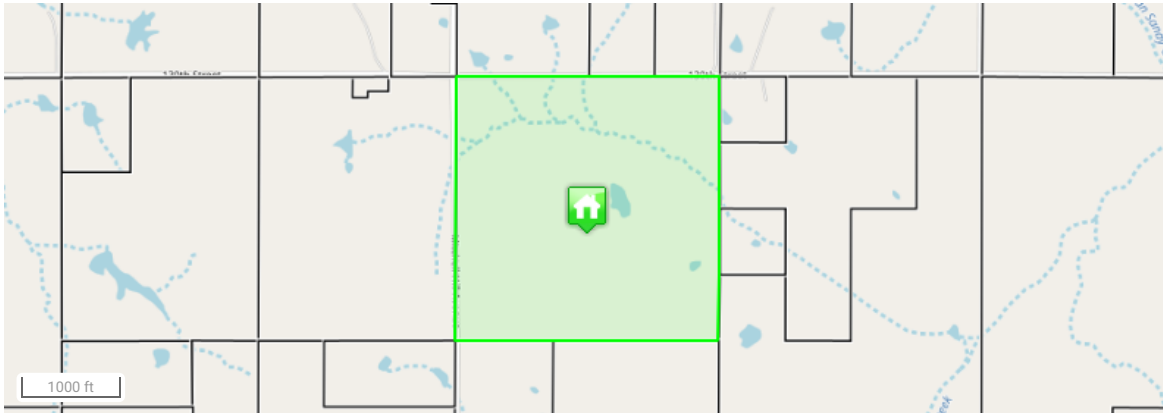
LAND

SOIL CODE	DESCRIPTION	USE CODE	LPI	ACRES	AG USE VALUE
A14	GRANT SLT LM 2-5% ER	NP	48	6	\$893
A14	GRANT SLT LM 2-5% ER	NP	48	16	\$2,381
A14	GRANT SLT LM 2-5% ER	TM	48	15	\$1,210
A17	GRANT-PORT 0-12%	TM	26	14	\$612
A37	PORT SLT LM OVERWASH	TM	85	10	\$1,428
A43	STEPHENSVILLE 2-5%	TM	49	15	\$1,235
A44	STEPHENSVILLE 2-5%ER	NP	44	28	\$3,819
A44	STEPHENSVILLE 2-5%ER	TM	44	5	\$370
A45	STEPHENSVILLE, gulli	NP	21	4	\$260
A45	STEPHENSVILLE, gulli	NP	21	6	\$391
A45	STEPHENSVILLE, gulli	NP	21	21	\$1,367
A45	STEPHENSVILLE, gulli	TM	21	20	\$706

PROPERTY RECORD CARDS - TRACTS 1-5

OK McClain Print Page

8/18/25, 2:32 PM



AGRICULTURAL

Account: #40000930 School District: 104
 Parcel ID: 0000-19-05N-02E-0-001-00
 Map ID: 0000-05N-02E-19-0-001-00
 Owners Name: BURNETT FAMILY TRUST
 Address: % B D BURNETT, 2108 W MAGNOLIA BLVD, BURBANK CA 91504-0000
 Description: NW

Property Use: 14,672
 Land Value: 0
 Improvements: 0
 Mobile Home: 0
 Misc Value: 0
 Total Value: 14,672
 Impr SqFt: 0.00
 Total SqFt: 0.00

Property Use: RA 4 UA
 1. RA 4. UA
 2. RR 5. UR
 3. RC 6. UC
 7. EX 7. EX

Date: 3/13/2023
 Card: 1 of 1
 Appr Date: 5/23/2019
 Appr Code: DAG
 Contact: 115.00

