

OKLAHOMA & LINCOLN COUNTIES
AUCTION
Near Harrah, Oklahoma

223.75± acres
with Multiple Homes
offered in 5 Tracts

- Tillable Acres with Class I Soils
- Paved Road Frontage

INFORMATION Booklet

Abundant Deer & Turkey!

TRACT 1



TIMED
ONLINE ONLY

VIRTUAL

LIVE WITH
ONLINE

Wednesday
August 24 • 6:00pm

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

 Online Bidding Available

405.332.5505 • SchraderAuction.com



DISCLAIMER

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



SCHRADER

Real Estate and Auction Company, Inc.

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

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Tract Maps

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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 auctions@schraderauction.com 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 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
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. 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, August 17, 2022**. 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.

OKLAHOMA & LINCOLN COUNTIES

LOCATION

Map



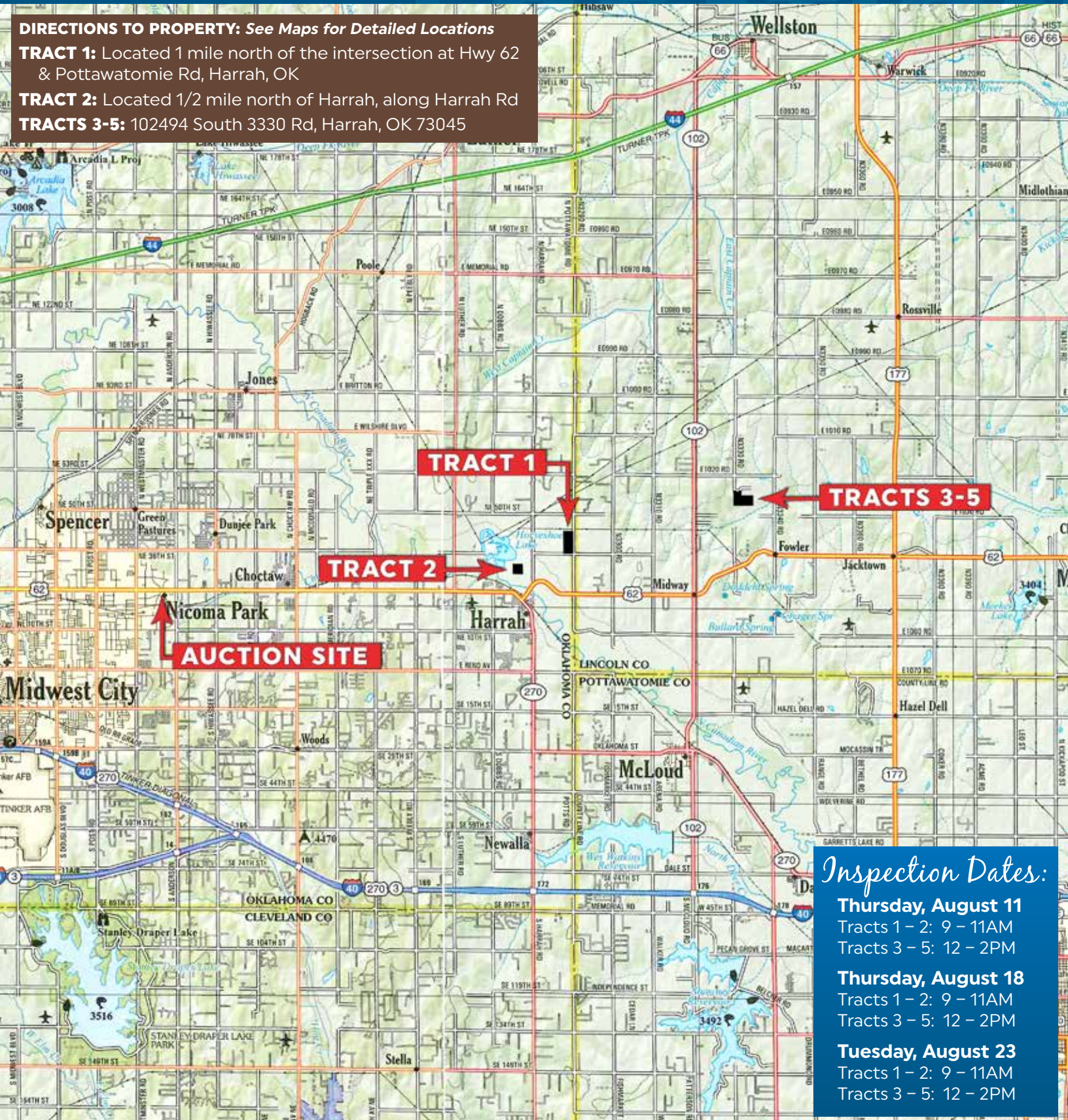
LOCATION MAP

DIRECTIONS TO PROPERTY: See Maps for Detailed Locations

TRACT 1: Located 1 mile north of the intersection at Hwy 62 & Pottawatomie Rd, Harrah, OK

TRACT 2: Located 1/2 mile north of Harrah, along Harrah Rd

TRACTS 3-5: 102494 South 3330 Rd, Harrah, OK 73045



Inspection Dates:

