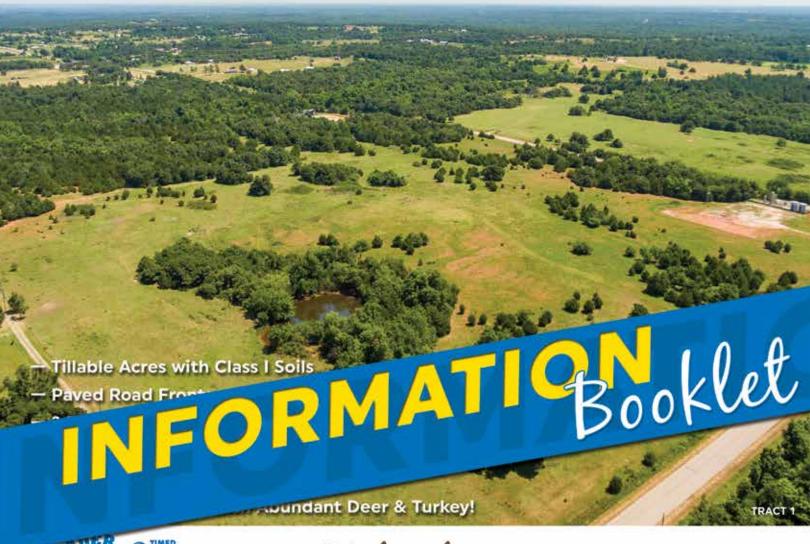
OKLAHOMA & LINCOLN COUNTIES

AUCTION Near Harrah, Oklahoma

223.75±
acres
with Multiple Homes
offered in 5 Tracts





Nednesday August 24 • 6:00pm

at Nicoma Park Community Center, 2221 Nichols Drive, Nicoma Park OK

Online Bidding Available

405.332.5505 · SchraderAuction - com





DISCLAIMER

All information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. Schrader Auction Company assumes no liability for the information provided.

AUCTION MANAGER

BRENT WELLINGS • 405.332.5505 • brent@schraderauction.com



950 N. Liberty Dr., Columbia City, IN 46725 800.451.2709 | 260.244.7606 www.schraderauction.com

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BOOKLET INDEX





Real Estate Auction Registration Forms

Location Map

Tract Maps

Tract Descriptions & Auction Terms

Soils Maps & Productivity Information

Topography Maps

Flood Zone Maps

Tax Statements

Property Photos



BIDDER PRE-REGISTRATION FORM

WEDNESDAY, AUGUST 24, 2022 223.75+ ACRES – OKLAHOMA & LINCOLN COUNTIES, 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 <u>auctions@schraderauction.com</u> or fax to 260-244-4431, no later than Wednesday, August 17, 2022.

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 A	UCTION?
☐ Brochure ☐ Newspaper ☐ Signs ☐ Internet ☐ Radio	o □ TV □ Friend
□ Other	
WOULD YOU LIKE TO BE NOTIFIED OF FUT	
☐ Regular Mail ☐ E-Mail	
☐ Tillable ☐ Pasture ☐ Ranch ☐ Timber ☐ Recreation	
What states are you interested in?	ě
Note: If you will be bidding for a partnership, corporation or other entity, y with you to the auction which authorizes you to bid and sign a Purchase Ag	
I hereby agree to comply with terms of this sale including, but not limited to, premiums, and signing and performing in accordance with the contract if I am Real Estate and Auction Company, Inc. represents the Seller in this transaction	the successful bidder. Schrader

Date: ____

Signature: ____

Online Auction Bidder Registration 223.75± Acres • Oklahoma & Lincoln Counties, Oklahoma Wednesday, August 24, 2022

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 Wednesday, August 24, 2022 at 6:00 PM. (EST)
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.

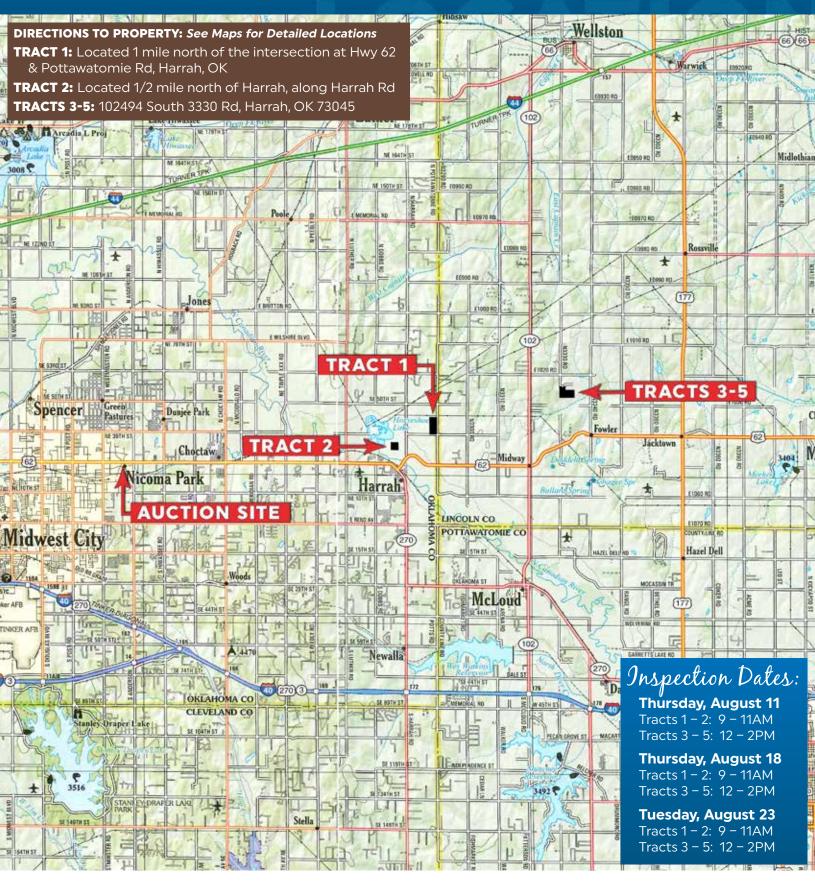
7.	(This for return of your deposit money). My ban	k name, address and phone number is:
8.	TECHNOLOGY DISCLAIMER: Schrader Repartners and vendors, make no warranty or gunction as designed on the day of sale. Technical problem occurs and you are not ables Schrader Real Estate and Auction Co., Inc., its a liable or responsible for any claim of loss, we technical failure. I acknowledge that I am acceptanction over the Internet in lieu of actually attention.	uarantee that the online bidding system will cal problems can and sometimes do occur. If a e to place your bid during the live auction, affiliates, partners and vendors will not be held hether actual or potential, as a result of the ting this offer to place bids during a live outcry
9.	This document and your deposit money must be & Auction Co., Inc. by 4:00 PM, Wednesday, A this form via fax or email to: 260-244-4431 or as	August 17, 2022. Send your deposit and return
I unde	erstand and agree to the above statements.	
Regist	stered Bidder's signature	Date
Printed	ed Name	
This d	document must be completed in full.	
-	n receipt of this completed form and your depos password via e-mail. Please confirm your e-mail	
E-mail	iil address of registered bidder:	
conve	k you for your cooperation. We hope your online benient. If you have any comments or suggestions, pageschraderauction.com or call Kevin Jordan at 260	please send them to:





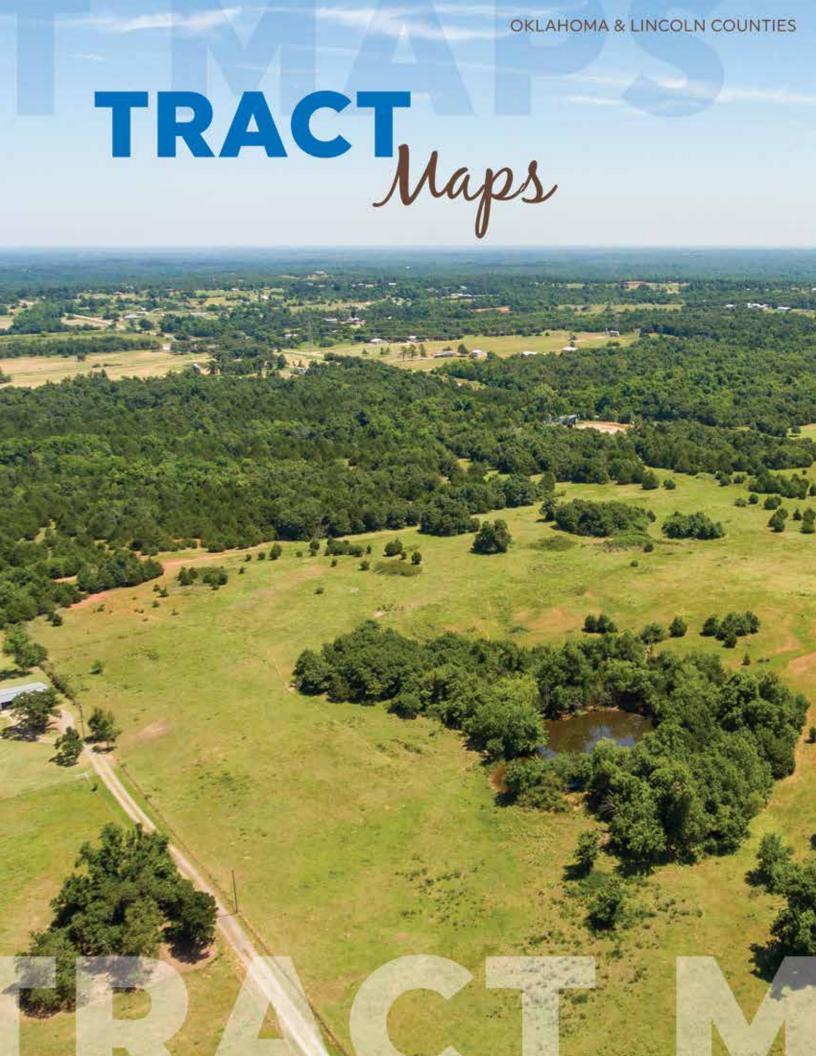


LOCATION MAP

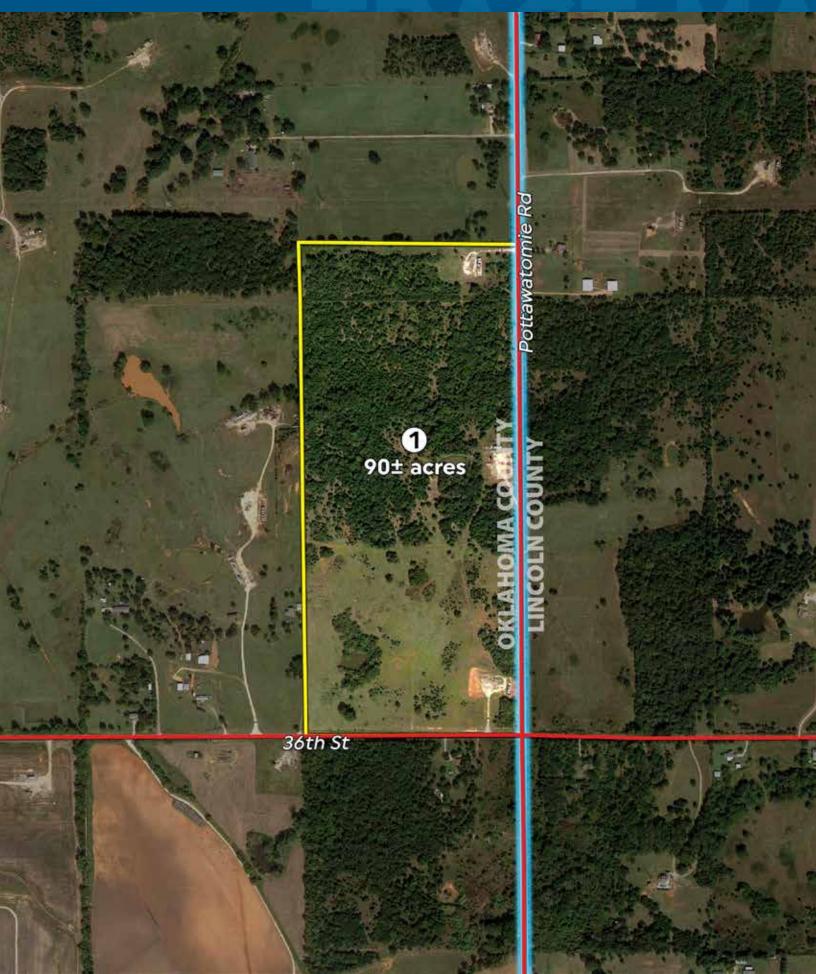


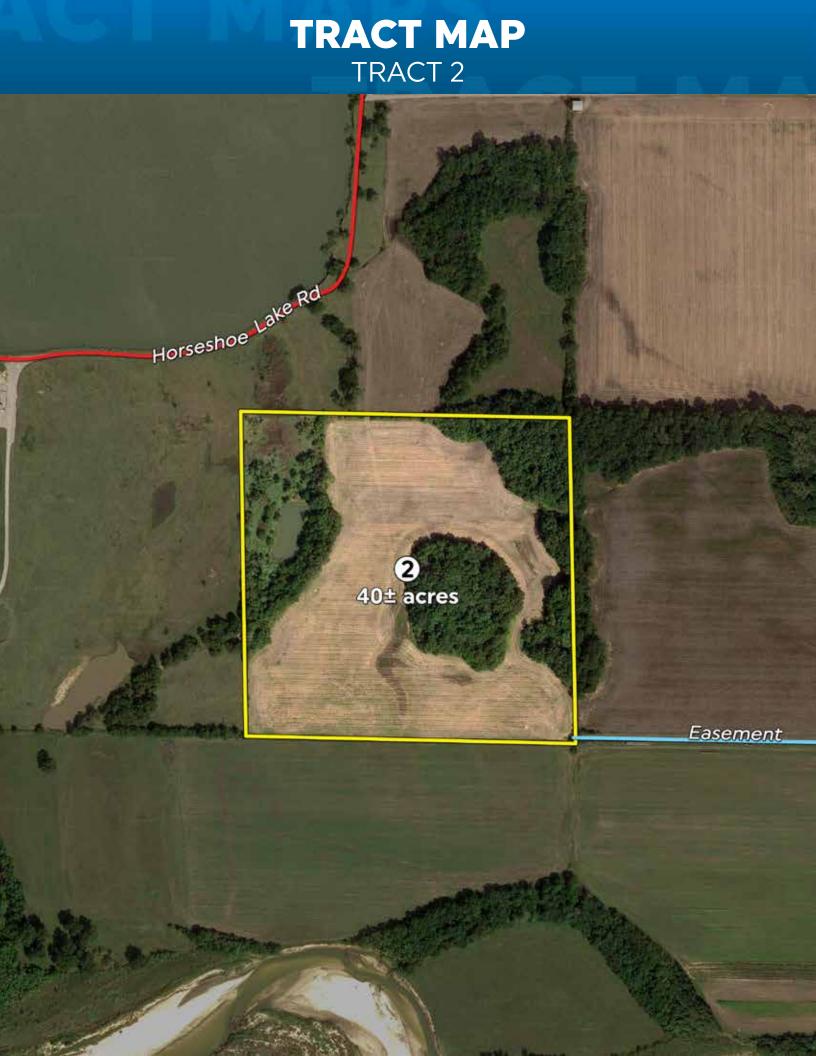
Wednesday, August 24 0 6:00 pm

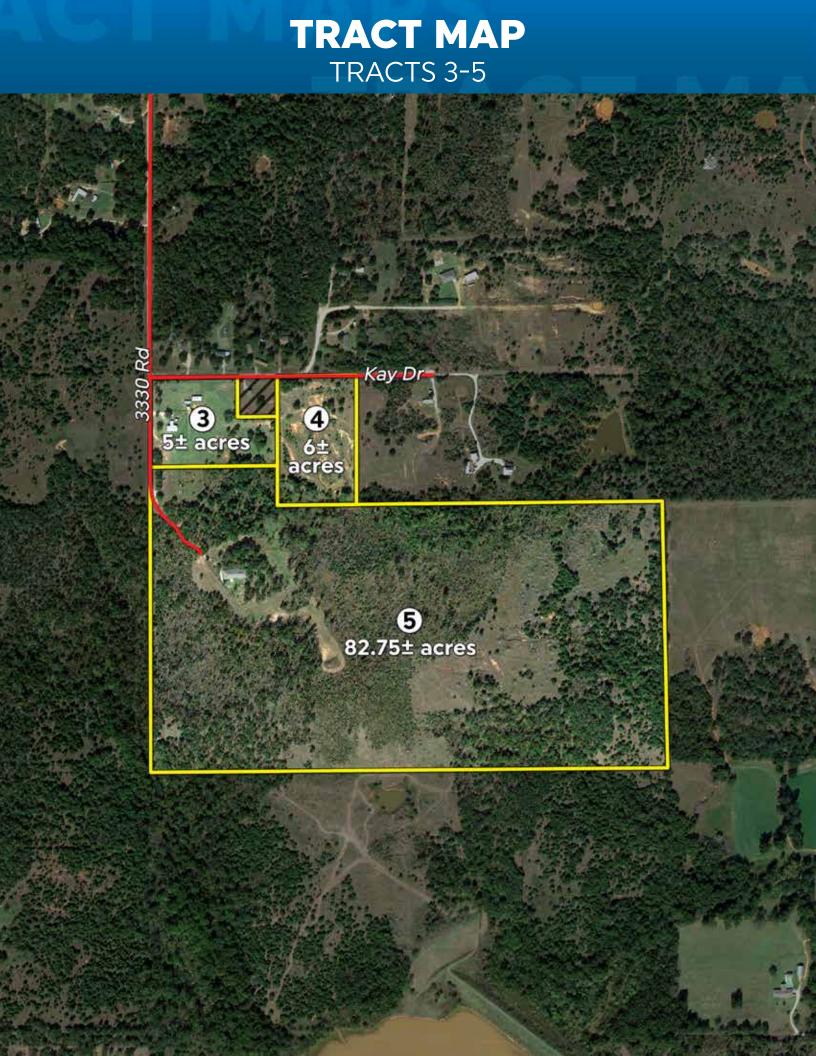
at Nicoma Park Community Center, 2221 Nichols Drive, Nicoma Park OK 73066



TRACT MAP TRACT 1







TRASET Descriptions



OKLAHOMA & LINCOLN COUNTIES UCTI Near Harrah, Oklahoma

with Multiple Homes

offered in 5 Tracts

An exciting Real Estate Portfolio that offers a variety of property types for numerous Buyers! Productive, tillable bottomland near the North Canadian River, potential homesites, secluded acres on paved roads and a 2,718 sq. ft. home on 82.75± acres are all being offered in a single auction! With this kind of property variety in one sale, pay close attention to the extensive mapping and tract descriptions to investigate the parcels that are the best fit for you. Buyers may bid on any individual tract or combination of tracts being offered!

TRACT 1: 90± acres located along Pottawatomie Rd, in Oklahoma County and Harrah School District. This is truly a beautiful tract of land! With two ponds, a mixture of open pastureland, dense hardwoods and scattered cedar the land boasts a secluded feeling while being convenient to town. With 1/2 mile of paved road frontage on the east and 1/4 mile of paved frontage on the south, the development and homesite potential of this parcel should also interest many!

TRACT 2: 40± acres of productive farmland in the North Canadian River bottoms. With 25± acres tillable per FSA, all of which consists of Class I Asher Silty Clay Loam Soils this tract should interest the farmland Buyers. But, with the balance of the tract large trees, thick draws and a secluded pond recreational land Buyers need to pay attention to this tract.

