


THURSDAY, JUNE 18 • 6PM



INFORMATION BOOK

29[±] acres

Auction Held On-Site:
19351 County Road 110
Perry, OK 73077

 ONLINE BIDDING AVAILABLE

SCHRADER + WELLINGS
REAL ESTATE & AUCTION COMPANY, INC.
LAND MARKETING EXPERTS, NATIONWIDE

www.SchraderWellings.com
405.332.5505
www.SchraderAuction.com

4% Buyer's Premium

Mid-Century Modern Estate with Private Lake

AUCTION

- 4,498 SF | 3 Bed | 5 Bath Custom Home
- In-Ground Pool with Private Courtyard & Covered Patio
- 6.5± Acre Stocked Fishing Pond with Dock
- 5-Stall Horse Barn with Tack Room & Wash Bay
- Highway 77 Frontage – Minutes to Stillwater, Easy OKC Access
- Wright-Inspired Organic Mid-Century Modern Architecture
- Mineral Rights Included!

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.



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: Property will be offered as a single parcel, bid increments are at the auctioneer's discretion.

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, & 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 and/or Warranty Deed.

EVIDENCE OF TITLE; TITLE INSURANCE: Sellers shall furnish at Seller's expense an updated title insurance commitment disclosing fee simple title to the real estate in the name of Sellers (free & clear of any material encumbrance that does not constitute a Permitted Exception) as of a date after the

Auction & prior to closing, subject to all standard requirements, conditions & exceptions & 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, & 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 survey & 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: The sale shall include the minerals currently owned by the Seller (if any). However, no promise, warranty or representation will be made as to the existence or value of any minerals or the nature or extent of Seller's interest therein. To the Seller's knowledge, they do not own any minerals.

ACREAGE & DIMENSIONS: 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 & routinely check the auction website at www.schraderauction.com & www.schraderwellings.com to inspect any changes or additions to the property information or terms of sale.

Auction Manager: Charles Brent Wellings Branch Broker #158091 **Email:** brent@schraderauction.com

Schrader Real Estate and Auction Company, Inc. #112774

Oklahoma Office: 101 N Main St, Stillwater, OK 74075 Branch Office - Stillwater, OK #172583

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REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

THURSDAY, JUNE 18, 2026

29± ACRES – PERRY, 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, June 11, 2026.
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
29± Acres • Perry, Oklahoma
Thursday, June 18, 2026

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, June 18, 2026 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.

This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Thursday, June 11, 2026**. 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.