Thursday, August 11

Tracts 1 – 2: 9 – 11AM

Tracts 3 – 5: 12 – 2PM

Thursday, August 18

Tracts 1 – 2: 9 – 11AM

Tracts 3 – 5: 12 – 2PM

Tuesday, August 23

Tracts 1 – 2: 9 – 11AM

Tracts 3 – 5: 12 – 2PM

Wednesday, August 24 🖥️ 6:00pm

Online Bidding Available

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

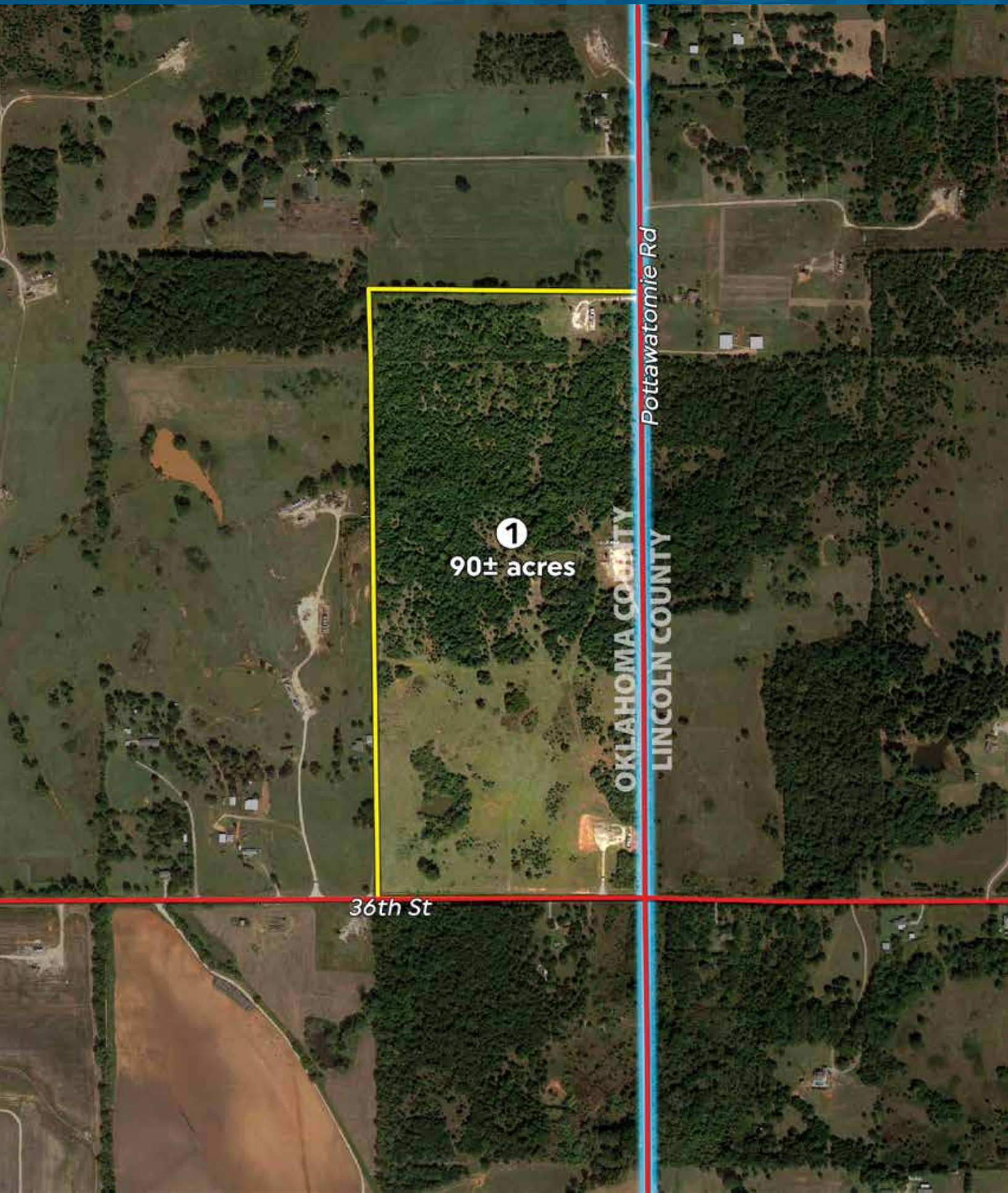
OKLAHOMA & LINCOLN COUNTIES

TRACT *Maps*



TRACT MAP

TRACT 1



1
90± acres

OKLAHOMA COUNTY

LINCOLN COUNTY

Pottawatomie Rd

36th St

TRACT MAP

TRACT 2



Horseshoe Lake Rd

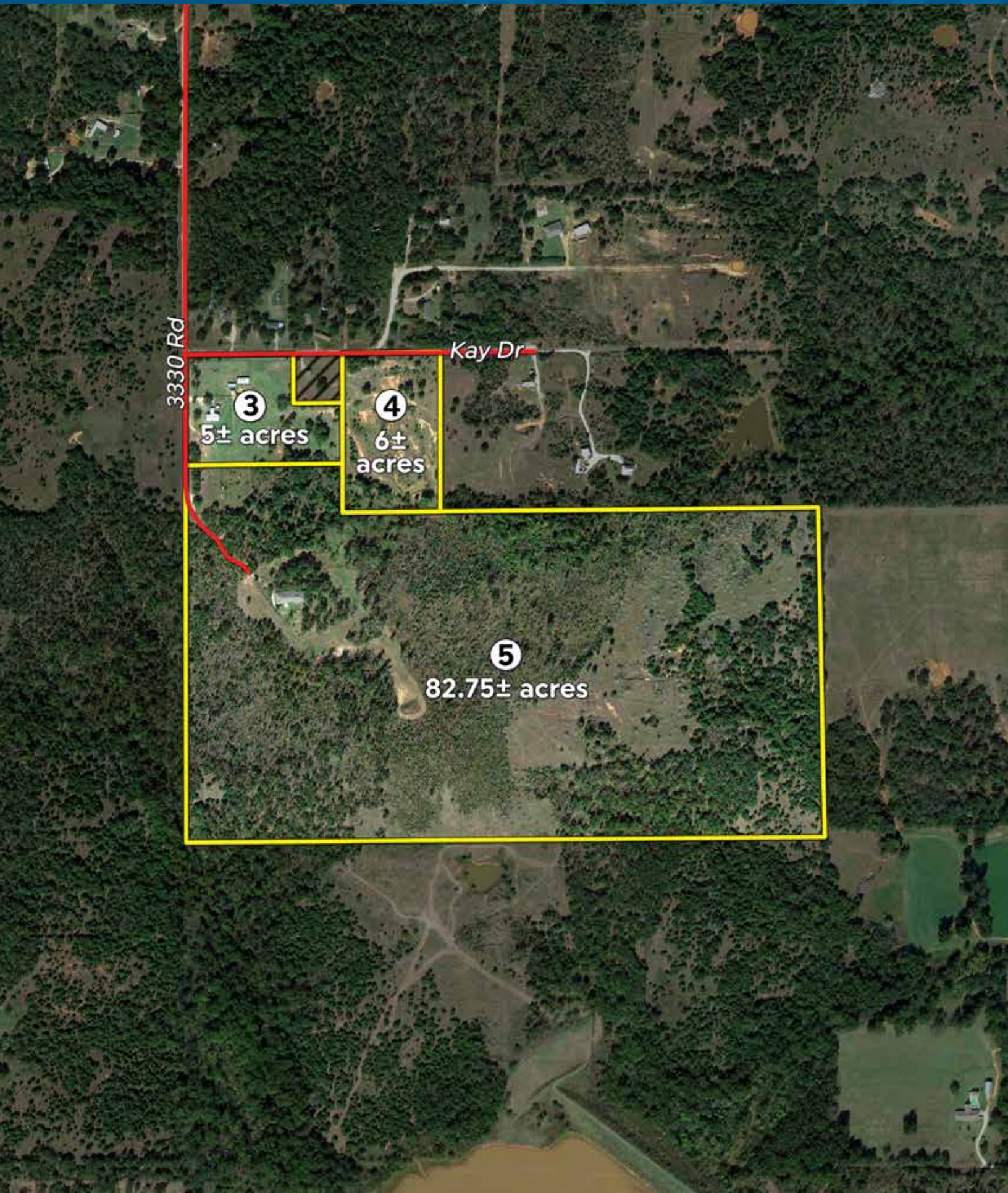
2

40± acres

Easement

TRACT MAP

TRACTS 3-5



TRACT

Descriptions



OKLAHOMA & LINCOLN COUNTIES AUCTION

Near Harrah, Oklahoma

223.75± acres
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 for livestock.

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. 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.