1. Story/Bytes 5. 1 1/2
 1. One 11. Blvt
 2. Two 14. DW
 4. Split 13. SW

2. Occupancy
 1. Single-Family
 2. Multi-Family
 3. Townhouse
 5. Duplex

3. Design
 TR Traditional
 CO Contemporary
 IN Inground
 AF A-Frame
 LG Log
 MH Metal Home

4. Roof Type
 3. Gambrel
 4. Mansard
 1. Gable 5. Flat
 2. Hip 6. Shed

5. Roof Material
 1. Comp Shingle
 2. Comp Roll
 3. Built-Up Rock
 4. Metal PF
 5. Wood/Shake
 6. Galv Metal
 7. Copper
 8. Metal Formed
 9. Clay Tile
 10. Plastic Tile
 11. Terra
 12. Conv. Tile

6. Quality
 4. Good
 5. VG
 6. Excl
 7. SL
 8. Lux

7. Ext Wall #1
 1. Plywd/Hrdbrd
 2. Metal
 3. Vinyl
 4. Wood
 5. Stucco
 6. Rustic Log
 7. Asbestos
 8. Cement Fiber
 9. Masonry Ven
 10. Stone Ven
 11. Brick/Stone
 12. Concrete Block
 13. Poured Conc

8. Est Wall #2
 1. Slab
 2. Conventional
 3. Piers

9. # Bedrooms
 10. # Bathrooms
 11. # Bathrooms
 12. Total # Rooms
 13. Living Area
 Total

14. HVAC #1
 1. Hot Water
 2. Elec BaseBrd
 3. Elec Radiant
 4. Floor Furnace
 5. Floor Radiant
 6. Forced Air Heat
 7. Gravity Furnace
 8. Radiators
 9. Wall Furnace
 10. Warm/Cooled
 16. HVAC #2
 1. Low
 2. Fair
 3. Average
 4. Good
 5. Very Good
 6. Excellent

17. Fireplace #1
 QTY Description
 Single 1 St FPR
 Single 2 St FPR
 Dble 1 St
 Prefab FP FPRP
 17. Fireplace #2
 QTY Description
 18. Primary Garage
 1. Attached
 2. Detached
 3. Carport - Gable
 4. Carport Flat
 5. Att Finished
 6. Det Finished
 7. Carport/Gravel
 18. Primary Porch
 Open Slab
 Raised Slab
 Covered Patio
 Wood Deck
 Other

19. Finished
 20. Unfinished
 21. Year Built
 22. Remodel Year
 23. Effective Age
 24. Condition
 25. Furn Obsolet
 26. Econ Obsolet
 27. Phys Obsolet
 28. Total Obsolet
 29. % Complete
 30. Rent Data
 31. Local Multi

Lat/Long: 34.89505773 -97.13778028

VAC

7.4.2023

Data last updated: 08/17/2025

PROPERTY RECORD CARDS - TRACT 6

OK McClain Print Page

8/18/25, 2:34 PM



McClain County Assessors Office

[Help](#)

McClain County Assessors Office

0000-22-05N-02E-0-003-00

BURNETT FAMILY TRUST
% B D BURNETT
2106 W MAGNOLIA BLVD
BURBANK CA 91504-0000

Estimated Market Value
\$101,500

KEY INFORMATION

Account	440000950
Land Size	20 Acres
Class	Rural Residential
School District	Wayne 10
Millage Rate	82.85
2024 Taxes	\$118
Homestead	\$0
Legal Description	E NE SE

APPRAISAL DETAILS

Land Value	\$101,500
Improvement Value	\$0
Mobile Home Value	\$0
Homestead	-
Exemptions	-
Taxable Value	\$1,493
Total Assessed Value	\$1,493
Total Estimated Market Value	\$101,500

BUILDING DETAILS

PROPERTY RECORD CARDS - TRACT 6

RESIDENTIAL BUILDING (1)

Type	-		
Style	-	Quality	-
Condition	-	Year Built	-
Exterior Walls	-	Roof Cover	-
Bedrooms	-	Bathrooms	-
HVAC	-	Half Baths	0
GarageType	-		

MISC IMPROVEMENTS

IMPROVEMENT TYPE	UNITS/SQ FT	EST YEAR BUILT
No items to display		

YARD ITEMS

DESCRIPTION	DIMENSIONS	TOTAL UNITS	YEAR BUILT	CONTRIBUTORY VALUE
No items to display				

