

Spring Lake Ranch AUCTION

INFORMATION BOOKLET

5% Buyer's Premium

Tract 1

--- Tuesday, June 22nd • 6pm | Creek County, Oklahoma ---

1,278[±] Acres

Offered in 21 Tracts or Combinations, with Minerals!

- Immaculate Spring Fed Lake – 10± Acres
- Numerous Secluded Settings
- MINERALS INCLUDED!
- Well Maintained Pastures – Cross Fenced
- Extensive Paved Road Frontage – Route 66 & Milfay Road
- Less Than 1 Hour from Downtown Tulsa & OKC
- Excellent Hunting, Wildlife Habitat & Established Food Plots
- Outstanding Fishing!



Tracts 15-18, Looking North



Tracts 6-8

--- Auction Held at Creek County Fairgrounds | Kellyville, OK ---



800.451.2709
www.SchraderAuction.com

In Cooperation With
G7 RANCHES
ESTATES - LAND - AUCTIONS



Online Bidding Available!

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: Tracts 1 through 21 will be offered in individual tracts, in any combination of these tracts, or as a total unit per auction date and time. There will be open bidding on all tracts and combinations during the auctions as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete. The property will be sold in the manner resulting in the highest total sale price.

BUYER'S PREMIUM: The contract purchase price will include a Buyer's Premium equal to 5% of the bid amount.

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

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

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

EVIDENCE OF TITLE: Seller agrees to make available to bidder a

preliminary title insurance commitment to review prior to auction. The cost of title insurance, if the buyer(s) elects to purchase the title insurance policy, will be the responsibility of the buyer(s). Seller agrees to provide merchantable title to the property subject to matters of record, general conditions of title, and similar related matters. All tracts sold "AS-IS".

CLOSING: The closing shall take place 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: The sale of the Tracts 1-21 will include the minerals currently owned by Seller. However, no promise, warranty or representation will be made as to the existence or value of minerals or the nature or extent of Seller's interest therein.

ACREAGE AND TRACTS: All acreages, dimensions and square footages are approximate and have been estimated based on current legal descriptions, property tax records and/or aerial photos. Any corrections, additions, or deletions will be made known prior to the auction.

AGENCY: Schrader Real Estate and Auction Company, Inc. and their representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

NEW DATE, CORRECTIONS AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes or additions to the property information.

BOOKLET INDEX

- BIDDER REGISTRATION FORMS
- TRACT MAP & DESCRIPTIONS
- LOCATION MAPS & DIRECTIONS
- SOILS MAP
- TOPOGRAPHY MAP
- FLOOD PLAIN MAP
- TAX STATEMENTS
- PHOTOS



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REGISTRATION FORMS

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BIDDER PRE-REGISTRATION FORM

TUESDAY, JUNE 22, 2021

1278 ACRES – KELLYVILLE, 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, no later than Tuesday, June 15, 2021.

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
1278± Acres • Creek County, Oklahoma
Tuesday, June 22, 2021

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, June 22, 2021 at 6:00 PM.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725
Phone 260-244-7606; email: auctions@schraderauction.com

For wire instructions please call 1-800-451-2709.

7. My bank routing number is _____ and bank account number is _____.
(This for return of your deposit money). My bank name, address and phone number is:

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

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, June 15, 2021**. Send your deposit and return this form via email to: **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.