Auction Manager:
BRENT WELLINGS

405.332.5505

SchraderAuction.com



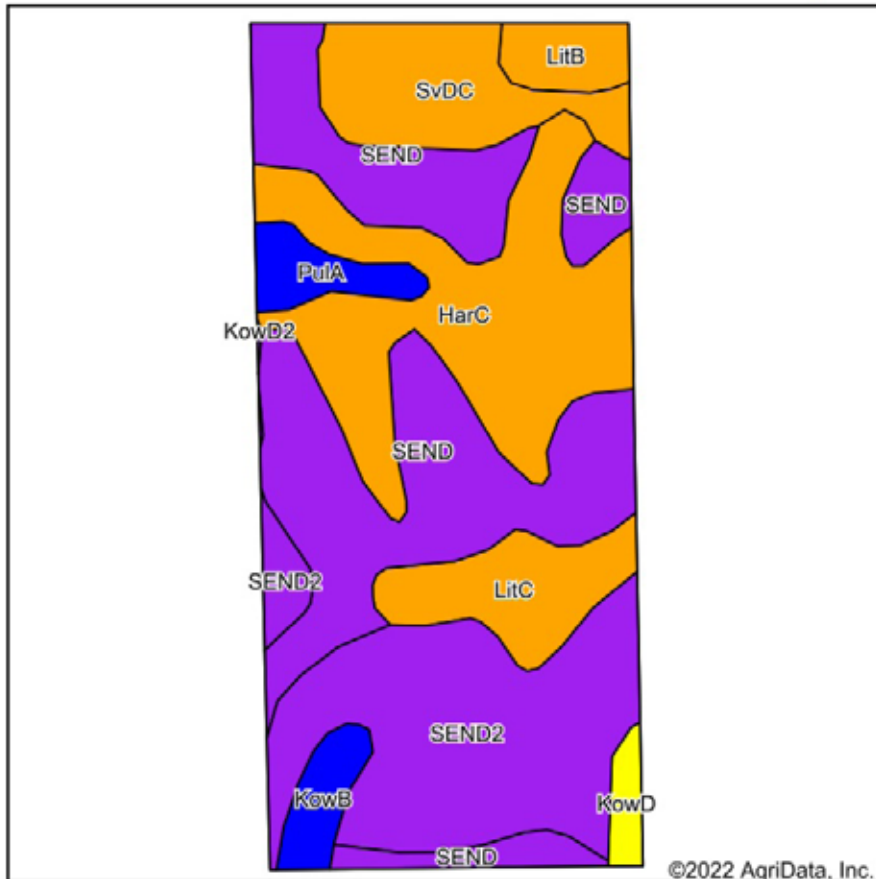
OKLAHOMA & LINCOLN COUNTIES

SOILS *Maps*

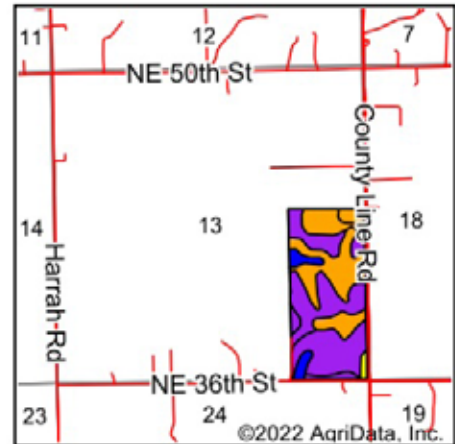


SOILS MAP

TRACT 1



Soils data provided by USDA and NRCS.



State: **Oklahoma**
 County: **Oklahoma**
 Location: **13-12N-1E**
 Township: **Oklahoma City**
 Acres: **84.49**
 Date: **7/11/2022**

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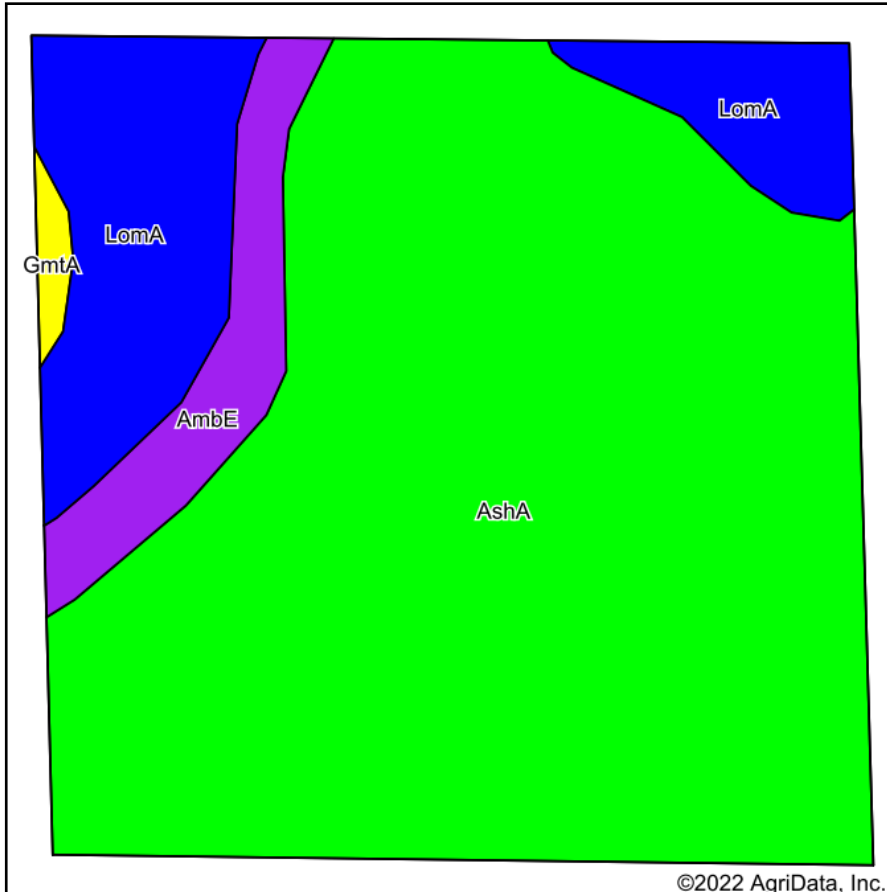
Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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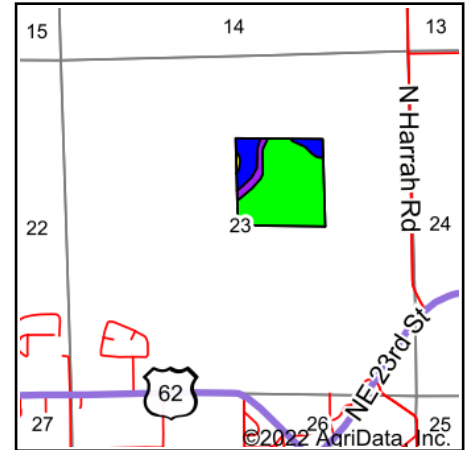
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Cotton lint Lbs	Grain sorghum Bu	Improved bermudagrass AUM	Introduced bluestem AUM	Oats Bu	Peanuts Lbs	Soybeans Bu	Wheat Bu
SEND	Stephenville-Darnell-Newalla complex, 3 to 8 percent slopes	27.12	32.1%		Ve		5	2	2				3
SEND2	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%		IIIe	9	3	4			32		2
SvDC	Stephenville-Darnell complex, 1 to 5 percent slopes	7.31	8.7%		IIIe		2	4	2				12
LitC	Littleaxe fine sandy loam, 3 to 5 percent slopes	5.54	6.6%		IIIe		32	5	5	28			26
PulA	Pulaski fine sandy loam, 0 to 1 percent slopes, occasionally flooded	2.31	2.7%		Ile	376	48	7	5		1360	2	30
LitB	Littleaxe fine sandy loam, 1 to 3 percent slopes	2.24	2.7%		IIIe		32	5	5	29			28
KowB	Konawa fine sandy loam, 1 to 3 percent slopes	2.06	2.4%		Ile		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
Weighted Average					4.06	12.2	9.4	3.6	1.9	3	43.8	0.7	9.9

SOILS MAP

TRACT 2



Soils data provided by USDA and NRCS.