SALES

SALE DATE	SALE PRICE	DEED BOOK	DEED PAGE	INSTRUMENT TYPE	GRANTOR
No items to display					

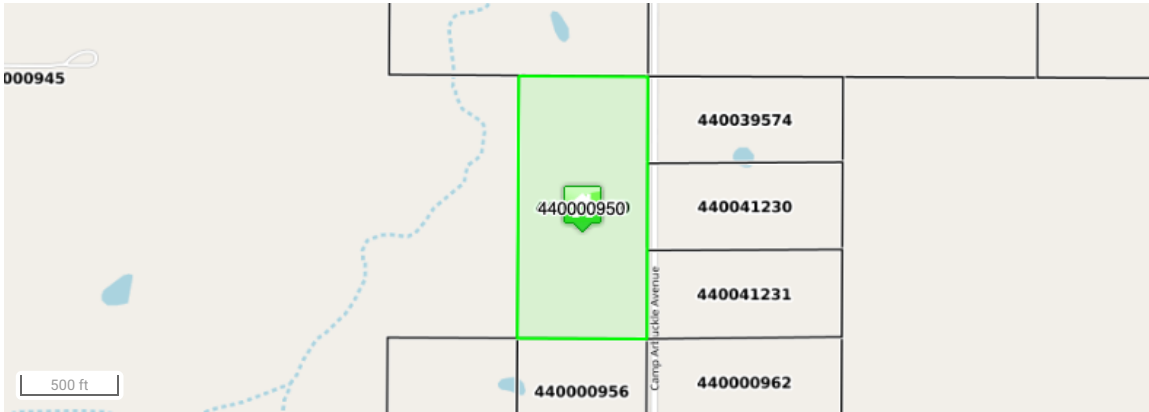
LAND

SOIL CODE	DESCRIPTION	USE CODE	LPI	ACRES	AG USE VALUE
No items to display					

PROPERTY RECORD CARDS - TRACT 6

OK McClain Print Page

8/18/25, 2:34 PM



RESIDENTIAL

Account: 440000950 School District: 104
 Parcel ID: 0000-22-05N-02E-0-003-00
 Map ID: 0000-05N-02E-22-0-003-00
 Owners Name: BURNETT FAMILY TRUST
 % B D BURNETT
 2106 W MAGNOLIA BLVD
 BURBANK CA 91504-0000
 Description: E NE SE

Land Value: 93,000
 Improvements: 0
 Mobile Home: 0
 Misc Value: 0
 Total Value: 93,000
 Impr SqFt: 0.00
 Total SqFt: 0.00

Property Use: RFE 4. UA
 1. RA 5. UR
 2. RR 6. UC
 3. RC 7. EX

Appr Date: 5/22/2019
 Appr Code: DG
 1. Det 2. Semi 3. Other 900000.0
 4. Home 115.00

1. Story/Htys 6. 1 1/2
 1. One 11. Btbl
 2. Two 14. DW
 4. Split 13. SW

2. Occupancy
 1. Single-Family
 2. Multi-Family
 3. Townhouse
 5. Duplex

3. Design
 TR Traditional
 CO Contemporary
 IN Inground
 AF A-Frame
 LG Log
 MH Metal Home

4. Roof Type
 3. Gambrel
 4. Mansard
 1. Gable 5. Flat
 2. Hip 6. Shed

5. Roof Material
 1. Comp Shingle
 2. Comp Roll
 3. Built-Up Rock
 4. Metal PF
 5. Wood/Shake
 6. Galv Metal
 7. Copper
 8. Metal Formed
 9. Clay Tile
 10. Plastic Tile
 11. Terne
 12. Conc Tile

6. Good
 5. VG
 6. Excl
 7. SL
 8. Luv

7. Ext Wall #1
 1. Plycd/Hrdbrd
 2. Metal
 3. Vinyl
 4. Wood
 5. Stucco
 6. Rustic Log
 7. Asbestos
 8. Cement Fiber
 9. Masonry Ven
 10. Stone Ven
 11. Brick/Stone
 12. Concrete Bldk
 13. Poured Conc