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TRACT MAP & DESCRIPTIONS

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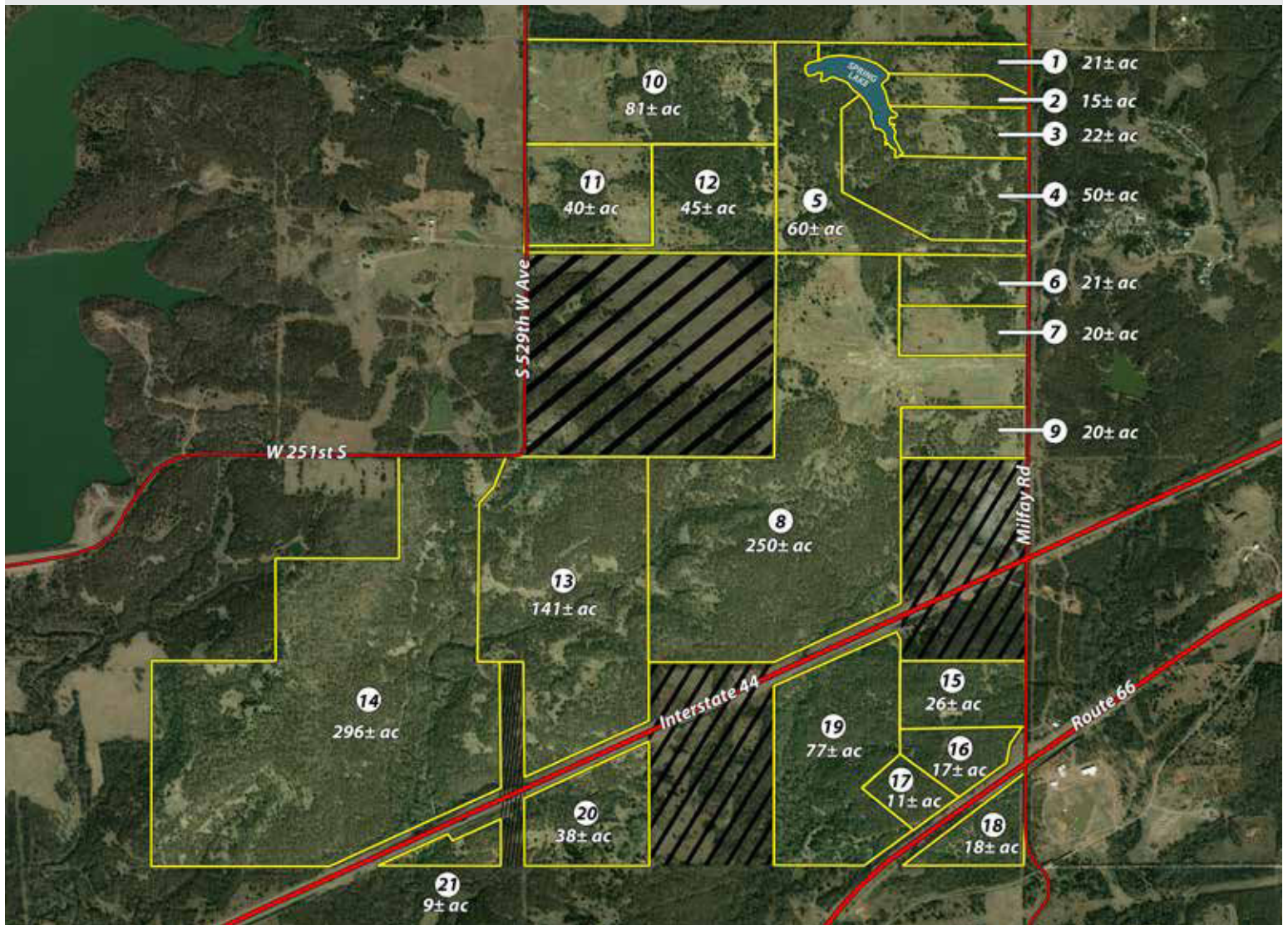
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TRACT MAP & DESCRIPTIONS



Tract 1: 21± acres which border Spring Lake, a stunning tract!

Tract 2: 15± acres which also borders Spring Lake, another stunning potential building site.

Tract 3: 22± acres bordering Spring Lake, mixture of open pasture and hardwoods.

Tract 4: 50± acres bordering Spring Lake, includes stunning creek which feeds the lake and frontage on Milfoy Road.

Tract 5: 60± acres which encompasses the back side of Spring Lake. A truly incredible setting with all the privacy one could ask for in such a location.

Tract 6: 21± acres along Milfoy Road, great potential building site.

Tract 7: 20± acres along Milfoy Road, excellent mixture of woods and open pasture.

Tract 8: 250± acres fronting Milfoy Road, excellent combination of pasture and woods for recreation!

Tract 9: 20± acres fronting Milfoy Road, another excellent potential building site.

Tract 10: 81± acres on the north end of the property. Established food plots, open pasture and a nice creek bottom make this a super neat tract!

Tract 11: 40± acres with a well established food plot and balance in woods and pasture.

Tract 12: 45± acres that is mostly wooded, has a good road for access and a nice creek.

Tract 13: 141± acres that would make an outstanding hunting retreat or recreational property. Heavily wooded and lots of seclusion here.

Tract 14: 296± acres which is another outstanding recreational tract. Woods, creek bottom, open land for food plots and lots of potential in a bigger tract!

Tract 15: 26± acres with a beautiful field in the center of the property, balance is dense forest. Excellent potential building site.

Tract 16: 17± acres fronting Route 66, easily accessible and another excellent potential building site.

Tract 17: 11± acres fronting Route 66, gorgeous little tract!

Tract 18: 18± acres with frontage on Route 66 and Milfoy Road, great corner tract with lots of access!

Tract 19: 77± acres fronting Route 66, excellent combination of dense forest and easy access off the highway.

Tract 20: 38± acres of mostly woods and pasture. This tract does not currently have an access road, the southern boundary of the parcel is a Section Line which provides potential Section Line Road access.