State: **Oklahoma**

County: **Oklahoma**

Location: **23-12N-1E**

Township: **Oklahoma City**

Acres: **40.61**

Date: **7/11/2022**

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Maps Provided By

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CUSTOMIZED ONLINE MAPPING

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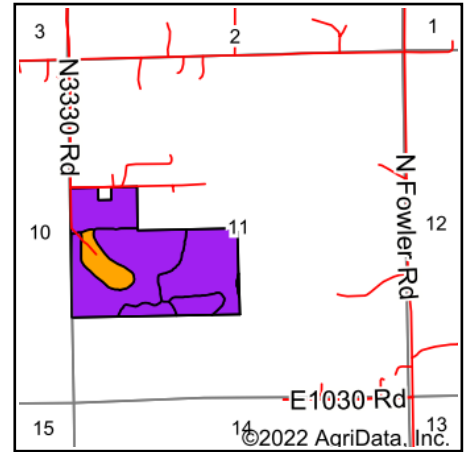
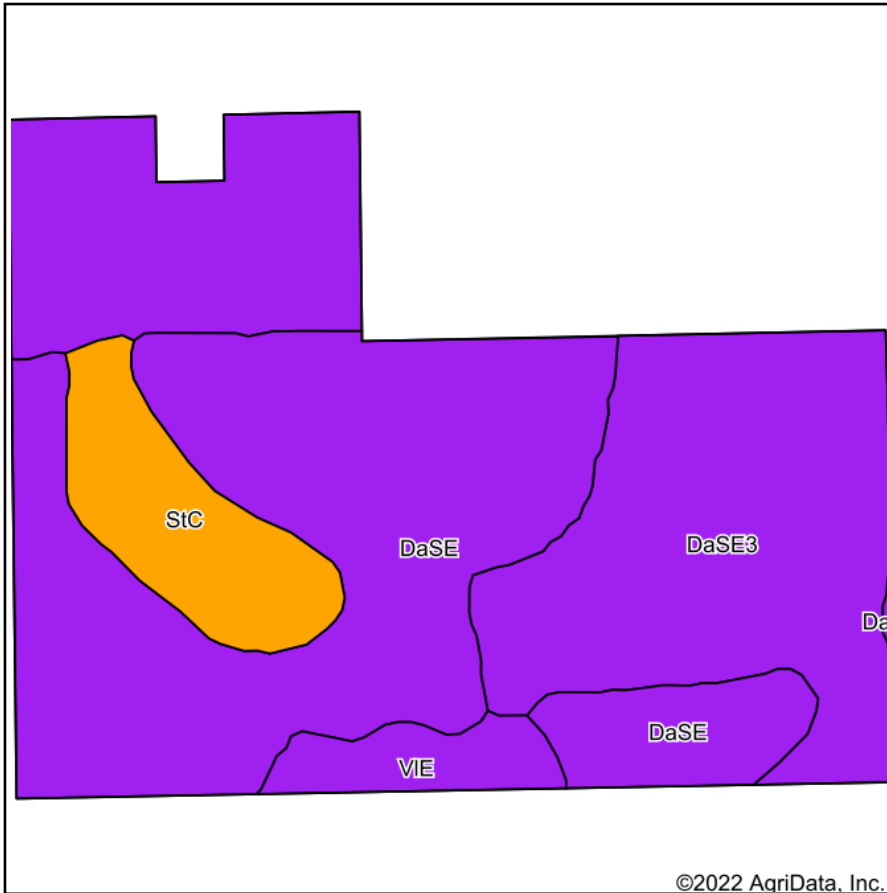
Area Symbol: OK109, Soil Area Version: 23

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%		Is	97		59	9	7	58	34	40
LomA	Lomill silty clay loam, 0 to 1 percent slopes, occasionally flooded	6.36	15.7%		Ilw	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
Weighted 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



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

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Soils data provided by USDA and NRCS.

Area Symbol: OK081, Soil Area Version: 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%		Ille		4	1	1		2
VIE	Grainola-Ironmound complex, 5 to 15 percent slopes	3.53	3.8%		Vle	13	3	3		2	1
Weighted Average					4.86	0.5	0.5	2.8	1.8	0.1	0.2

Soils data provided by USDA and NRCS.