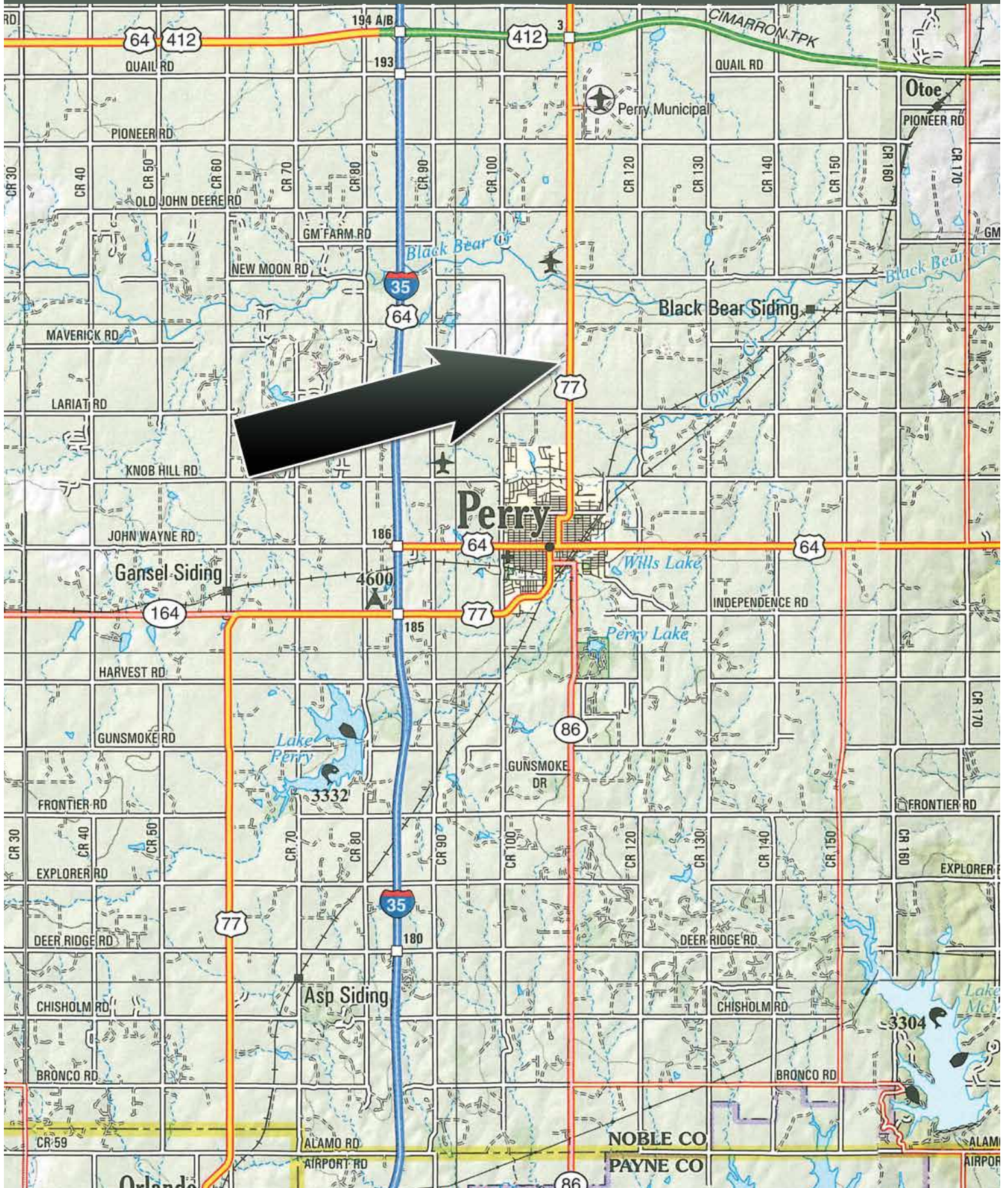
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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