TRACT 3: 5± acres with an outstanding view to the east! Includes a 2 bedroom, 1 bath home built in 1920, in need of repair but with potential to be an excellent rental investment or starter home! Also included are a small barn and outbuildings

TRACT 4: 6± acres, mixture of trees and open pasture. Perimeter fencing around the parcel and a small pond in the back. Excellent potential homesite!

TRACT 5: 82.75± acres that includes the 2,718 sq. ft. home in a stunning setting! Large oak trees surround the home, creating a shade filled environment for enjoying your days at the end of a dead end road in total privacy! The home boasts 3 bedrooms and 2 baths, with a lovely sunroom facing the south, large living area, formal dining room, spacious kitchen, two car garage and a LARGE workshop area that could also make a great game room. The accompanying 82.75± acres is also fantastic, with a mixture of open pasture, large trees and a shooting range!

Auction Terms & Conditions:

PROCEDURE: Tracts 1 through 6 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 4% 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 Trustees 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, subject to rights of current tenants.

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, 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.

BRENT WELLINGS The property is being sold

on an "AS IS, WHERE IS" basis, and no warranty

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.

or representation, either expressed or implied,

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



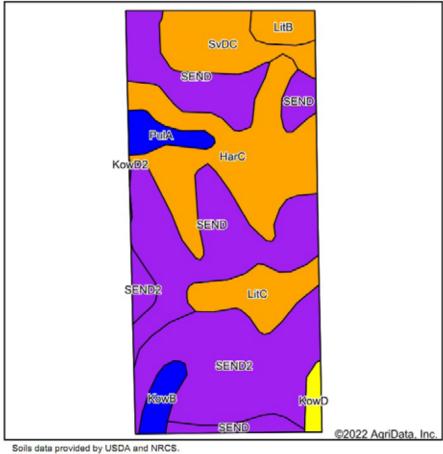
405.332.5505 SchraderAuction ... com

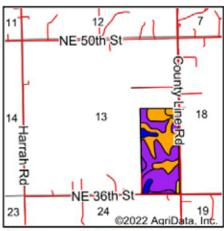
Auction Manager:



SOILS MAP

TRACT 1





State: Oklahoma
County: Oklahoma
Location: 13-12N-1E
Township: Oklahoma City

Acres: 84.49 Date: 7/11/2022

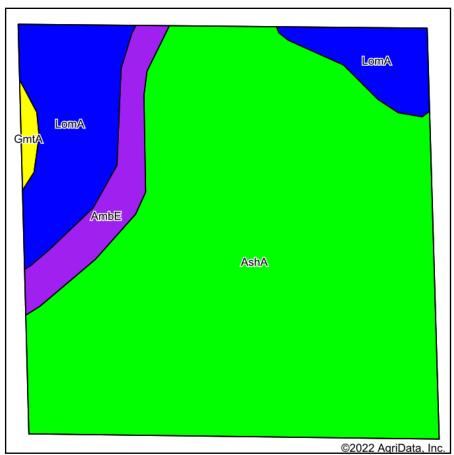
SCHRADER Real Estate and Auction Company, Inc.