OKLAHOMA & LINCOLN COUNTIES

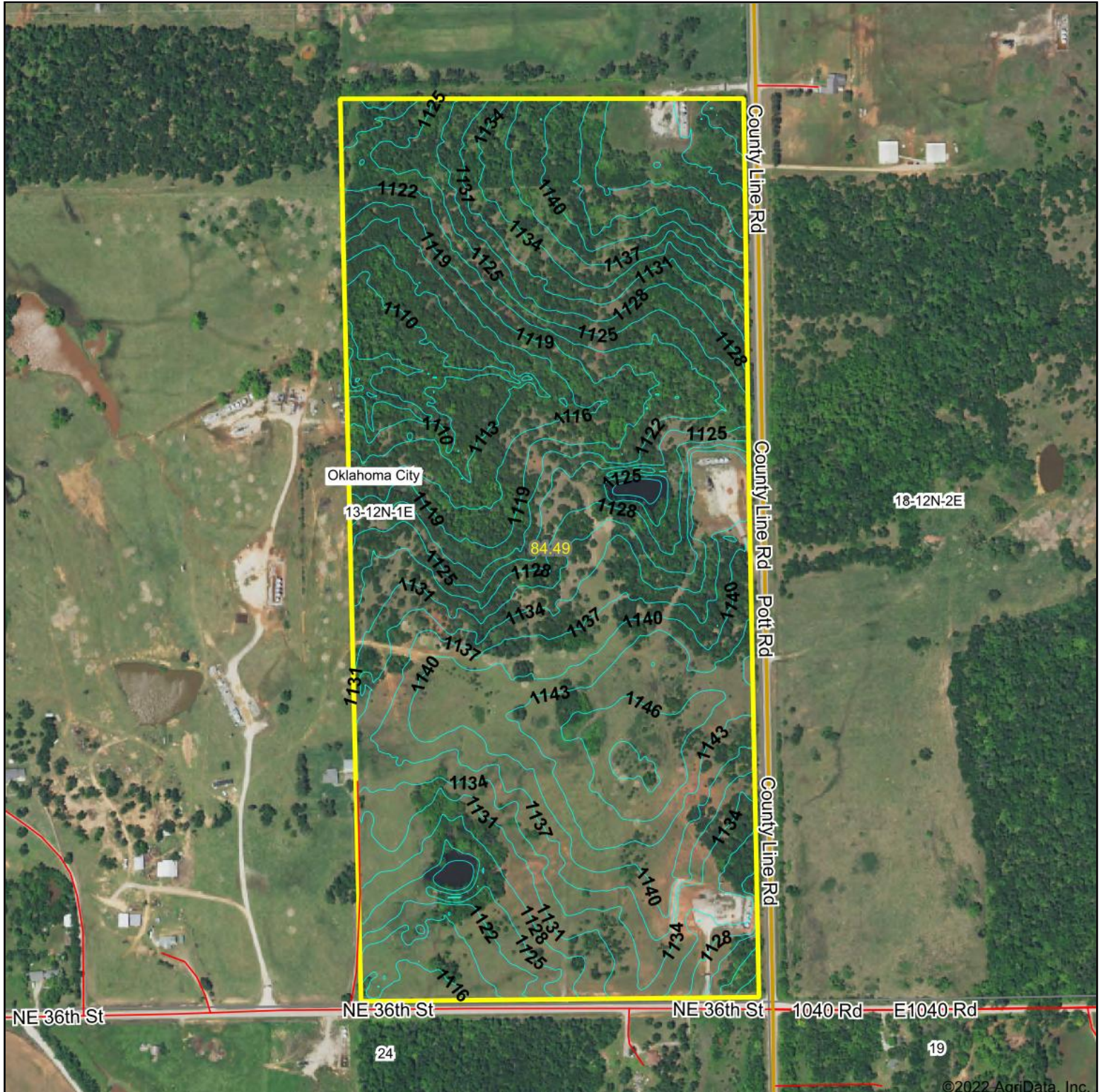
TOPOGRAPHY

Maps



TOPOGRAPHY MAP

TRACT 1

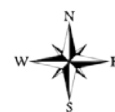


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Maps Provided By
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Source: USGS 3 meter dem
Interval(ft): 3.0
Min: 1,102.8
Max: 1,155.4
Range: 52.6
Average: 1,130.4
Standard Deviation: 10.93 ft

0ft 499ft 997ft



7/11/2022

13-12N-1E
Oklahoma County
Oklahoma

Map Center: 35° 30' 39.82, -97° 8' 37.2

TOPOGRAPHY MAP

TRACT 2



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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

0ft 280ft 561ft



7/11/2022

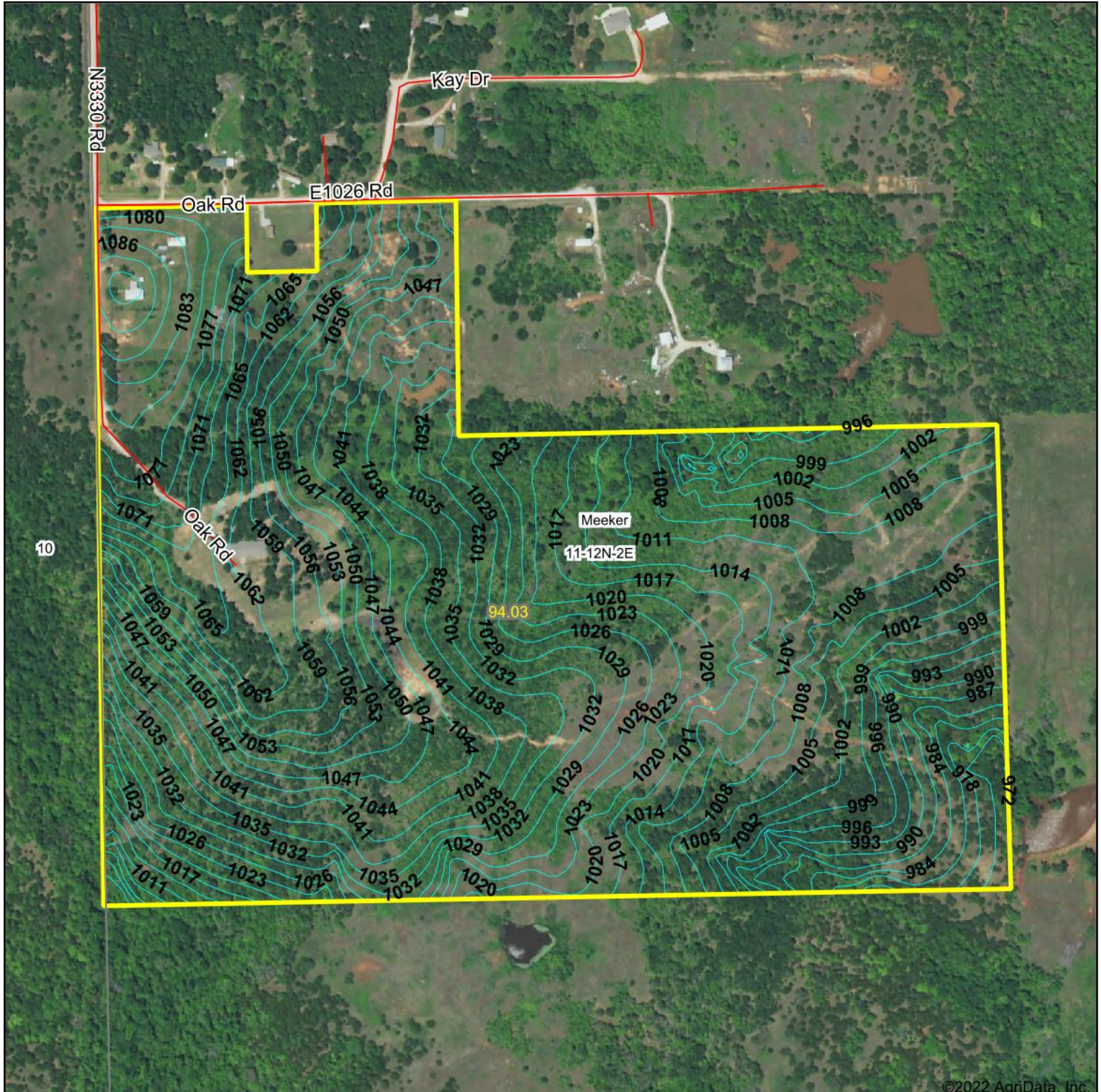
23-12N-1E
Oklahoma County
Oklahoma

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

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TOPOGRAPHY MAP

TRACTS 3-5



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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