TRACT MAP



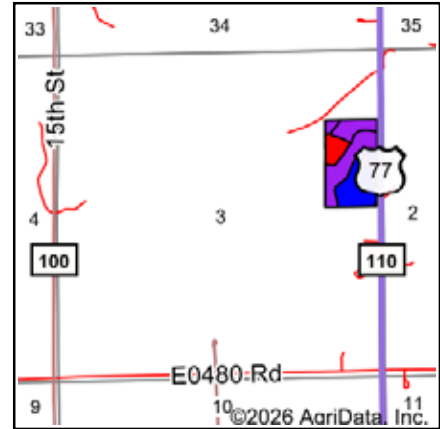
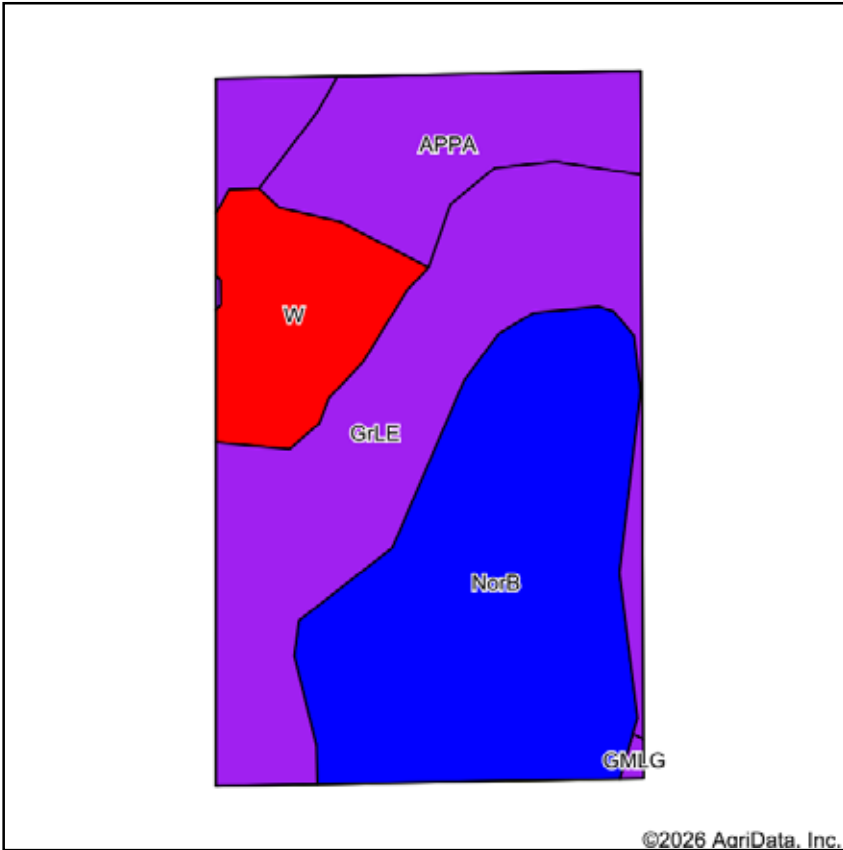
29± acres

110

77

SOIL MAP

SOIL MAP



State: **Oklahoma**
 County: **Noble**
 Location: **3-21N-1W**
 Township: **Perry**
 Acres: **27.37**
 Date: **5/6/2026**