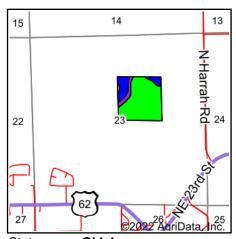




Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Cotton lint Lbs	Grain sorghum Bu	Improved bermudagrass AUM	Introduced bluestem AUM	Oats Bu	Peanuts Lbs	Soybeans Bu	Wheat Bu
SEND	Stephenville- Darnell-Newalla complex, 3 to 8 percent slopes	27.12	32.1%		Ve		5	2	2				3
SEND2	Stephenville- Darnell-Newalla complex, 3 to 8 percent slopes, eroded	19.25	22.8%		Ve		5	4	2				14
HarC	Harrah fine sandy loam, 3 to 5 percent slopes	17.57	20.8%		Ille	9	3	4			32		2
SvDC	Stephenville- Darnell complex, 1 to 5 percent slopes	7.31	8.7%		llle		2	4	2				12
LitC	Littleaxe fine sandy loam, 3 to 5 percent slopes	5.54	6.6%		Ille		32	5	5	28			26
PulA	Pulaski fine sandy loam, 0 to 1 percent slopes, occasionally flooded	2.31	2.7%		lle	376	48	7	5		1360	2	30
LitB	Littleaxe fine sandy loam, 1 to 3 percent slopes	2.24	2.7%		Ille		32	5	5	29			28
KowB	Konawa fine sandy loam, 1 to 3 percent slopes	2.06	2.4%		lle		48	5		1		25	29
KowD	Konawa fine sandy loam, 3 to 8 percent slopes	1.09	1.3%		IVe		30	4	4	30			25
	•		Weighte	d Average	4.06	12.2	9.4	3.6	1.9	3	43.8	0.7	9.9

SOILS MAP TRACT 2





State: Oklahoma
County: Oklahoma
Location: 23-12N-1E
Township: Oklahoma City

Acres: **40.61**Date: **7/11/2022**





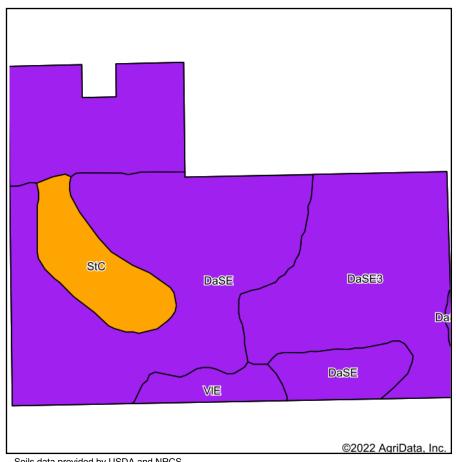


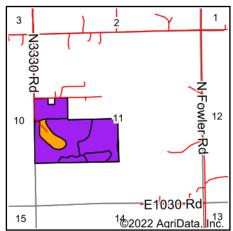
Soils data provided by USDA and NRCS.

OOIIS G	ata provided by GGBA at	141100	<i>-</i> .										
Area S	ymbol: OK109, Soil A	rea Ver	sion: 23										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Cotton lint Lbs	Grain sorghum Bu	Improved bermudagrass AUM	Introduced bluestem AUM	Oats Bu	Soybeans Bu	Wheat Bu
AshA	Asher silty clay loam, 0 to 1 percent slopes, rarely flooded	31.47	77.5%		ls	97		59	9	7	58	34	40
LomA	Lomill silty clay loam, 0 to 1 percent slopes, occasionally flooded	6.36	15.7%		llw	69	15	42	7	5	45	25	31
AmbE	Amber very fine sandy loam, 5 to 15 percent slopes, rarely flooded	2.46	6.1%		Vle				6	5			
GmtA	Gracemont fine sandy loam, 0 to 1 percent slopes, occasionally flooded	0.32	0.8%		IVw	60	301	36	9	7	36		26
	•	•	Weighte	d Average	1.48	86.4	4.7	52.6	8.5	6.6	52.3	30.3	36.1

Soils data provided by USDA and NRCS.

SOILS MAP TRACTS 3-5





Oklahoma State: County: Lincoln Location: 11-12N-2E Township: Meeker Acres: 94.03 Date: 7/11/2022







Soils data provided by USDA and NRCS.

Julis ua	ta provided by OSDA and NHCS.										3
Area Sy	mbol: OK081, Soil Area Versio	n: 18									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Cotton lint Lbs	Grain sorghum Bu	Improved bermudagrass AUM	Introduced bluestem AUM	Oats Bu	Wheat Bu
DaSE	Darnell-Stephenville complex, 3 to 12 percent slopes	41.86	44.5%		Ve			3	2		
DaSE3	Darnell-Stephenville complex, 3 to 12 percent slopes, severely eroded	40.40	43.0%		Ve			3	2		
StC	Stephenville fine sandy loam, 3 to 5 percent slopes	8.24	8.8%		IIIe		4	1	1		2
VIE	Grainola-Ironmound complex, 5 to 15 percent slopes	3.53	3.8%		Vle	13	3	3		2	1
			Weigh	nted Average	4.86	0.5	0.5	2.8	1.8	0.1	0.2

Soils data provided by USDA and NRCS.



TOPOGRAPHAPS



TOPOGRAPHY MAP

TRACT 1





Real Estate and Auction Company, Inc.