0ft 447ft 894ft



7/11/2022

11-12N-2E
Lincoln County
Oklahoma

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

Maps Provided By



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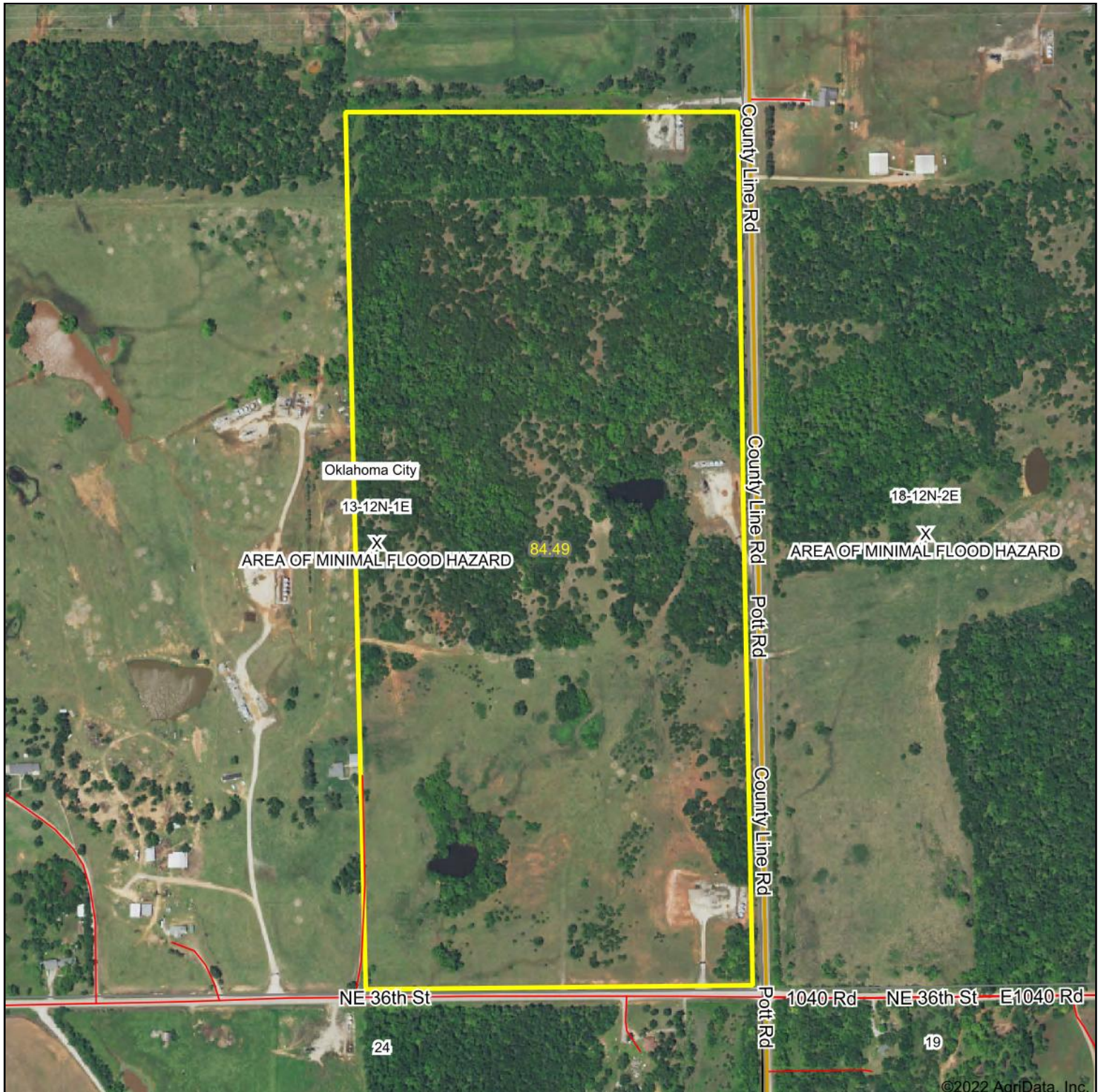
OKLAHOMA & LINCOLN COUNTIES

FLOOD ZONE *Maps*



FLOOD ZONE MAP

TRACT 1

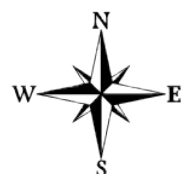


Map Center: 35° 30' 39.82, -97° 8' 37.2

0ft 512ft 1025ft



13-12N-1E
Oklahoma County
Oklahoma



7/11/2022

FLOOD ZONE MAP

TRACT 2



©2022 AgriData, Inc.



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

0ft 294ft 588ft

23-12N-1E

Oklahoma County
Oklahoma



7/11/2022

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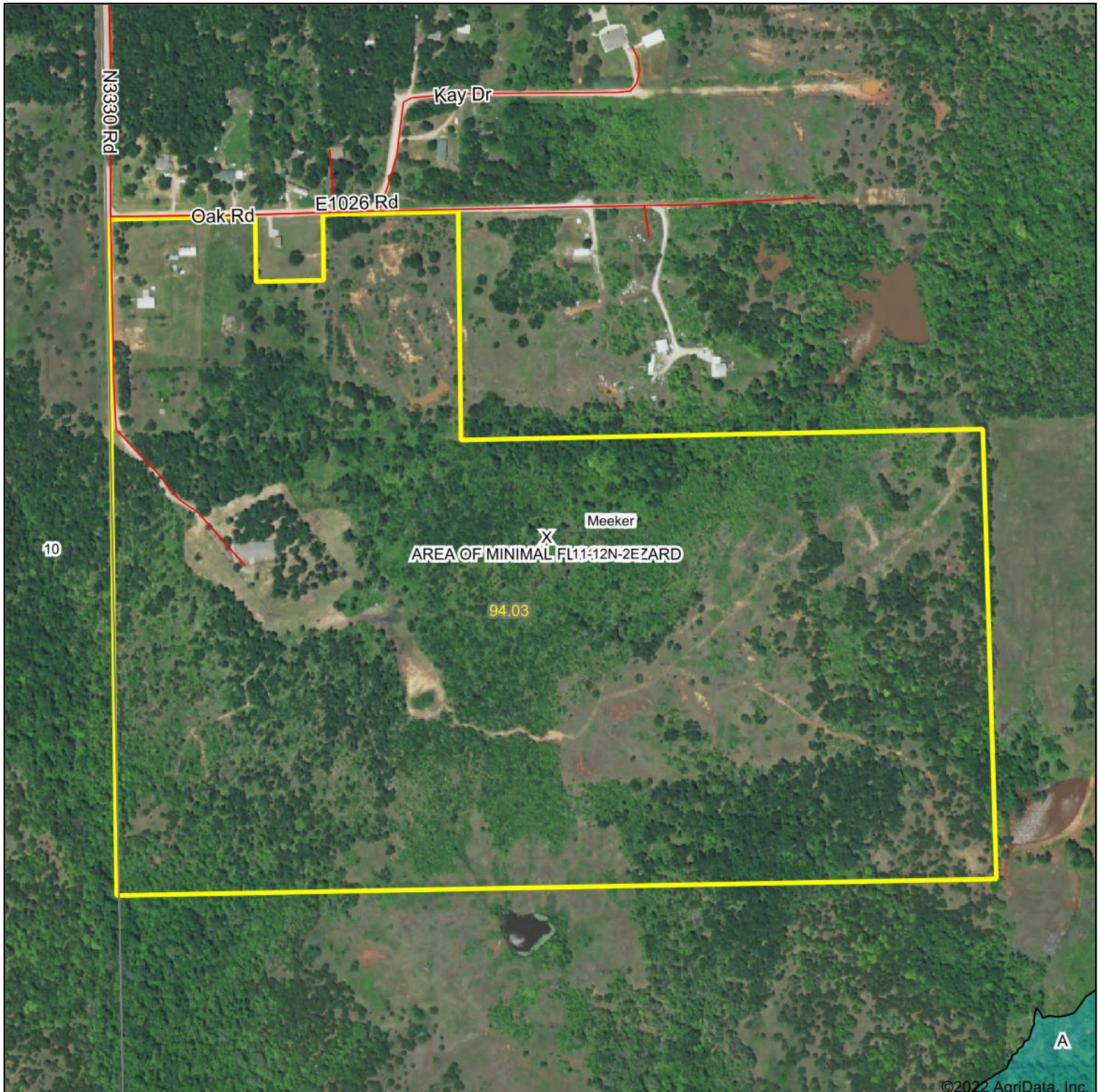


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Flood related information provided by FEMA

FLOOD ZONE MAP

TRACTS 3-5



©2022 AgriData, Inc.