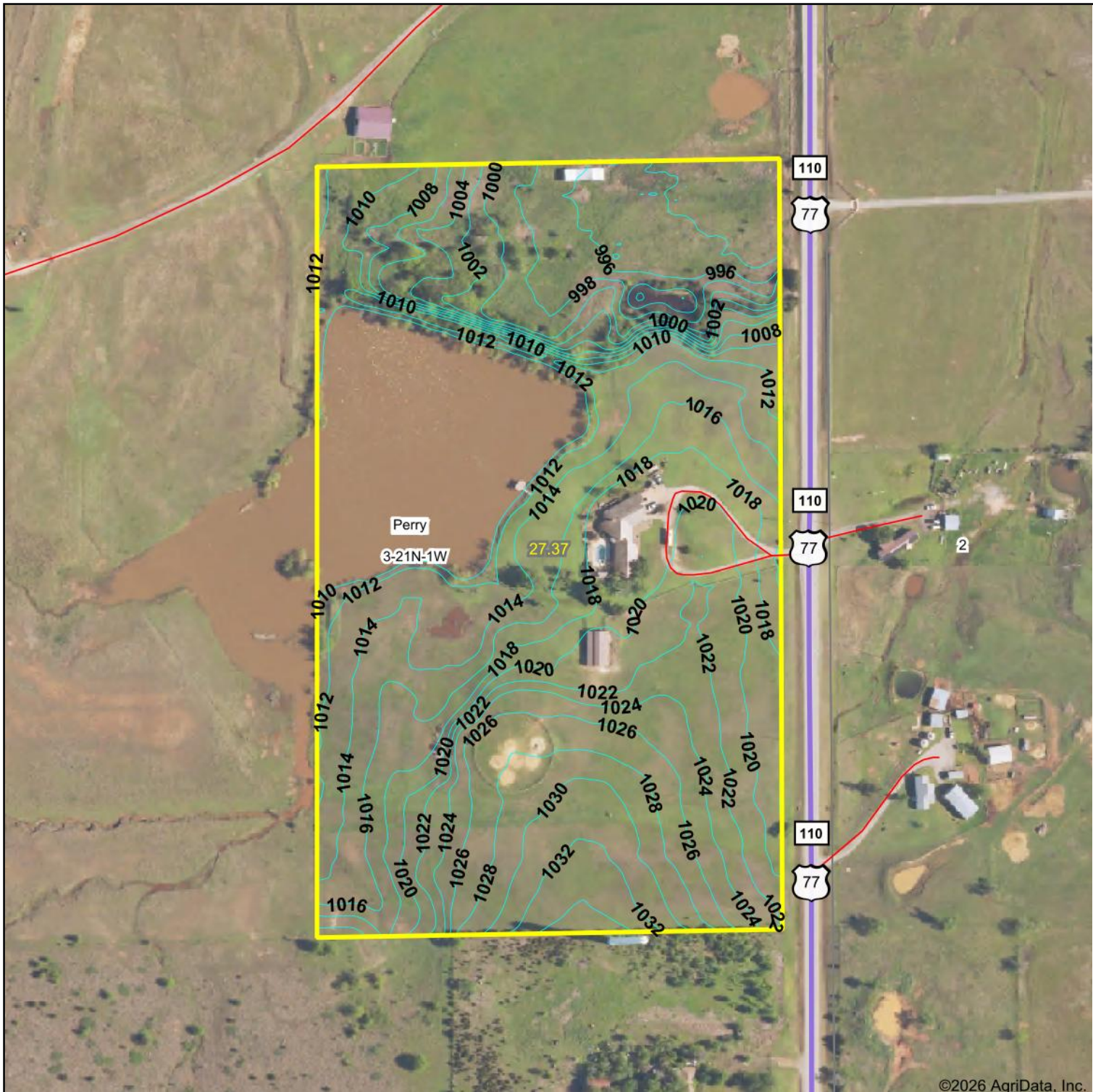
Area Symbol: OK103, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Alfalfa hay Tons	Caucasian bluestem AUM	Cotton lint Lbs	Grain sorghum Bu	Improved bermudagrass AUM	Introduced bluestem AUM	Weeping lovegrass AUM	Wheat Bu
NorB	Norge silt loam, 1 to 3 percent slopes	10.55	38.5%		Ile	Ile	4	6	419	54	6	5	5	35
GrLE	Grainola-Lucien complex, 5 to 12 percent slopes	9.54	34.9%		Vle					1	3	3	1	1
APPA	Ashport, Port and Pulaski soils, 0 to 1 percent slopes, frequently flooded	3.95	14.4%		Vw						8			
W	Water	3.26	11.9%		VIII									
GMLG	Grainola-Masham-Lucien complex, 5 to 40 percent slopes, very bouldery	0.07	0.3%		Vlle					5	2	2		4
Weighted Average					4.55	*-	1.5	2.3	161.5	21.2	4.5	3	2.3	13.8

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

TOPOGRAPHY MAP

TOPOGRAPHY CONTOURS MAP



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Source: USGS 3 meter dem

Interval(ft): 2.0

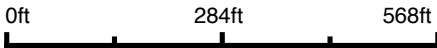
Min: 992.7

Max: 1,034.8

Range: 42.1

Average: 1,014.1

Standard Deviation: 10.04 ft



5/6/2026

3-21N-1W
Noble County
Oklahoma

Boundary Center: 36° 19' 41.03, -97° 17' 3.66



FLOOD MAP

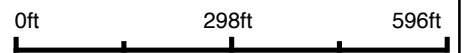
FLOOD MAP



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Boundary Center: 36° 19' 41.03, -97° 17' 3.66



3-21N-1W
Noble County
Oklahoma



5/6/2026

TAX STATEMENTS

TAX STATEMENTS

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

WILLIAMS MELVIN BOYD
19351 COUNTY ROAD 110
PERRY OK 73077-0000

Taxroll Information

Tax Year : 2025
Property ID : 0000-03-021-01W-1-001-00
Location : 19351 COUNTY ROAD 110
School District : I-1R I-1 Perry RL **Mills : 103.22**
Type of Tax : Real Estate
Tax ID : 1217