Source: USGS 3 meter dem

Interval(ft): 3.0 Min: 1,102.8 Max: 1,155.4 **Range:** 52.6

Average: 1,130.4

7/11/2022

Oklahoma

Standard Deviation: 10.93 ft Map Center: 35° 30' 39.82, -97° 8' 37.2

13-12N-1E **Oklahoma County**

TOPOGRAPHY MAP TRACT 2





Source: USGS 3 meter dem

Interval(ft): 2.0 Min: 1,065.1

Max: 1,083.2 **Range: 18.1**

Average: 1,078.8 Standard Deviation: 3.67 ft

Oft 280ft 561ft



23-12N-1E **Oklahoma County** Oklahoma

Map Center: 35° 30' 6.39, -97° 9' 56.93

TOPOGRAPHY MAP

TRACTS 3-5





Source: USGS 10 meter dem

Interval(ft): 3.0 Min: 972.5 Max: 1,093.1

Range: 120.6 Average: 1,030.2

Standard Deviation: 26.48 ft

7/11/2022

11-12N-2E **Lincoln County** Oklahoma

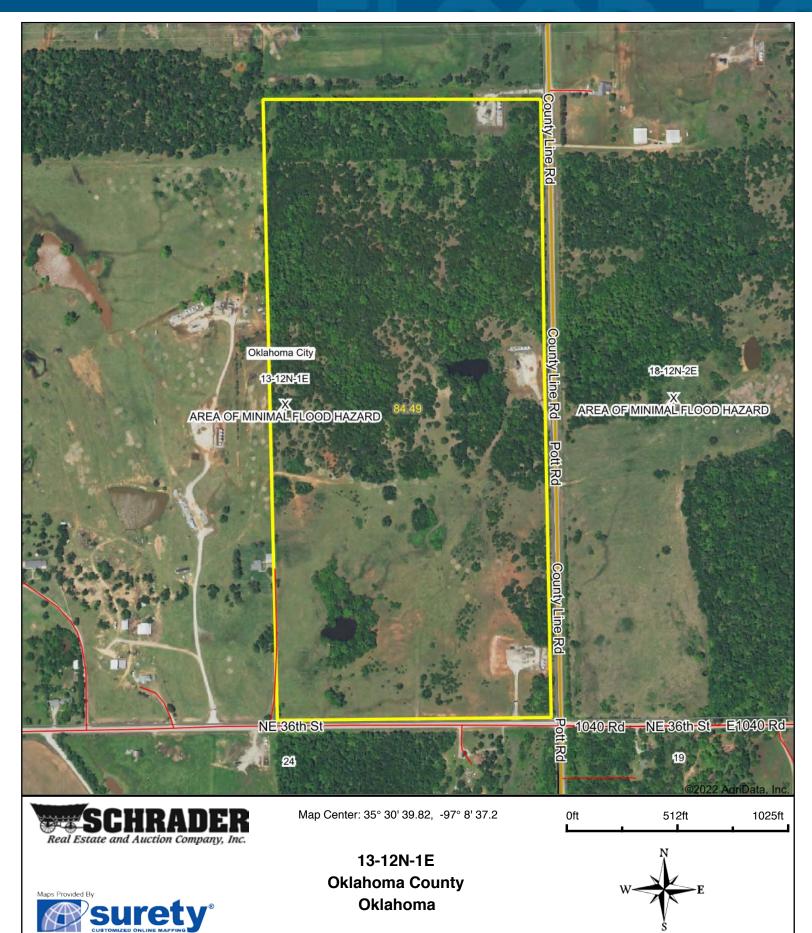
Map Center: 35° 31' 40.01, -97° 3' 59.5



FLOOD ZONE Maps

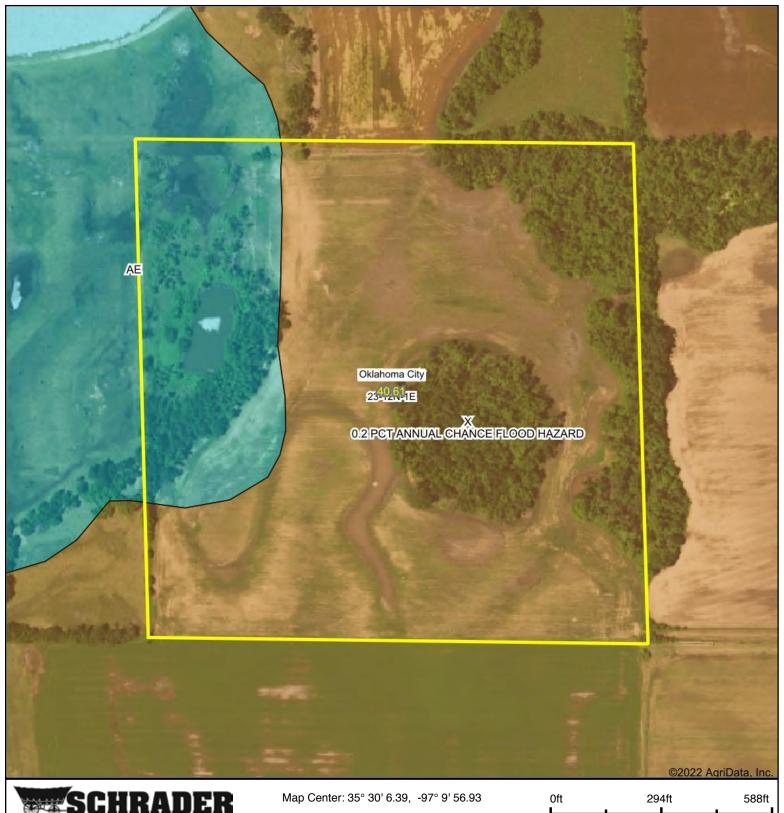


FLOOD ZONE MAP TRACT 1



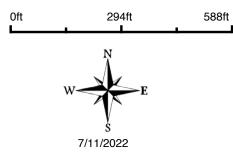
7/11/2022

FLOOD ZONE MAP TRACT 2



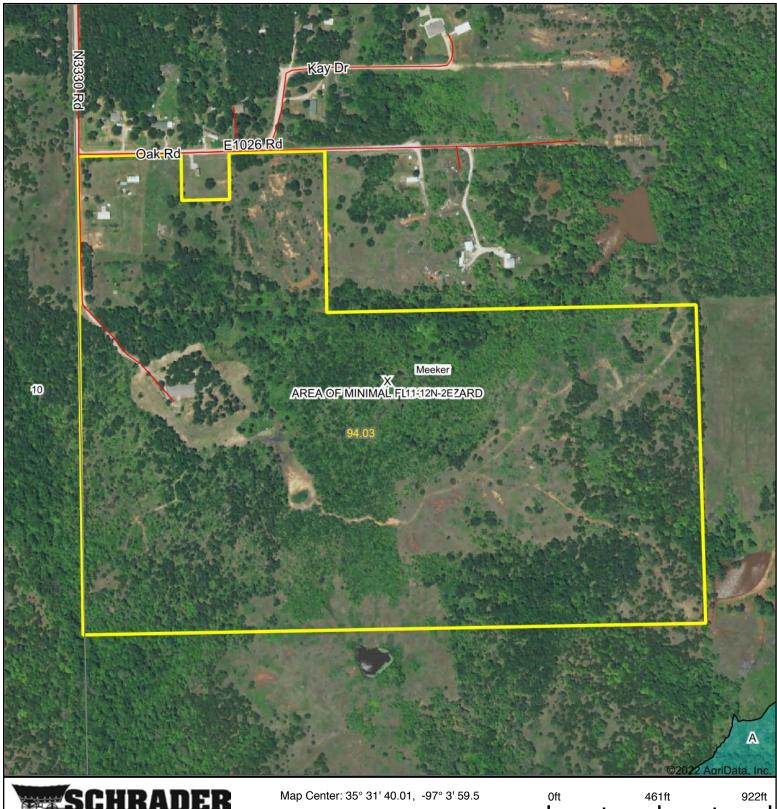


23-12N-1E **Oklahoma County** Oklahoma





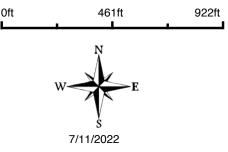
FLOOD ZONE MAP TRACTS 3-5





Real Estate and Auction Company, Inc.

11-12N-2E **Lincoln County** Oklahoma



TAXStatements



TRACT 1

<u>Larry Stein</u> Oklahoma County Assessor (405) 713-1200 - Public Access System

Home	Contact Us		t Book	Ma	p Sea	rch	Ne	w Search	
Real Property Display - Scr									
Account: R260135000	Type: Agricultural	l	🏂 piud	E Loc	ation:		0 U	NKNOWN	
Building Name/Occupant:					Map l	Parcel	UNINC	ORPORATED	
Owner Name 1:	PARRISH BUDD	S & LINDA A	LINDA A TRUSTEE 1/4 sectio					2050	
Owner Name 2:	PARRISH BUDD	S & LINDA A	REV TRUST	Par	ent Ac	cct:			
Owner Name 3:				Tax	ct:	TXD 107			
Billing Address:	PO BOX 24128			Sch	ool Sy	stem:	Н	arrah #7	
City, State, Zip	OKLAHOMA CI	TY, OK 73124		Lar	ıd Size	:	90	.00 Acres	
Country: (If noted)				Lot	Dime	nsions:	Widt	h Depth	
Personal Property	I	Land Value: 9,22	.4		Treas	urer:	Click	to View Taxes	
Sect 13-T12N-R1E Qtr SE	ELK TOWNSHIP	Block 000 Lo	t 000 Subd	ivision Sa	les				
Full Legal Description: EL OF NE4 90ACRS MORE OR		000 PT OF SE4	& NE4 SEC 1	3 12N 1E	E 1/2	OF SE4 &	S 1/2 OF	S 1/2OF SE4	
Photo & Sketch (if a	vailable)	Comp Sales Addı	ress/Date/Price	(ordered	by rele	evancy) 🌘	Report C	oming Soon	
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	Available								
	No	comparable	sales return	ed.					
No Photo		1							
Available									
Value History (*The Co	inty Treasurer 405-	713-1300 posts	& collects act	ual tav ar	nount	s. Contac	t informa	tion HERE)	
		Gross Assessed	Exemption	Net Asse		Millage			
2022 9,224	9,224	1,014	0		1,014	99.52	100.98		
2021 9,224	9,224	1,014	0		1,014	99.52	100.98	0.00	
2020 9,224	9,224	1,014	0		1,014	102.20	103.70	0.00	
2019 9,224	9,224	1,014	0		1,014	102.04	103.53	0.00	
2018 9,224	9,224	1,015	0		1,015	103.90	105.42	0.00	
> >	[1/5]								
	Property	Account Status	/Adiustments	/Exempti	nns				
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R260135000	1999			pped Ag 3				0	
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Date Type	Book Page Price		Grantor				Grant	tee	
	& <u>12247</u> <u>1167</u> 0	PARI	RISH BUDD & LI	NDA		PARRISH E	SUDD S & L	INDA A TRUSTEE	
	& <u>10866</u> <u>1953</u> 0	PARRISH LINDA	TRS HONEA S M	I JR REV TE	RUST	PAR	RISH BUDI	O & LINDA	
7/24/2008 > Hmstd Off 8	% <u>10866</u> <u>1954</u> 0	HONE	EA EDITH REV T	RUST		PAR	RISH BUDI	O & LINDA	
9/11/1990 > Historical	<u>6088</u> <u>1386</u> 0		HONEA S M			HONI	EASMJR8	EDITH TRS	
11/11/1911 > Historical	0002 0000 0						HONEA S	M JR	
		Notice of Value	<u> </u>						
Year Date Market V No Notice of Value N.O		<u>le Market Value</u> ned.	g Gro	ss Assesse	ed	Exempt	ion	Net Assessed	
Bldg # Vacar	nt/Improved Land	Bl	Bldg Description Yea			r Built	SqFt	# Stories	
No building records retu		JI.	_						