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

0ft 461ft 922ft

11-12N-2E
Lincoln County
Oklahoma



7/11/2022

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 surety
CUSTOMIZED ONLINE MAPPING
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Flood related information provided by FEMA

TAX

Statements



TAX STATEMENT

TRACT 1

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

Home	Contact Us	Guest Book	Map Search	New Search				
Real Property Display - Screen Produced 7/15/2022 9:23:51 AM								
Account: R260135000	Type: Agricultural		Location:	0 UNKNOWN				
Building Name/Occupant:		<input type="button" value="Map Parcel"/>		UNINCORPORATED				
Owner Name 1:	PARRISH BUDD S & LINDA A TRUSTEE	1/4 section #:		2050				
Owner Name 2:	PARRISH BUDD S & LINDA A REV TRUST	Parent Acct:						
Owner Name 3:		Tax District:		<input type="button" value="TXD 107"/>				
Billing Address:	PO BOX 24128	School System:		Harrah #7				
City, State, Zip	OKLAHOMA CITY , OK 73124	Land Size:		90.00 Acres				
Country: (If noted)		Lot Dimensions:		Width Depth				
<input type="button" value="Personal Property"/>	Land Value: 9,224	Treasurer:		<input type="button" value="Click to View Taxes"/>				
Sect 13-T12N-R1E Qtr SE	ELK TOWNSHIP Block 000 Lot 000	<input type="button" value="Subdivision Sales"/>						
Full Legal Description: ELK TOWNSHIP 000 000 PT OF SE4 & NE4 SEC 13 12N 1E E 1/2 OF SE4 & S 1/2 OF S 1/2 OF SE4 OF NE4 90ACRS MORE OR LESS								
<input type="button" value="Photo & Sketch (if available)"/>	Comp Sales Address/Date/Price (ordered by relevancy) <input type="button" value="Report Coming Soon"/>							
 No Photo Available No Sketch Available	No comparable sales returned.							
Value History (*The County Treasurer 405-713-1300 posts & collects actual tax amounts. Contact information HERE)								
Year	Market Value	Taxable Mkt Value	Gross Assessed	Exemption	Net Assessed	Millage	Est. Tax	Tax Savings
2022	9,224	9,224	1,014	0	1,014	99.52	100.98	0.00
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/Adjustments/Exemptions								
Account #	Grant Year	Exemption Description					Amount	
R260135000	1999	Capped Ag 3%					0	
Property Deed Transaction History (Recorded in the County Clerk's Office)								
Date	Type	Book	Page	Price	Grantor	Grantee		
5/16/2013	> Hmstd Off &	12247	1167	0	PARRISH BUDD & LINDA	PARRISH BUDD S & LINDA A TRUSTEE		
7/24/2008	> Hmstd Off &	10866	1953	0	PARRISH LINDA TRS HONEA S M JR REV TRUST	PARRISH BUDD & LINDA		
7/24/2008	> Hmstd Off &	10866	1954	0	HONEA EDITH REV TRUST	PARRISH BUDD & LINDA		
9/11/1990	> Historical	6088	1386	0	HONEA S M	HONEA S M JR & EDITH TRS		
11/11/1911	> Historical	0002	0000	0		HONEA S M JR		
Last Mailed Notice of Value (N.O.V.) Information/History								
Year	Date	Market Value	Taxable Market Value	Gross Assessed	Exemption	Net Assessed		
No Notice of Value N.O.V. records returned.								
Bldg #	Vacant/Improved Land			Bldg Description		Year Built	SqFt	# Stories
No building records returned.								

TAX STATEMENT

TRACT 2

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

Home	Contact Us	Guest Book	Map Search	New Search
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Real Property Display - Screen Produced 7/15/2022 9:21:04 AM

Account: R260231550	Type: Agricultural		Location:	0 UNKNOWN
Building Name/Occupant:			Map Parcel	UNINCORPORATED
Owner Name 1:	PARRISH BUDD S & LINDA A TRUSTEE	1/4 section #:		2089
Owner Name 2:	PARRISH BUDD S & LINDA A REV TRUST	Parent Acct:		
Owner Name 3:		Tax District:		TXD 107
Billing Address:	PO BOX 24128	School System:		Harrah #7
City, State, Zip	OKLAHOMA CITY , OK 73124	Land Size:		40.00 Acres
Country: (If noted)		Lot Dimensions:		Width Depth
Personal Property	Land Value: 14,230	Treasurer:		Click to View Taxes

Sect 23-T12N-R1E Qtr NE [ELK TOWNSHIP Block 000 Lot 000](#) [Subdivision Sales](#)

Full Legal Description: ELK TOWNSHIP 000 000 PT OF NE4 SEC 23 12N 1E SW4 OF NE4

Photo & Sketch (if available)	Comp Sales Address/Date/Price (ordered by relevancy)	Report Coming Soon
No Photo Available No Sketch Available	No comparable sales returned.	

Value History (*The County Treasurer 405-713-1300 posts & collects actual tax amounts. Contact information [HERE](#))

Year	Market Value	Taxable Mkt Value	Gross Assessed	Exemption	Net Assessed	Millage	Est. Tax	Tax Savings
2022	14,230	14,230	1,565	0	1,565	99.52	155.78	0.00
2021	14,230	14,230	1,565	0	1,565	99.52	155.78	0.00
2020	14,230	14,230	1,565	0	1,565	102.20	159.97	0.00
2019	14,230	14,230	1,565	0	1,565	102.04	159.72	0.00
2018	14,230	14,230	1,565	0	1,565	103.90	162.63	0.00

-- -- > >| [1/5]

Property Account Status/Adjustments/Exemptions

Account #	Grant Year	Exemption Description	Amount
R260231550	1999	Capped Ag 3%	0

Property Deed Transaction History ([Recorded in the County Clerk's Office](#))

Date		Type	Book	Page	Price	Grantor	Grantee
5/16/2013	>	Hmstd Off &	12247	1167	0	PARRISH BUDD & LINDA	PARRISH BUDD S & LINDA A TRUSTEE
9/12/2008	>	Hmstd Off &	10906	634	0	PARRISH LINDA	PARRISH BUDD & LINDA
7/24/2008	>	Hmstd Off &	10866	1954	0	HONEA EDITH REV TRUST	PARRISH BUDD & LINDA
10/25/1994	>	Historical	6669	590	0	HONEA S M JR & EDITH TRS	HONEA S M JR 1990 REV TRUST
9/11/1990	>	Historical	6088	1386	0	HONEA S M	HONEA S M JR & EDITH TRS

-- -- > >| [1/2]

Last Mailed Notice of Value (N.O.V.) Information/History

Year	Date	Market Value	Taxable Market Value	Gross Assessed	Exemption	Net Assessed
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No Notice of Value N.O.V. records returned.

Property Building Permit History

Issued	Permit #	Provided by	Bldg #	Description	Est Construction Cost	Status
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No Building Permit records returned.

Click button on building number to access detailed information:

Bldg #	Vacant/Improved Land	Bldg Description	Year Built	SqFt	# Stories
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No building records returned.