Tract 21: 9± acres of mostly woods. This tract does not currently have an access road, the southern boundary of the parcel is a Section Line which provides potential Section Line Road access.



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LOCATION MAPS

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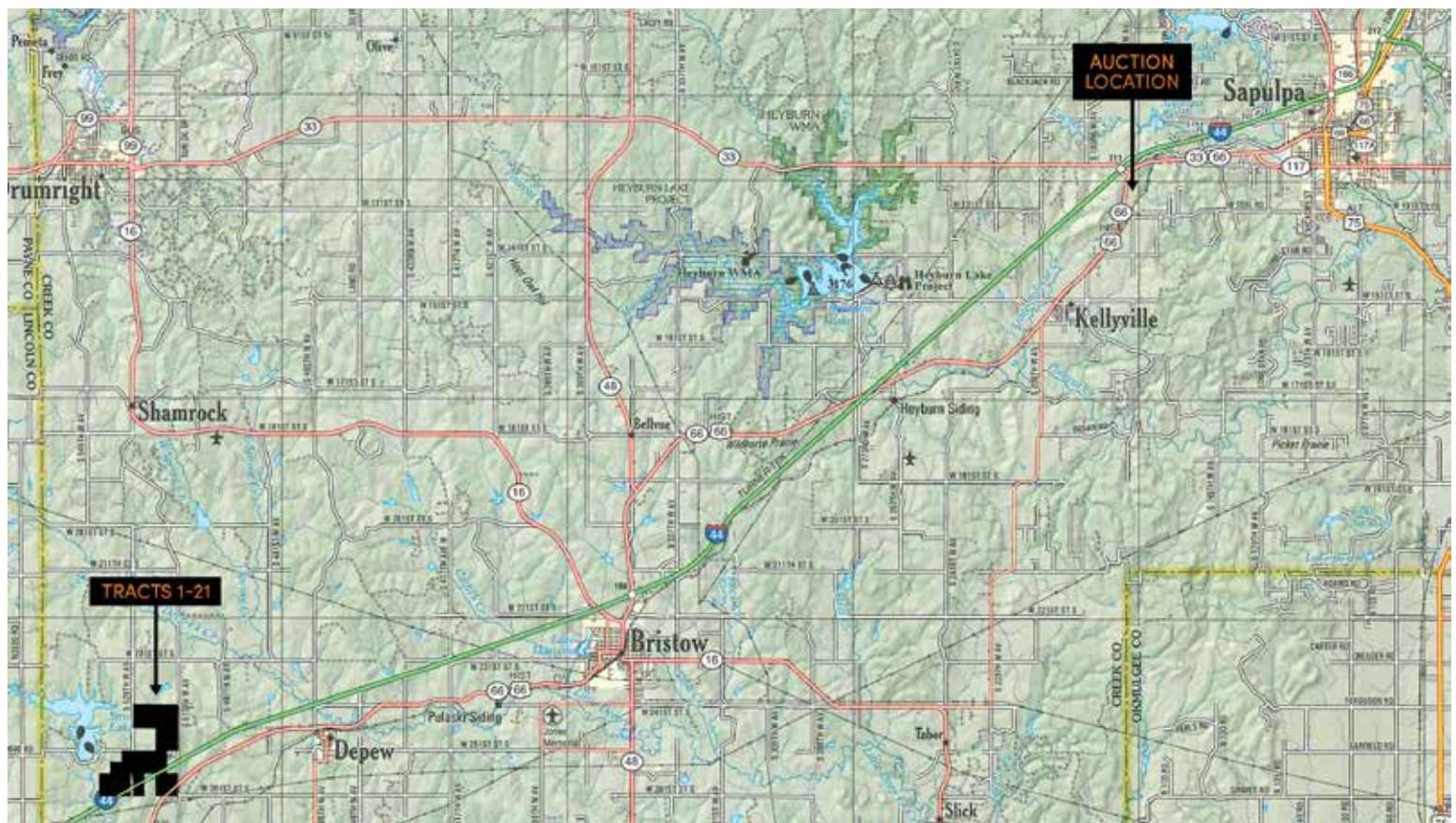
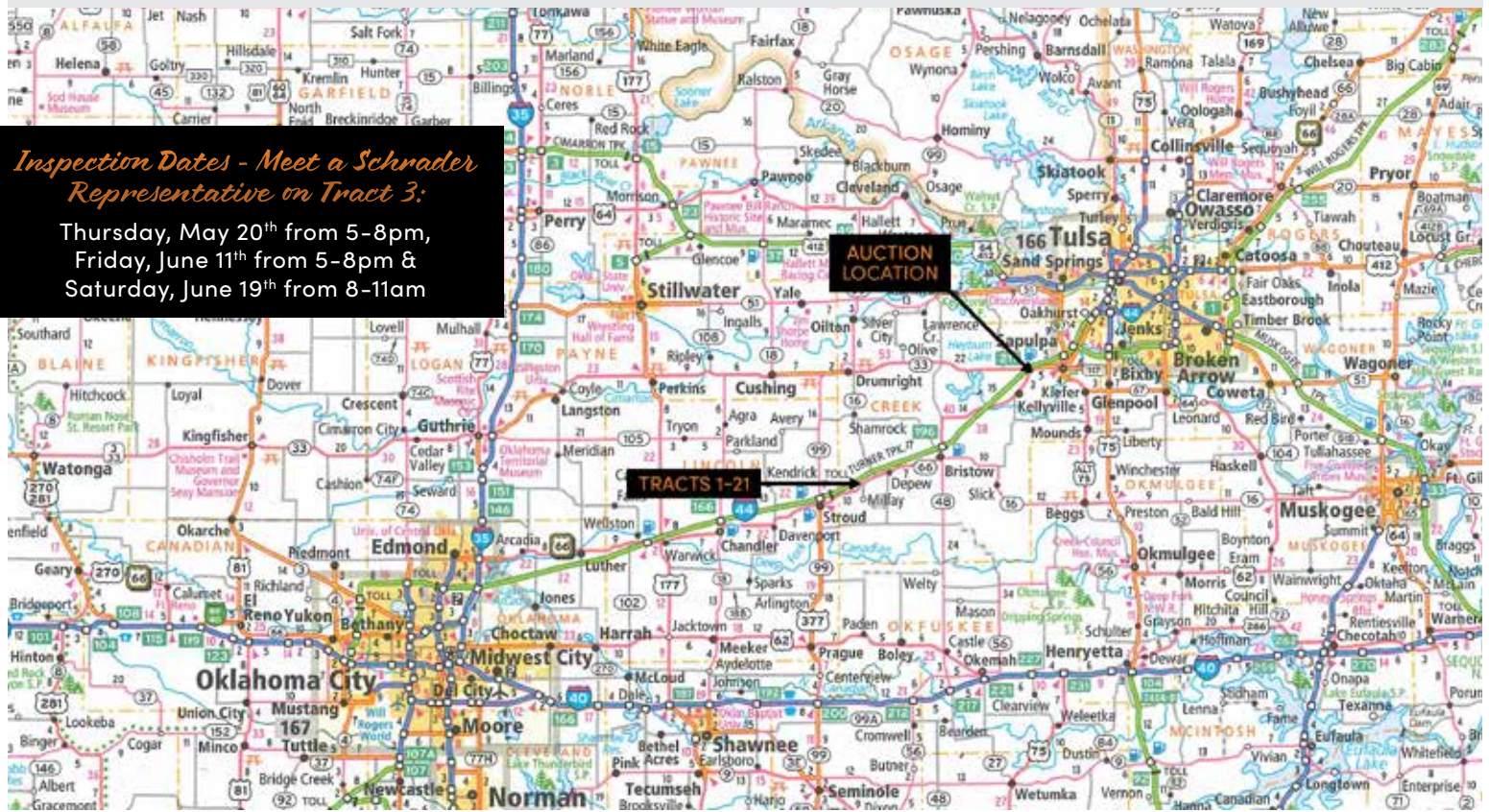