TRACT 2

Larry Stein Oklahoma County Assessor (405) 713-1200 - Public Access System

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ne/Occu	pant:								Map l	Parcel	UNINCORPORATED		
1:		PAR	RISH B	UDD S	S & LIN	NDA A	TRUSTEE		1/4 sectio	n #:	2089		
2:		PAR	RISH B	UDD S	S & LIN	NDA A	REV TRUST	Parent Ac	ct:	2009			
3:								,	Tax Distri	ict:	П	TXD 107	
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					Y . OK	73124						.00 Acres	
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Country: (If noted) Personal Property Land							30					to View Taxes	
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	1: 2: 3: ess: ip noted) al Propi 2N-R1E Descripti b & Sket 14,23: 14,23: 14,23:	ine/Occupant: 1: 2: 3: ess: ip acted) al Property 2N-R1E Qtr NE Description: ELk b & Sketch (if av A A A A A A A A A A A A A	Type	Type: Agrical Agrical	Type: Agricultural ne/Occupant: 1:	Type: Agricultural Type: Agricultural	Type: Agricultural 1: PARRISH BUDD S & LINDA A 2: PARRISH BUDD S & LINDA A 3: PO BOX 24128 ip OKLAHOMA CITY , OK 73124 noted) al Property Land Value: 14,2 2N-R1E Qtr NE ELK TOWNSHIP Block 000 Le Description: ELK TOWNSHIP Block 000 Le Description: ELK TOWNSHIP 000 000 PT OF NE4 D & Sketch (if available) No comparable No comparable 14,230 14,230 1,565 14,230 14,230 1,565 14,230 14,230 1,565	ne/Occupant: 1: PARRISH BUDD S & LINDA A TRUSTEE 2: PARRISH BUDD S & LINDA A REV TRUST 3: PO BOX 24128 OKLAHOMA CITY , OK 73124 Individual Property Land Value: 14,230 ELK TOWNSHIP Block 000 Lot 000 Subditions: ELK TOWNSHIP 000 000 PT OF NE4 SEC 23 12N Individual Property No Sketch No comparable sales returned to the Value Taxable Mkt Value Gross Assessed Exemption 14,230 14,230 1,565 0 14,230 14,230 1,565 0 14,230 14,230 1,565 0	Type: Agricultural 1: PARRISH BUDD S & LINDA A TRUSTEE 2: PARRISH BUDD S & LINDA A REV TRUST 3: PO BOX 24128 ip OKLAHOMA CITY , OK 73124 coted) al Property Land Value: 14,230 2N-R1E Qtr NE ELK TOWNSHIP Block 000 Lot 000 Subdivision Description: ELK TOWNSHIP Block 000 Lot 000 Subdivision Description: ELK TOWNSHIP 000 000 PT OF NE4 SEC 23 12N 1E SW- 20 & Sketch (if available) No comparable sales returned. No comparable sales returned. 14,230	Type: Agricultural Coation: Caation: Caation:	Type: Agricultural	Location: O UNINC	

TRACT 3

WORKING FI	20,118 7,553 22,824 50,495	856 0.0000 67,128 0.3400 0.0000 22,824 26.66	SALE PRICE 43,000 AMOUNT	RESIDENT PRES/AG 03 MIOO B160		VALUE 409 0 130 448 1,576 3,610 VALUE 20,118
LINCOLN CO #41 O-ADD 1498	'alue 'alue 'alue By CAMA	re Area 1 served 7 Value 11D/SF	PAGE DATE QS 535 0119 04 537 0119 16 544 0119 MQ NO TYPE DATE	MB4 COREY 05/23/19 0002 RURAL .03 TWNSHP L100 M		ADJUSTMENT 1.15 1.00 1.00 1.00 1.00 1.00
1:22:01 LINCO) LTO-ADD	Land Value Misc Value Bldg Value Total Value Value By	Effective Area Points RCM Pct Good Obsol/Observed Building Value Bldg RNCLD/SF	BOOK PA 2320 53 2320 53 2320 54 PERMIT N	Appraiser Appr Date Use Code NBHD		EYB DT PCT 00 0C 0.00 00 0C 20.00 00 0C 25.00 00 0C 45.00 00 0C 100.00 CODE/FACTOR
	: 731240000 RD					ADJ PRICE EYB 9.46 1957 .00 00 10.18 00 4.00 00 5.65 00 3610.00 00 ADJUSTIMENT CODE
: WAKELY BUDD S/LINDA A 128	3330 OK 3330					UNITS P 120.00 80.00 64.00 448.00 620.00 1.00
Req By: W PARRISH, BUD C/O BOKF PO BOX 24128	OKLAHOMA : 102406 S		-2	недтер 856		WIDTH 8.00 8.00 8.00 14.00 .00 PRICE 6190.00
of 2	Site Address			AREA FLAT BAS 856 OP 96		LENGTH 15.00 10.00 8.00 32.00 .00 UNITS TP 5.00 AC
Page 1 N & 33 OB TH	One Story Single Fami TRADITIONAL Class D+ LO GABLE MTL PRFMD C PLY/HBD CLS	"D" CONVNTN D AVERAGE "D" AVERAGE	WINDOW UNIT	FAIR Class D FAI CNTY ADJ. F	Value	DESC OpnPorch Cls D CELLAR GOOD WELL HOUSE CB Shed, Metal 4' CHAINLINK FEN SEPTIC AND WELL ZONING AC
E-2-013-00 -2 BEG 200'-N 5/2 NW/4 TO POI W-200' N-218'	1 1 0001 03 01 8	N	4 6	t 1920 1993 1 1975 000000 000000 000000	ory Values Total Appraised Value 45,532 36,134 36,264	L RES 5
0000-11-12N-02E-2-013-00 5 AC MOL 11-12-2 BEG 200'-N & '-E SW/C S/2 S/2 NW/4 TO POB E-600' N-242' W-200' N-218' I	BLDG # 1 Stories/Style Occupancy Design Quality Roof Type Roof Material Exterior Wall-	Exterior Wall- Foundation Interior Fin Floor Cover No. Bedroms No. Baths Total Rooms	Air Condition Fireplace #1 Fireplace #2 Primary Garage Primary Porch Basement	Actual Year Blt Year Remodeled Eff. Year Built Condition Normal Depr Tbl Functional Obs. Economic Obs. Observed Depr. Obsvd Depr Code RENT Chty Adj. Fact.	History Values Tax Year Total Appr 21 45,5 20 36,1	MISC BLDG CODE 1 1 OPSD 2 1 CELG 3 1 WHCB 4 1 SHM 5 1 CLF4 7 1 UTSW LAND LUSE DESC AC 5.00

TAX STATEMENT TRACT 3

WORKING FI	0000	SALE PRICE AMOUNT	- NONE RESIDENT 1100 B160		VALUE 1,030 350
1:22:01 LINCOLN CO #41	Land Value Misc Value Bldg Value Total Value Value By CAMA	BOOK PAGE DATE OS 2276 234 1217 04 2190 795 0116 04 2179 056 1015 04 PERMIT NO TYPE DATE	Appraiser MB4 COREY Appr Date 05/23/19 Use Code 0002 RURAL RESI NBHD .03 L100 M100		3 DT PCT ADJUSTMENT 7 OC 55.00 1.00 5 OC 100.00 1.00
07/21/22 DA A Rev Tr	OK 731240000 RD				ADJ PRICE EYB 3.25 2007 350.00 2016
Req By: WAKELY PARRISH, BUDD S/LINDA A Rev C/O BOKF PO BOX 24128	OKLAHOMA CITY 102406 S 3330				WIDTH UNITS 12.00 576.00 .00 1.00
2 of 2	OKLAHOMZ				LENGTH 48.00 .00
113-00 Page				alues Appraised Value 44,922 41,883	DESC Lean To Other Structure
0000-11-12N-02E-2-013-00				History Values Tax Year Total Appr 18 44,9 17 44,9	MISC BLDG CODE 8 1 LEANTO 9 1 OTH