8. Ext Wall #2
 1. Slab
 2. Conventional
 3. Plans
 10. # Bedrooms
 11. # Bathrooms
 12. Total # Rooms
 13. Living Area
 Base
 Total

14. HVAC #1
 1. Hot Water
 2. Elec BaseBnd
 3. Elec Radiant
 4. Floor Furnace
 5. Floor Radiant
 6. Forced Air Heat
 7. Gravity Furnace
 8. Radiators
 9. Wall Furnace
 10. Warm/Cooled
 16. Fireplace #1
 QTY Description
 Single 1 St FPR1
 Single 2 St FPR2
 Dble 1 St
 Prefab FP FPPF
 17. Fireplace #2
 QTY Description
 18. Primary Garage
 1. Attached
 2. Detached
 3. Carport - Gable
 4. Carport Flat
 5. Det Finished
 7. Carport/Gravel
 19. Primary Porch
 Open Slab
 Raised Slab
 Screen Porch
 Encr P
 Covered w/wo
 Wood Deck
 Other

21. Remodal Year
 22. Effective Age
 23. Condition
 1. Low
 2. Fair
 3. Average
 4. Good
 5. Very Good
 6. Excellent
 25. Depr Table
 26. Fund Obsolet
 27. Econ Obsolet
 28. Phys Obsolet
 29. Total Obsolet
 30. % Complete
 31. Rent Data
 32. Local Multi
 115

Sales History
 Book/Page Sale Date Sale Price Code

Lat/Long: 34.88943062 -97.07279122

7-4-2023

Data last updated: 08/17/2025

PROPERTY RECORD CARDS - TRACT 7



McClain County Assessors Office

[Help](#)

McClain County Assessors Office

0000-22-05N-02E-0-002-00

BURNETT FAMILY TRUST
% B D BURNETT
2106 W MAGNOLIA BLVD
BURBANK CA 91504-0000

Estimated Market Value
\$1,260

KEY INFORMATION

Account	440000946
Land Size	80 Acres
Class	Rural Agricultural
School District	Wayne 10
Millage Rate	82.85
2024 Taxes	\$18
Homestead	\$0
Legal Description	UND 1/9 INT IN E NE

APPRAISAL DETAILS

Land Value	\$1,260
Improvement Value	\$0
Mobile Home Value	\$0
Homestead	-
Exemptions	-
Taxable Value	\$139
Total Assessed Value	\$139
Total Estimated Market Value	\$1,260

BUILDING DETAILS

PROPERTY RECORD CARDS - TRACT 7

OK McClain Print Page

8/18/25, 2:33 PM

RESIDENTIAL BUILDING (1)

Type	-		
Style	-	Quality	-
Condition	-	Year Built	-
Exterior Walls	-	Roof Cover	-
Bedrooms	-	Bathrooms	-
HVAC	-	Half Baths	0
GarageType	-		

MISC IMPROVEMENTS

IMPROVEMENT TYPE	UNITS/SQ FT	EST YEAR BUILT
------------------	-------------	----------------

No items to display

YARD ITEMS

DESCRIPTION	DIMENSIONS	TOTAL UNITS	YEAR BUILT	CONTRIBUTORY VALUE
-------------	------------	-------------	------------	--------------------

No items to display

SALES

SALE DATE	SALE PRICE	DEED BOOK	DEED PAGE	INSTRUMENT TYPE	GRANTOR
-----------	------------	-----------	-----------	-----------------	---------