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LOCATION MAPS & DIRECTIONS

Inspection Dates - Meet a Schrader Representative on Tract 3:

Thursday, May 20th from 5-8pm,
Friday, June 11th from 5-8pm &
Saturday, June 19th from 8-11am



Auction Location: Creek County Fairgrounds • 17808 W U.S. Rte 66 Kellyville, OK 74039

Property Location: Located between Depew and Stroud along the famous Route 66. If coming from Tulsa, take Bristow Exit and follow Route 66 West for 12 miles to Milfay Road. If coming from OKC, take the Stroud Exit and follow Route 66 East for 7 miles to Milfay Road. Watch for signs.



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SOILS MAP

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SOILS MAP

Maps Provided By



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Ga	Ashport silt loam, 0 to 1 percent slopes, frequently flooded	43.88	2.9%		Vw		10				9	8			
Cd	Collinsville and Coweta soils, 1 to 3 percent slopes	37.71	2.5%		Vls										
Ba	Coyle fine sandy loam, 1 to 3 percent slopes	31.12	2.1%		Ills				41		5				
Pb	Pulaski fine sandy loam, 0 to 1 percent slopes, occasionally flooded	25.04	1.7%		Ile	4	7	376	48		7	5	1360	2	
FSLE	Foraker-Shidler-Lucien complex, 3 to 12 percent slopes, very rocky	16.12	1.1%		Vle				1		4				
Dd	Dennis and Okemah silt loams, 3 to 5 percent slopes	13.51	0.9%		Ille										
W	Water	9.30	0.6%		VIII										
Ma	Dale clay loam, 0 to 1 percent slopes, rarely flooded	8.23	0.6%		Iw	6		65	68		9		1479	26	
Cb	Choteau very fine sandy loam, 0 to 1 percent slopes	5.90	0.4%		Is	5	64		70		8			35	
Ve	Port silt loam, 0 to 1 percent slopes, occasionally flooded	1.01	0.1%		Ilw	5		13	49		9		48		
NBRF	Niotaze-Bigheart-Rock outcrop complex, 15 to 25 percent slopes, extremely stony	0.44	0.0%		Vlle						2				
Mb	Dale silt loam, 0 to 1 percent slopes, rarely flooded	0.13	0.0%		Iw	6		475	69		9		1615	29	
Weighted Average						0.1	0.4	0.5	6.7	2.7	1.8	0.3	31.2	0.5	0

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



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TOPOGRAPHY MAP

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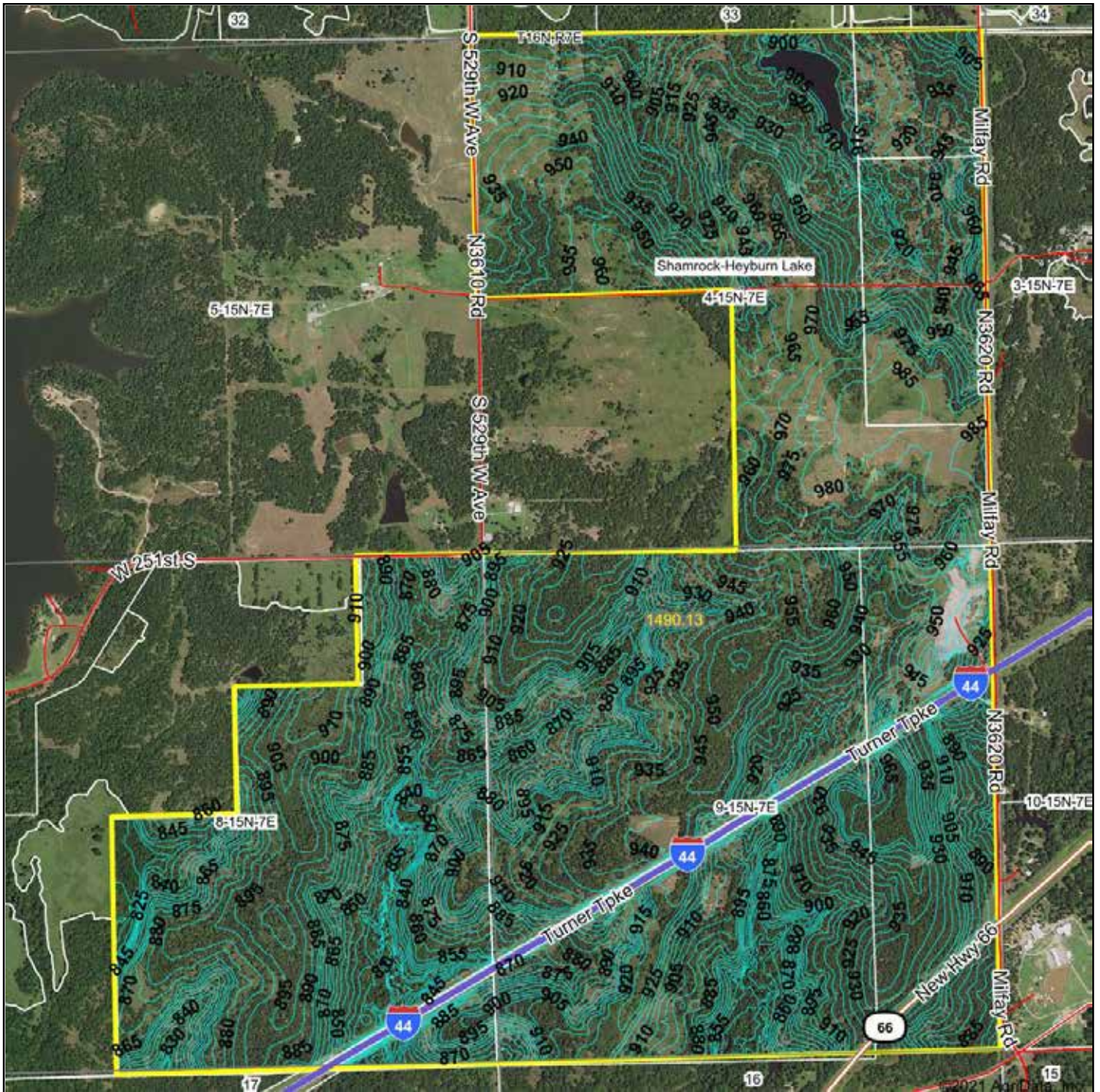
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TOPOGRAPHY MAP