TAX STATEMENT PART OF TRACT 4

WORKING FI	3,997 0 3,997	SALE PRICE 43,000 AMOUNT	COREY - NONE /19 RURAL RESIDENT WNSHP RES/AG 01 L100 M100 B093		VALUE 3,997
1:22:50 LINCOLN CO #41	Land Value Misc Value Bldg Value Total Value Value By CAMA	BOOK PAGE DATE QS 2320 535 0119 04 2320 537 0119 16 2320 544 0119 MQ PERMIT NO TYPE DATE	Appraiser MB4 COREY Appr Date 05/23/19 Use Code 0002 RURAL NBHD .01 TWNSHP		0E/FACTOR
:: WAKELY 07/21/22 BUDD S/LINDA A Rev Tr :128	OK 731240000 RD				ADJUSTMENT CODE/FACTOR .15 .00
Req By: WAKELY PARRISH, BUDD S/LI C/O BOKF PO BOX 24128	OKLAHOMA CITY Address: 000000 E 1024				TP PRICE
Page 1 of 1 -E S 3-200	Si. t O			alue	ZONING UNITS I
3.03 AC MOL 11-12-2 BEG 833'-E S W/C S/2 S/2 NW/4 TO POB TH E-200	N-659.90' W-200' S-659.48			History Values Tax Year Total Appraised Value 21 3,925 20 3,093 19 3,093	LAND LUSE DESC 1 RR3 RURAL RES 3 AC AC 3.03

PART OF TRACT 4

WORKING FI	3,984 3,984	SALE PRICE 43,000 5,000 AMOUNT	- NONE RESIDENT RES/AG 01		VALUE 3,984
1:22:24 LINCOLN CO #41	Land Value Misc Value Bldg Value Total Value Value By CAMA	BOOK PAGE DATE QS 2320 537 0119 16 2320 544 0119 MQ 1625 013 1204 Q PERMIT NO TYPE DATE	Appraiser MB4 COREY - NO Appr Date 05/23/19 Use Code 0002 RURAL RESIDENT NBHD .01 TWNSHP RES/AG 01 L100 M100 B093		DE/FACTOR
07/21/22 DA A Rev Tr	OK 731240000 RD				ADJUSTMENT CODE/FACTOR .15 .00
Req By: WAKELY PARRISH, BUDD S/LINDA A C/O BOKF PO BOX 24128	OKLAHOMA CITY Address: 000000 E 1024				PRICE 8795.00 E
a 1 of 1	Site Address				UNITS TP 3.02 AC
.02E-2-015-00 Page 11-12-2 BEG 633'-E S NW/4 TO POB TH E-200	00. S-659.05. LES			ory Values Total Appraised Value 3,912 3,083 3,083	ZONING RES 3 AC
3.02 AC MOL 11-12 W/C S/2 S/2 NW/4	N - 659.48			History Values Tax Year Total Appr 21 3,9 20 3,0	LAND LUSE DESC 1 RR3 RURAL RES AC 3.02

PART OF TRACT 5

WORKING FI 1553	6,225 9,965 187,332 203,522	2,718 0.0000 390,275 0.4800 0.0000 187,332 68.92	SALE PRICE 22,000 AMOUNT	Y - NONE L AG P RES/AG 07 M100 B123		VALUE 326 982 982 1,132 3,915 3,915 3,915 470 470 1,922 2,977 503
LINCOLN CO #41 IL PER HSV-ADD 14 M'D UTIL	alue alue alue Value By CAMA	e Area Served Value LD/SF	35 DATE QS 3051304 30377Q 7YPE DATE	MB4 CORE 05/23/19 0001 RURA .07 TWNSH		ADJUSTMENT 1.00 1.00 1.00 1.00 1.00 1.00 0.00 0.0
:21 UT RE	Land Value Misc Value Bldg Value Total Valu Value By	Effective Area Points RCN Pct Good Obsol/Observed Building Value	BOOK PAGE 2055 483 666 160 PERMIT NO	Appraiser Appr Date Use Code NBHD		PCT 65.00 55.00 55.00 55.00 55.00 100.00 ACTOR
07/21/22 1:23 7 Tr	00 RD	6-	9-		, M)*	EYB DT PCT 1979 OC 65. 1979 OC 55. 1979 OC 0. 00 OC 100. NT CODE/FACTOR. 00
07/2 A Rev Tr	OK 731240000 R	20 2	-2-		12.14	ADJ PRICE 5.17 4.25 .00 4.71 5.65 3610.00 ADJUSTMENT .0 .0
KELY S/LINDA	3330 O		EP(408) 34			UNITS 97.00 420.00 144.00 437.00 1260.00 1.00 1.00 3.45 3.45 3.45
Req By: WA. PARRISH, BUDD C/O BOKF PO BOX 24128	OKLAHOMA CIT 102494 S 3		29————————————————————————————————————	HEATED 2718		WIDTH .00 21.00 12.00 19.00 19.00 PRICE 50.00 AG 23.00 AG 28.00 AG 28.00 AG
1	Site Address: 10	24 AG(480) 24	24	A FLAT 2718 480 408		LENGTH . 00 20.00 12.00 23.00 .00 UNITS TP 2.00 AC 4.45 AC 27.86 AC 39.09 AC 6.60 AC
Page 1 of 12-2-	S One Story Single Fami TRADITIONAL Class B- GO HIP COMP SHG CL	"B" SLAB B AVERAGE "B" AVERAGE "B" AVERAGE	forced Air 1 1st Msn C AttGar Msnr EncPorch Cl	AVERAGE Class B AVG ARE BAS CNTY ADJ. F EP	Value	class B ste Paving R GOOD Class B AINLINK FEN Z AND WELL ZONING IP NP NP TM TM
3-001-00 2 N/2 SW/4	1 1 00001 1 1	1 00 3 1 00 3 1 00 8	112 2 5 5 5 0000	00000 000000 000000 000000 000000	Jalues 1 Appraised Value 149,741 147,173	STANDES OF THE STANDE
0000-11-12N-02E-3 80 AC MOL 11-12-2 11-300-001	Ī	Exterior Wall-2 Foundation 12 Foundation 3 Interior Fin 3 Floor Cover 3 No. Bedrooms C No. Baths 2 Total Rooms Heating 1	condition clace #1 clace #2 ary Garage ary Porch ment al Year Blt Remodeled	Eff. Year Built Condition Normal Depr Tbl E Functional Obs. C Economic Obs. C Observed Depr. C Obsvd Depr Code RENT Chty Adj. Fact. C	History Values Tax Year Total Appr 21 149,7 20 147,1	MISC BLDG CODE 1 1 SLABB 2 1 CPAV 3 1 CELG 4 1 SLABB 5 1 CLF4 6 1 UTSW LAND LUSE DESC 1 STC STEPHENVILI 2 VLE VERNON-LUCC 3 DTE3 DARN-STEPH 4 DSE DARN-STEPH 5 DSE DARN-STEPH 7 AC 80.00

TAX STATEMENTPART OF TRACT 5

WORKING FI	28,875 3,610 32,485	SALE PRICE 13,000 AMOUNT	COREY - NONE /19 RURAL RESIDENT WNSHP RES/AG 01 L100 M100 B093		VALUE 3,610	VALUE 28,875
LINCOLN CO #41 STG REMOVED-182	te te cama	E DATE QS 0513 04 1199 Q 0988 U	MB4 05/23 0002 .01 T		ADJUSTMENT 1.00	00
1:21:28 LINC STG RE	Land Value Misc Value Bldg Value Total Value Value By C	BOOK PAGE 2055 483 1414 699 1112 362 PERMIT NO	Appraiser Appr Date Use Code NBHD		EYB DT PCT 00 OC 100.00	ODE/FACTOR
07/21/22 A A Rev Tr	OK 731240000 RD				ADJ PRICE E. 3610.00	ADJUSTMENT CODE/FACTOR .00
Req By: WAKELY PARRISH, BUDD S/LINDA A Rev Tr C/O BOKF PO BOX 24128	A CITY S 3330				UNITS 1.00	. 00
Req B' PARRISH, C/O BOKF PO BOX 2	OKLAHOMA s: 102494 S				WIDTH .00	PRICE 10500.00
of 1	Site Address:				LENGTH .00	UNITS TP 2.75 AC
-011-00 Page 1 -2 BEG 33'-E SW -600' N-200' W- 2-2-11-200-011				tory Values Total Appraised Value 31,798 33,860 34,450	DESC SEPTIC AND WELL	ZONING
0000-11-12N-02E-2-011-00 2.75 AC MOL 11-12-2 BEG 33'-E SW /C S/2 S/2 NW/4 E-600' N-200' W- 600' S-200' POB 12-2-11-200-011				History Values Tax Year Total Appr 21 31,7 20 33,8	MISC BLDG CODE 1 1 UTSW	LAND LUSE DESC 1 SWR2 12-2/13-2 AC 2.75