No items to display

LAND

SOIL CODE	DESCRIPTION	USE CODE	LPI	ACRES	AG USE VALUE
-----------	-------------	----------	-----	-------	--------------

A14	GRANT SLT LM 2-5% ER	IP	48	2.0134	\$387
-----	----------------------	----	----	--------	-------

A14	GRANT SLT LM 2-5% ER	NP	48	1.6501	\$246
-----	----------------------	----	----	--------	-------

A14	GRANT SLT LM 2-5% ER	TM	48	10.3661	\$836
-----	----------------------	----	----	---------	-------

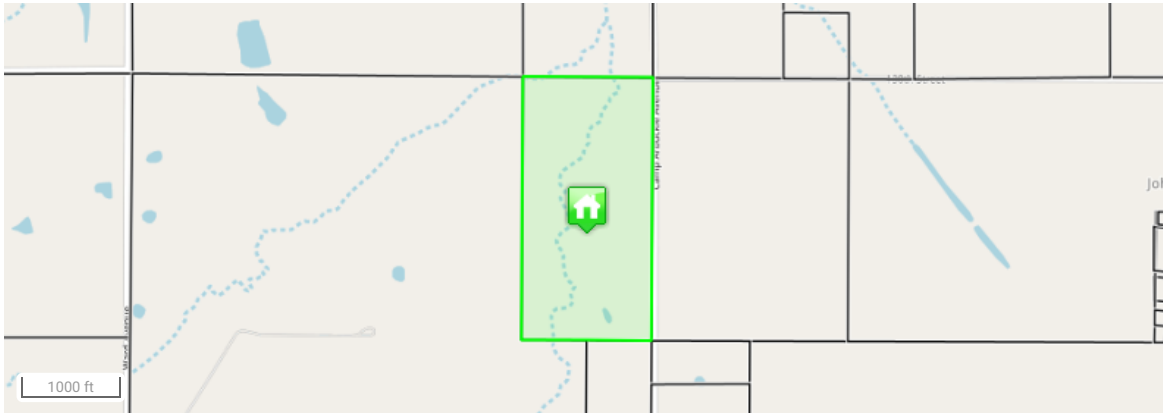
A16	GRANT SLT LM 5-8% ER	IP	39	0.4567	\$71
-----	----------------------	----	----	--------	------

A16	GRANT SLT LM 5-8% ER	TM	39	13.7189	\$899
-----	----------------------	----	----	---------	-------

PROPERTY RECORD CARDS - TRACT 7

OK McClain Print Page

8/18/25, 2:33 PM



AGRICULTURAL				Property Use	Card 1 Of 1	Date 8/13/2025
Account: 442000946	School District: 104	Land Value: 1,540	Improvements: 0	RA 4. UA	Appr Date: 8/22/2018	Contact: 100000.1
Parcel ID: 0000-22-05N-02E-0-002-00	Mobile Home: 0	Misc Value: 0	Total Value: 1,540	1. RA 6. UR	DAG	1-Gen 2-Tenant 3-Other 4-None 115.00
Map ID: 0000-02N-02E-22-0-002-00	Imp'r SqFt: 0.00	Total SqFt: 0.00		2. RR 6. UC		
Owner Name: BURNETT FAMILY TRUST				3. RC 7. EX		
1% B D BURNETT 2106 W MAGNOLIA BLVD BURBANK CA 91504-0000 Longitude: UND 1/9 INT IN E NE				1. Store/Style	8. Quality	14. HVAC #1
				5. 1 1/2	4. Good	20. Basement
				1. One 11. Bvl	1. Low 6. Excl	1. Hot Water 1. Finished
				2. Two 14. DW	2. Fair 7. SL	2. Elec Base/In 2. Unfinished
				4. Split 13. SW	3. Avg 8. Lux	3. Elec Radiant 21. Year Built
				2. Occupancy	7. Ext Wall #1	4. Floor Furnace 5. Floor Radiant
				1. Single-Family	6. Rustic Log	6. Forced Air Heat 22. Remodel Year
				2. Multi-Family	7. Asbestos	7. Gravity Furnace 23. Effective Age
				3. Townhouse	8. Cement Fiber	8. Radiators 24. Condition
				5. Duplex	9. Masonry Ven	9. Wall Furnace 10. Warm/Cooled
				3. Design	10. Stone Ven	10. HVAC #2
				TR Traditional	11. Brick/Stone	11. Fireplace #1
				CG Contemporary	12. Concrete Bldk	12. Fireplace #2
				IN Inground	13. Poured Conc	13. Fireplace #3
				AF A-Frame	4. Roof Type	14. Primary Garage
				LG Log	3. Gambrel	15. Attached
				Mix Metal Home	4. Mans	16. Detached
				1. Gable 5. Flat	5. Foundation	17. Carport - Gable
				2. Hip 6. Shed	1. Slab	18. Carpet - Flat
				5. Roof Material	2. Conventional	19. Att Finished
				1. Comp Shingle	3. Piers	20. Det Finished
				2. Comp Roll	10. # Bedrooms	21. Carport/Gravel
				3. Built-Up Rock	11. # Bathrooms	22. Carport/Gravel
				4. Metal PF	Full	23. Screen Porch
				5. WoodShake	Half	24. Open Slab
				6. Galv Metal	12. Total # Rooms	25. Raised Slab
				7. Copper	13. Living Area	26. Screen Porch
				8. Metal Formed	Base	27. Encl Porch
				9. Clay Tile	Total	28. Covered Patio
				10. Plastic Tile		29. Wood Deck
				11. Terra		30. Other
				12. Conc Tile		115 %
Sales History						
Book/Page	Sale Date	Sale Price	Code			
Lat/Long: 34.89489082		-97.07385224				