Legal Description and Other Information:

PT NE/4 3-21N-1W AFF 11/21/2016 29.03 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	643	Base Tax	2,695.00
Improvements	26462	Penalty	0.00
Exemptions	1000	Fees	0.00
Net Assessed	26105	Payments	2,695.00
		Total Paid	2,695.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/08/2025	2397	check	Tax Payment	2,695.00	WILLIAMS MELVIN BOYD->Check #2019

[Login](#) (build: 42097:20260507.2)

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PROPERTY RECORD CARDS

RECORD CARD

Parcel: 0000-03-021-01W-1-001-00
5/16/2026 12:30:49 AM

ID: 520001217

Noble County Report

Property Owner
Name: WILLIAMS MELVIN BOYD
Mailing Address: 19351 COUNTY ROAD 110 PERRY, OK 73077
Type: (AI) Agri Improved
Tax District: (101) I-1 Perry
Millage Rate: 102.44

Property Information
Physical Address: 19351 COUNTY ROAD 110 Rural
Subdivision: 03-21-01W
S-T-R: 03-21N-01W
Size (Acres): 29.03
Legal: See <i>Extended Legal</i>

Extended Legal
PT NE/4 3-21N-1W 11-3-25 TODD TRANSFERS TO KATHY J MCCOY & ERROL WILLIAMS

Market and Assessed Values			
	Fair Cash	Taxable Fair Cash	Full Assessed
Land	7,713	5,594	643
Building	333,433	230,101	26,462
Totals	341,146	235,695	27,105
Exemptions			-1,000
Taxable Assessed			\$26,105

RECORD CARD

Land

Land Use	Size	Units
Native Pasture(RC)	7.000	Acres
Native Pasture(YA)	7.000	Acres
Native Pasture(RK)	4.000	Acres
Native Pasture(LD)	6.000	Acres
Native Pasture(LB)	3.000	Acres
N/A	1.000	Acres
Total	28.00	

Deed Transfers

Deed Date	File Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee
11/21/2016	11/21/2016	805	433	NA	N/A	\$0	WILLIAMS MELVIN BOYD
3/11/1999	3/11/1999	526	315	Warr. Deed	345.00	\$230,000	WILLIAMS MELVIN B ETUX
11/26/1991	11/26/1991	442	507	Warr. Deed	285.00	\$190,000	RICHARD N SUTHERLAND ETUX

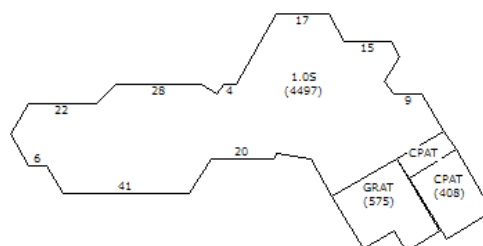
Residential Card 1 Details

Occupancy	Story	Construction	Total Liv	Grade	Age	Year Built	Condition	Beds
Single Family	1.05	MasonryVen	4498	3	39	1981	Average	3

Exterior Wall:	N/A	Plumbing:	Full: 4 Half: N/A
Foundation:	Slab	Fireplace:	Type: 1s Sgl. Qty: 1
Heat/Cool:	WrmCl Air	Floor Struct:	Slab
Floor Cover:	N/A	Basement:	N/A
Insulation:	N/A	Basement Area:	N/A
Roof Cover:	Wood Shake	Year Remodeled:	N/A
Roof type:	Gable	Style:	TRAD



DataScout, LLC



RECORD CARD

Base Structure

Item	Label	Description	Area
A	1.0S	1.0S	4498
B	GRAT	GRAT	576
C	CPAT	CPAT	408
D	CPAT	CPAT	126

Outbuildings and Yard Improvements

Card #	Item	Size / Dim	Quality	Age
1	POLE	1400	3	15
1	Barn	2160	3	15
1	SPLG	700	3	39