PROPERTY



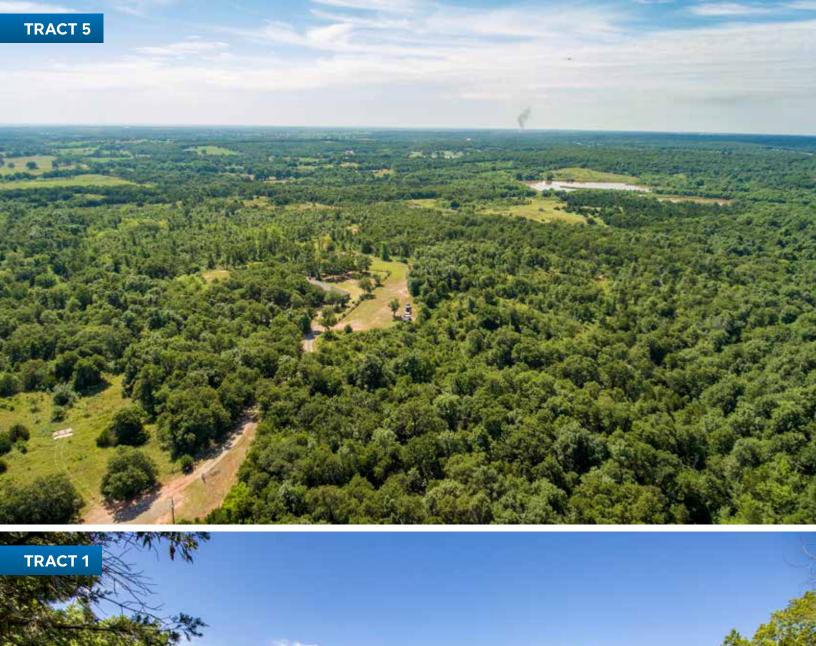




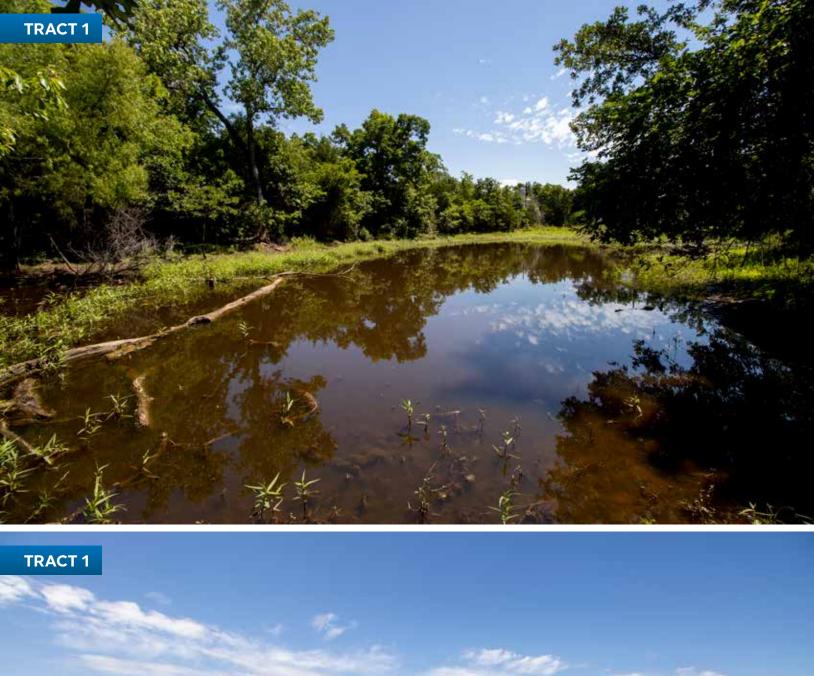




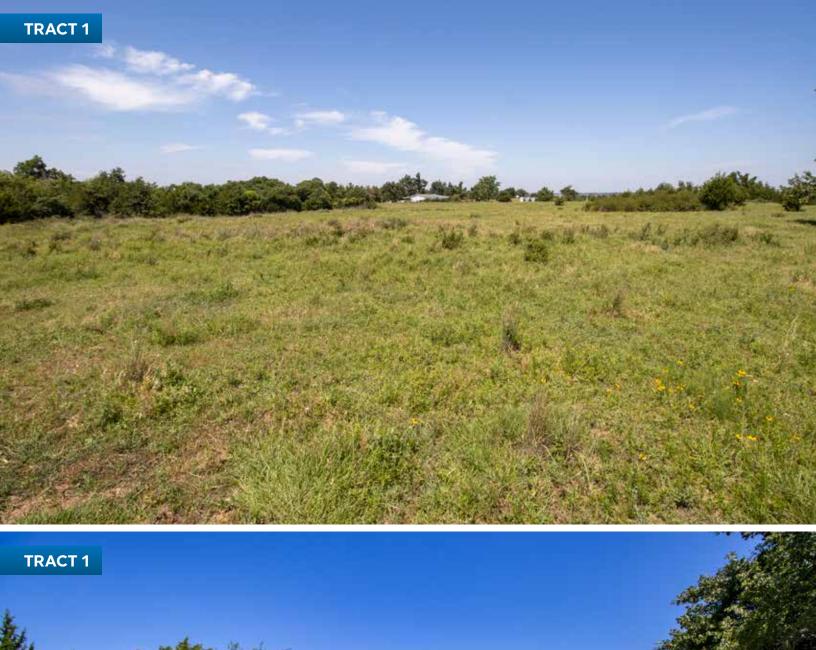
















































































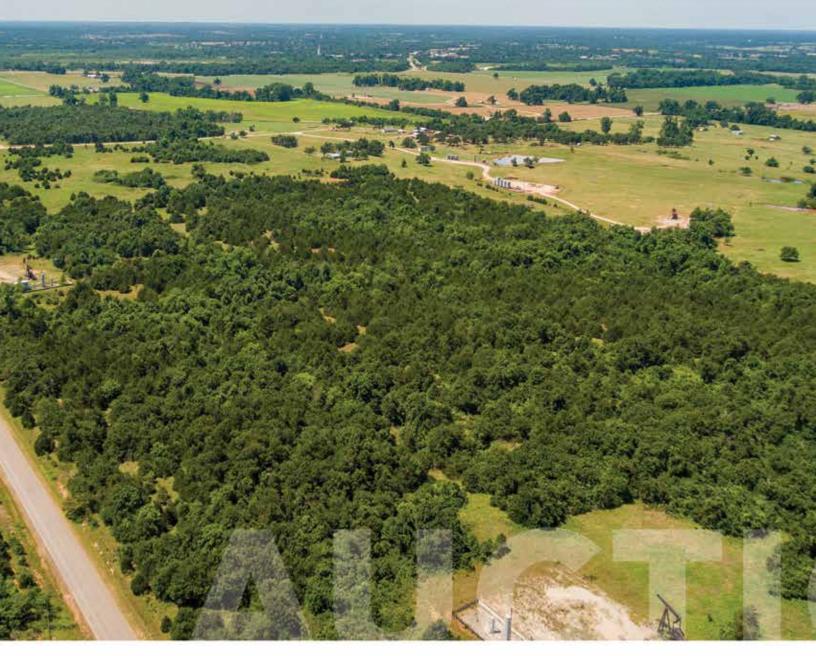






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