Data last updated: 08/17/2025

PROPERTY RECORD CARDS - TRACT 8



McClain County Assessors Office [Help](#)

McClain County Assessors Office

0000-23-05N-02E-0-001-00

JOHNSTON ORIN A JR LIFE ESTATE
2808 NW 22ND STREET
OKLA CITY OK 73107-0000

Estimated Market Value
\$9,301

KEY INFORMATION

Account	440000957
Land Size	120 Acres
Class	Rural Agricultural
School District	Wayne 10
Millage Rate	82.85
2024 Taxes	\$98
Homestead	\$0
Legal Description	1/2 INT OF UND 2/3 INT W E NW & W NW

APPRAISAL DETAILS

Land Value	\$9,301
Improvement Value	\$0
Mobile Home Value	\$0
Homestead	-
Exemptions	-
Taxable Value	\$1,023
Total Assessed Value	\$1,023
Total Estimated Market Value	\$9,301

BUILDING DETAILS

RESIDENTIAL BUILDING (1)

Type	-		
Style	-	Quality	-
Condition	-	Year Built	-
Exterior Walls	-	Roof Cover	-
Bedrooms	-	Bathrooms	-
HVAC	-	Half Baths	0
GarageType	-		

MISC IMPROVEMENTS

IMPROVEMENT TYPE	UNITS/SQ FT	EST YEAR BUILT
No items to display		

YARD ITEMS

PHOTOS

PHOTOS



PHOTOS



TRACTS 1 & 2 - NW CORNER



TRACTS 1-3 - NW CORNER

PHOTOS



PHOTOS



TRACT 4 - POND



TRACT 6 - NE CORNER VIEW

PHOTOS



TRACT 6 - SE CORNER VIEW



TRACT 1

PHOTOS



PHOTOS



TRACT 1



TRACT 1

PHOTOS



PHOTOS



TRACT 1



TRACT 1 - ROAD FRONTAGE

PHOTOS



TRACT 2



TRACT 2

PHOTOS



PHOTOS



TRACT 2



TRACTS 2 & 3 - ROAD FRONTAGE

PHOTOS



TRACT 3



TRACT 3

PHOTOS



TRACT 3



TRACT 3

PHOTOS



TRACT 3



TRACT 3

PHOTOS



PHOTOS



TRACT 4



TRACT 4

PHOTOS



PHOTOS



TRACT 4



TRACT 4

PHOTOS



PHOTOS



TRACT 5



TRACT 5

PHOTOS



PHOTOS



TRACT 5 - ROAD FRONTAGE



TRACT 6

PHOTOS



TRACT 6



TRACT 6

PHOTOS



TRACT 6



TRACT 6

PHOTOS



PHOTOS



TRACT 6



TRAIL CAM PHOTO

61F 28.98 inHg

MY CAMERA

10/03/2025 04:13

PHOTOS



PHOTOS



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