Topography Contours



Source: USGS 10 meter dem

Interval(ft): 5.0

Min: 803.7

Max: 988.8

Range: 185.1

Average: 915.5

Standard Deviation: 37.96 ft

0ft 1617ft 3235ft



5/6/2021

4-15N-7E
Creek County
Oklahoma

Map Center: 35° 47' 56.03, -96° 34' 52.27

Maps Provided By



© AgriData, Inc. 2021 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.



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FLOOD PLAIN MAP

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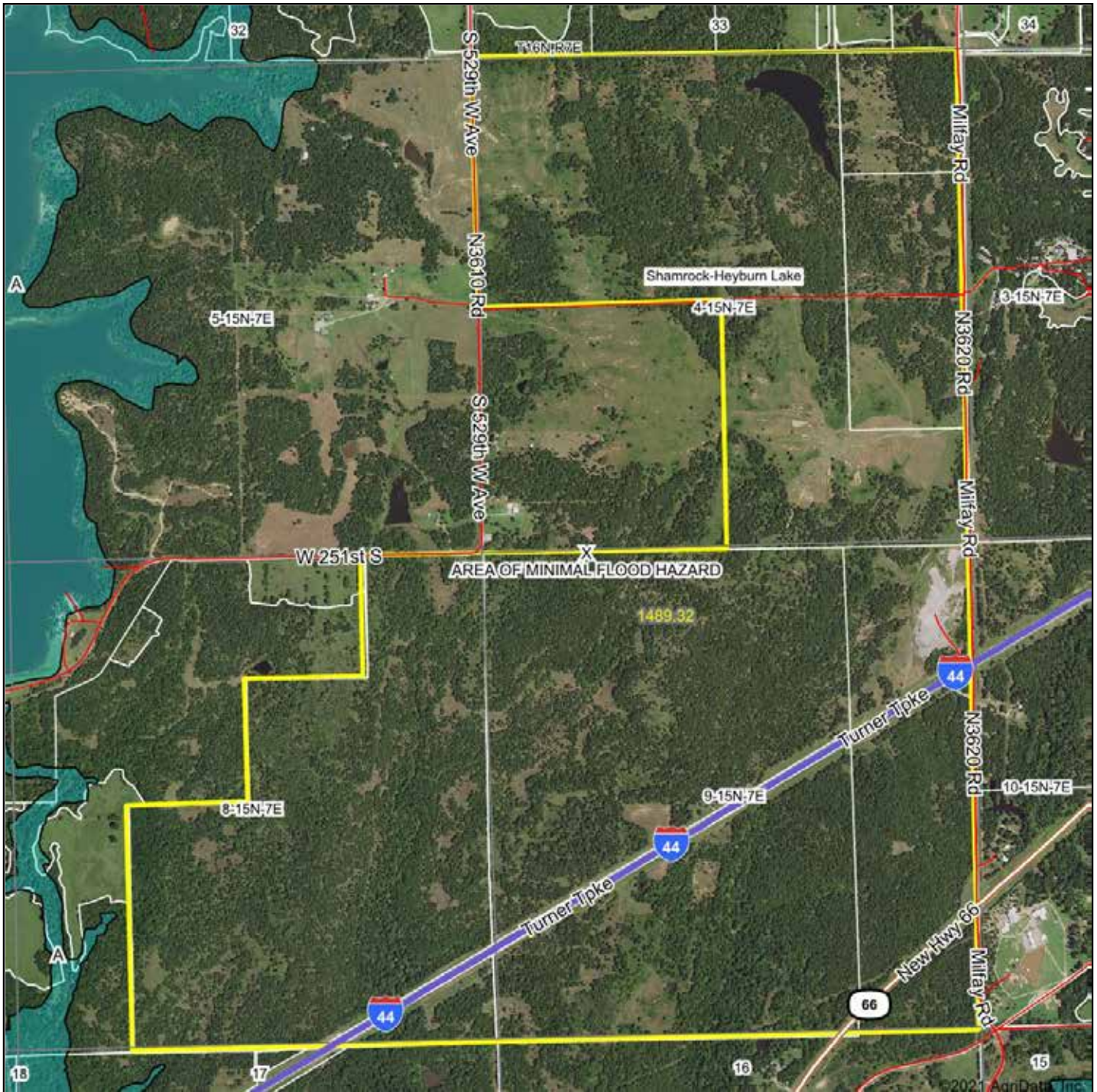
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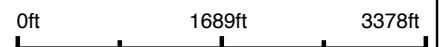
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FLOOD PLAIN MAP