Map



Not a Legal Document

Subject to terms and conditions
www.actDataScout.com

PHOTOS

PHOTOS



PHOTOS



PHOTOS



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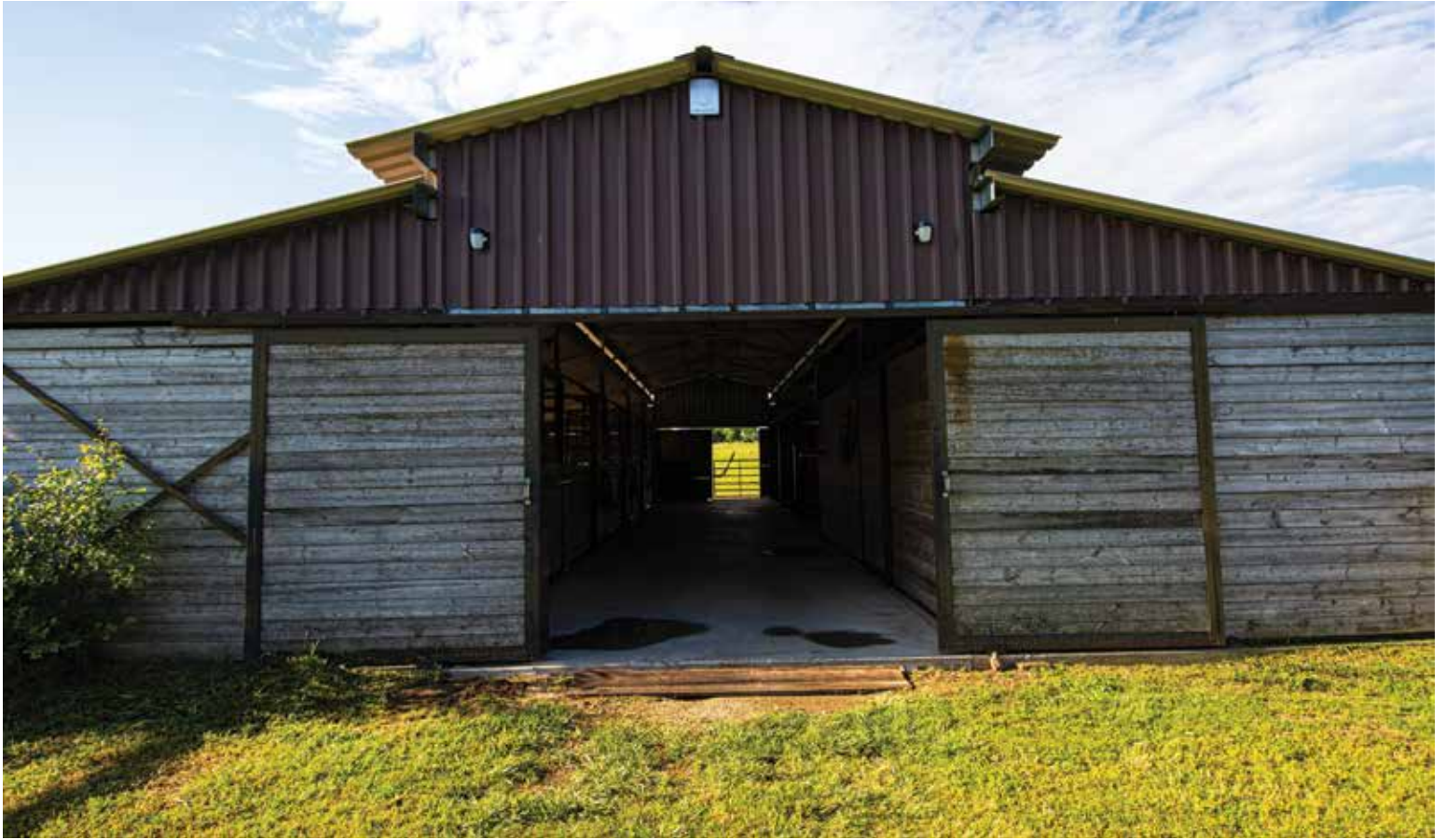
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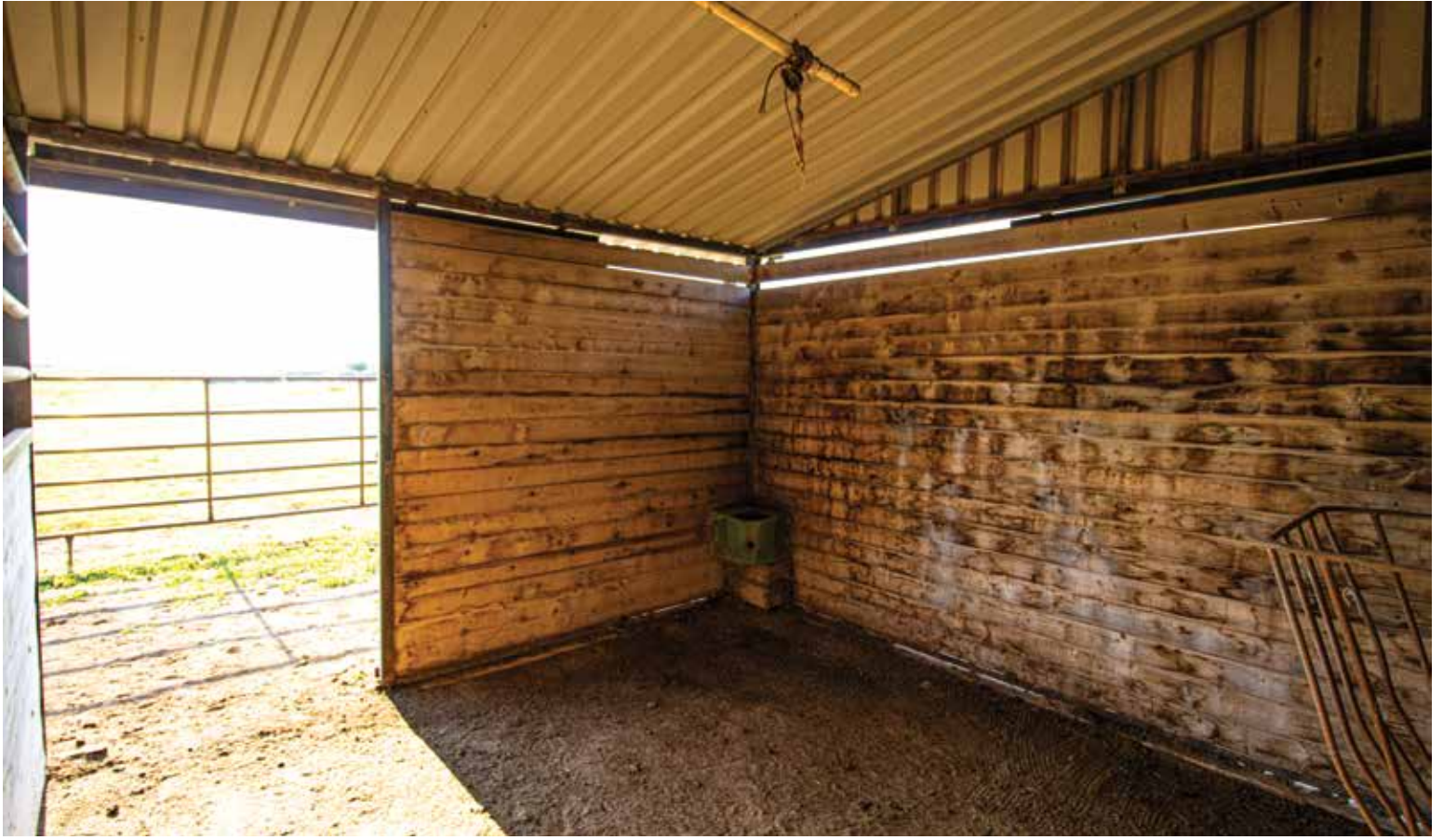
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