TAX STATEMENT

TRACT 3

0000-11-12N-02E-2-013-00

Page 2 of 2

Req By: WAKELY
PARRISH, BUDD S/LINDA A Rev Tr
C/O BOKF
PO BOX 24128

07/21/22

1:22:01 LINCOLN CO #41

WORKING FI

OKLAHOMA CITY OK 731240000 RD
Site Address: 102406 S 3330

Land Value 0
Misc Value 0
Bldg Value 0
Total Value 0
Value By CAMA

BOOK	PAGE	DATE	QS	SALE PRICE
2276	234	1217	04	
2190	795	0116	04	
2179	056	1015	04	
PERMIT NO	TYPE	DATE		AMOUNT

Appraiser MB4 COREY - NONE
Appr Date 05/23/19
Use Code 0002 RURAL RESIDENT
NBHD .03
L100 M100 B160

History Values
Tax Year Total Appraised Value
18 44,922
17 44,983
16 41,893

MISC	BLDG CODE	DESC
8	1 LEANTO	Lean To
9	1 OTH	Other Structure

LENGTH	WIDTH	UNITS	ADJ PRICE	EYB DT	PCT	ADJUSTMENT	VALUE
48.00	12.00	576.00	3.25	2007 OC	55.00	1.00	1,030
.00	.00	1.00	350.00	2016 OC	100.00	1.00	350

TAX STATEMENT

PART OF TRACT 4

0000-11-12N-02E-2-016-00 Page 1 of 1 Req By: WAKELY 07/21/22 1:22:50 LINCOLN CO #41 WORKING FI

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' LES

Site Address: 000000 E 1024 OKLAHOMA CITY OK 731240000 RD
Land Value 3,997
Misc Value 0
Bldg Value 0
Total Value 3,997
Value By CAMA

BOOK	PAGE	DATE	QS	SALE PRICE
2320	535	0119	04	
2320	537	0119	16	
2320	544	0119	MQ	43,000
PERMIT NO		TYPE	DATE	AMOUNT

Appraiser MB4 COREY - NONE
Appr Date 05/23/19
Use Code 0002 RURAL RESIDENT
NBHD .01 TWSHP RES/AG 01
 L100 M100 B093

History Values
Tax Year Total Appraised Value
21 3,925
20 3,093
19 3,093

LAND LUSE DESC	ZONING	UNITS TP	PRICE	ADJUSTMENT CODE/FACTOR	VALUE
1 RR3 RURAL RES 3 AC		3.03 AC	8795.00 E	.15	
AC 3.03				.00	3,997

TAX STATEMENT

PART OF TRACT 4

0000-11-12N-02E-2-015-00 Page 1 of 1 Req By: WAKELY 07/21/22 1:22:24 LINCOLN CO #41 WORKING FI

3.02 AC MOL 11-12-2 BEG 633'-E S
W/C S/2 S/2 NW/4 TO POB TH E-200
' N-659.48' W-200' S-659.05' LES

Site Address: 000000 E 1024 OKLAHOMA CITY OK 731240000 RD

Land Value 3,984
Misc Value 0
Bldg Value 0
Total Value 3,984
Value By CAMA

BOOK PAGE DATE QS SALE PRICE
2320 537 0119 16
2320 544 0119 MQ 43,000
1625 013 1204 Q 5,000
PERMIT NO TYPE DATE AMOUNT

Appraiser MB4 COREY - NONE
Appr Date 05/23/19
Use Code 0002 RURAL RESIDENT
NBHD .01 TWSHP RES/AG 01
L100 M100 B093

History Values
Tax Year Total Appraised Value
21 3,912
20 3,083
19 3,083

LAND LUSE DESC	ZONING	UNITS TP	PRICE	ADJUSTMENT CODE/FACTOR	VALUE
1 RR3 RURAL RES 3 AC		3.02 AC	8795.00 E	.15	.00
AC 3.02				.00	3,984

0000-11-12N-02E-3-001-00 Page 1 of 1 Req By: WAKELY 07/21/22 1:23:21 LINCOLN CO #41 WORKING FI

80 AC MOL 11-12-2 N/2 SW/4 12-2- PARRISH, BUDD S/LINDA A Rev Tr C/O BOKE UTIL PER HSV-ADD 14553

11-300-001 PO BOX 24128 REM'D UTIL

OKLAHOMA CITY OK 731240000
Site Address: 102494 S 3330 RD

BLDG #	1	Site Address:	102494 S	3330	RD
Stories/Style	1	One Story			
Occupancy	1	Single Fam			Land Value
Design	0001	TRADITIONAL			Misc Value
Quality	07	Class B - GO			BLDG Value
Roof Type	02	HIP			Total Value
					Value By
					CAMA
					6,225
					9,965
					187,332
					203,522

[illegible]

	BOOK	PAGE	DATE	QS	SALE PRICE
Fireplace #1	2055	483	0513	04	
Fireplace #2	666	160	0377	Q	22,000
Primary Garage					
Primary Porch					
Basement					

[illegible][illegible]

TAX STATEMENT

PART OF TRACT 5

0000-11-12N-02E-2-011-00 Page 1 of 1 Req By: WAKELY 07/21/22 1:21:28 LINCOLN CO #41 WORKING FI

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

PARRISH, BUDD S/LINDA A Rev Tr
C/O BOKF
PO BOX 24128

STG REMOVED-182

OKLAHOMA CITY OK 731240000 RD
Site Address: 102494 S 3330

Land Value 28,875
Misc Value 3,610
Bldg Value 0
Total Value 32,485
Value By CAMA

History Values

Tax Year		Total Appraised Value											
21		31,798											
20		33,860											
19		34,450											
MISC	BLDG CODE	DESC	LENGTH	WIDTH	UNITS	ADJ PRICE	EYB DT	PCT	ADJUSTMENT	VALUE			
1	1 UTSW	SEPTIC AND WELL	.00	.00	1.00	3610.00	00	OC 100.00	1.00	3,610			
LAND LUSE	DESC	ZONING	UNITS TP	PRICE	ADJUSTMENT		CODE/FACTOR		VALUE				
1 SWR2	12-2/13-2 2 AC		2.75 AC	10500.00	.00	.00	.00	.00	-----	28,875			
AC	2.75								.00				

BOOK PAGE DATE QS SALE PRICE
2055 483 0513 04 13,000
1414 699 1199 Q
1112 362 0988 U
PERMIT NO TYPE DATE AMOUNT

Appraiser MB4 COREY - NONE
Appr Date 05/23/19
Use Code 0002 RURAL RESIDENT
NBHD .01 TWSHP RES/AG 01
L100 M100 B093

OKLAHOMA & LINCOLN COUNTIES

PROPERTY

Photos



TRACT 1 - NORTHEAST VIEW



TRACT 1 - SOUTHEAST VIEW



TRACT 1 - SOUTHWEST VIEW



TRACT 2



TRACT 3



TRACTS 3-5



TRACT 5



TRACT 1



TRACT 1



TRACT 1



TRACT 1



TRACT 1



TRACT 1



TRACT 1



TRACT 1



TRACT 2



TRACT 2



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OKLAHOMA & LINCOLN COUNTIES

AUCTION

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