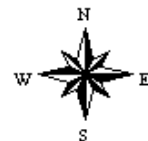
Aerial Map



Map Center: 35° 47' 55.72, -96° 34' 52.26



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TAX STATEMENTS

Tax Roll Inquiry

Creek County Treasurer



Don Engle, Treasurer
Collins Bldg – 317 East Lee, Room 201 Sapulpa, OK
74066
Phone: 918-224-4501
Fax: 918-227-6397
E-Mail: dengle@creekcountyonline.com



Owner Name and Address

THE QUADRANT REVOCABLE TRUST
2121 S YORKTOWN AVE #202
TULSA OK 74114-0000

Taxroll Information

Tax Year : 2020
Property ID : 0000-08-015-007-0-001-00
Location :
School District : 21R DEPEW Mills : 87.74
Type of Tax : Real Estate
Tax ID : 1816

Legal Description and Other Information:

8-15-7 E NE & SW NE 8-15-7 W144 AC OF SE LESS 10.22 AC FOR TURNPIKE & LESS 1.39 FOR T P 8-15-7 E SW 8-15-7 TR 250 WIDE OFF E SIDE OF SE LESS 6.85 AC FOR T.P. LYING N OF T.P. 339.24 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	5659	Base Tax	497.00
Improvements	0	Penalty	0.00
Net Assessed	5659	Fees	0.00
		Payments	497.00
		Total Paid	497.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
01/07/2021	40528	Check	Taxes	497.00	THE QUADRANT REVOCABLE TRUST->Check# 2042

TAX STATEMENTS

Tax Roll Inquiry

Creek County Treasurer



Don Engle, Treasurer
Collins Bldg - 317 East Lee, Room 201 Sapulpa, OK
74066
Phone: 918-224-4501
Fax: 918-227-6397
E-Mail: dengle@creekcountyonline.com



Owner Name and Address

THE QUADRANT REVOCABLE TRUST
2121 S YORKTOWN AVE #202
TULSA OK 74114-0000

Taxroll Information

Tax Year : 2020
Property ID : 0000-09-015-007-0-004-00
Location :
School District : 21R DEPEW Mills : 87.74
Type of Tax : Real Estate
Tax ID : 1836

Legal Description and Other Information:

9-15-7 W NE LESS 5 AC T.P. LESS .04 AC TO T P 9-15-7 NW 9-15-7 SE LESS T.P. 9-15-7 W SW LESS T.P. 449.95 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	4312	Base Tax	378.00
Improvements	0	Penalty	0.00
Net Assessed	4312	Fees	0.00
		Payments	378.00
		Total Paid	378.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
01/07/2021	40529	Check	Taxes	378.00	THE QUADRANT REVOCABLE TRUST->Check# 2042

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E-Mail: dengle@creekcountyonline.com



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THE QUADRANT REVOCABLE TRUST
2121 S YORKTOWN AVE #202
TULSA OK 74114-0000

Taxroll Information

Tax Year : 2020
Property ID : 0000-04-015-007-0-001-00
Location :
School District : 21R DEPEW Mills : 87.74
Type of Tax : Real Estate
Tax ID : 1798

Legal Description and Other Information:

4-15-7 S NE & LTS 1 & 2 4-15-7 S NW & LTS 3 & 4 4-15-7 SE 489.46 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	6696	Base Tax	588.00
Improvements	0	Penalty	0.00
Net Assessed	6696	Fees	0.00
		Payments	588.00
		Total Paid	588.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
01/07/2021	40527	Check	Taxes	588.00	THE QUADRANT REVOCABLE TRUST->Check# 2042



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AUCTION

5% Buyer's Premium

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Online Bidding Available!

PHOTOS



Tracts 1-5, Looking West



Tract 1

PHOTOS



PHOTOS



PHOTOS



Tract 3



Tract 4

PHOTOS



Tract 4



Tract 5

PHOTOS



Tracts 6 & 7, Looking North



Tract 6

PHOTOS



Tract 7



Tract 8, Looking North

PHOTOS



Tract 8



Tract 9

PHOTOS



PHOTOS



PHOTOS



Tracts 15-19, Road Frontage



Tract 16

PHOTOS



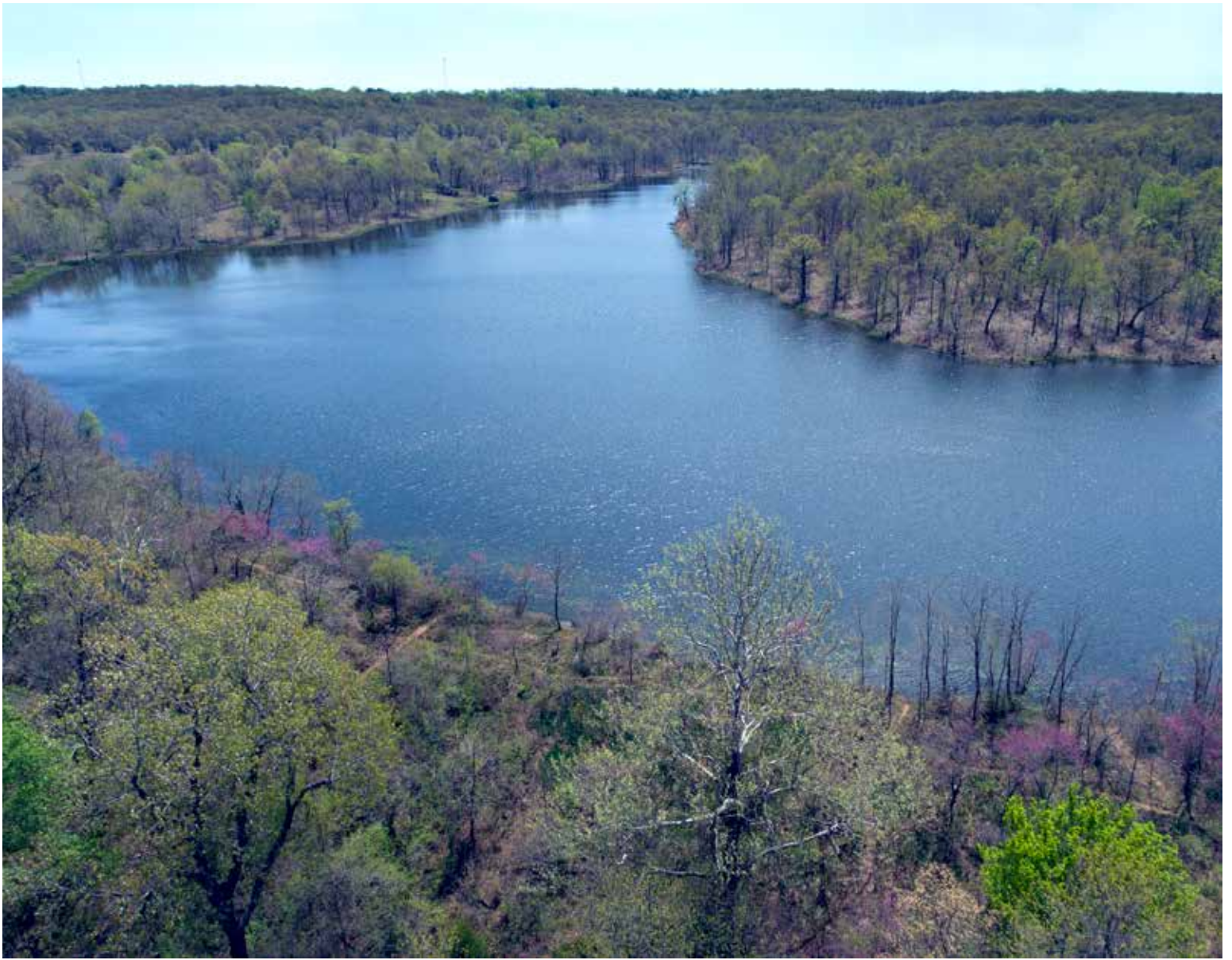
Tract 17



Tract 19

SCHRADER AT A GLANCE

- Established in 1944.
- Located in Columbia City, IN, in 10,000 square feet of office space and heated garage/shop for auction equipment.
- Salaried staff (21) averages over 14 years experience, and the Schrader marketing team includes (4) graphic designers and a professional photographer.
- Sales representatives (36) in six states, including Oklahoma and Florida.
- Joint venture offices in Michigan, Virginia and Washington and a joint venture office in Indianapolis, Indiana.
- Licensed in 26 states and have ability to secure proper licensing in any state.
- Real estate auctions conducted in 40 states.
- Over 400 years of combined experience.
- Seven staff members and managers with master's degrees—president having a Masters Degree in Agricultural Economics.
- 200 to 250 auctions conducted annually.
- Annual real estate auction sales volume has exceeded \$250,000,000.
- Annual acreage sold has exceeded 100,000 acres plus residential and commercial properties.
- Traditional real estate sales and Section 1031 tax deferred exchanges are a sector of Schrader business.
- Conducted the first online multi-tract auction on the internet simultaneously with the live auction on March 27, 2000.



SCHRADER REAL ESTATE & AUCTION CO., INC.

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

260-244-7606 or 800-451-2709

SchraderAuction.com

