

Land **2,427.63±** Acres Auction

Offered in 14 Tracts

Custer County, OK

INFORMATION *Booklet*



- Cultivated Acres with Dale Silt Loam - Class I Soils
- 672± Tillable Acres Per FSA
- Well Managed Pastures - In Great Condition
- Excellent Perimeter & Cross Fencing
- Numerous Ponds, Water Wells & Stock Tanks
- Clean Improvements - Home, Shop & Working Pens

Thursday
October 13 • 6pm

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



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Auction Terms & Conditions

PROCEDURE: Tracts 1 through 14 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 auction 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.

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 delivered at closing.

REAL ESTATE TAXES: Real Estate taxes shall be prorated to the date of closing.

MINERALS: Seller specifically excepts and reserves all minerals, including without limitation, oil, gas, coal, coalbed methane, and all other hydrocarbons, lignite, and all metallic minerals, etc., if any, associated with the referenced real estate, and the term "Property" shall not include any mineral rights.

ACREAGE AND TRACTS: All acreages, 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**



BIDDER PRE-REGISTRATION FORM

THURSDAY, OCTOBER 13, 2022

2,427+ – CUSTER COUNTY, OKLAHOMA

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,
Email to auctions@schraderauction.com or brent@schraderauction.com, no later than Thursday, October 6, 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
2,427± Acres • Custer County, Oklahoma
Thursday, October 13, 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 Monday, October 13, 2022 at 6:00 PM. (CST)
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

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

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

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

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

This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Monday, October 6, 2022**. Send your deposit and return this form via fax or email to: **brent@schraderauction.com or auctions@schraderauction.com**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

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

E-mail address of registered bidder: _____

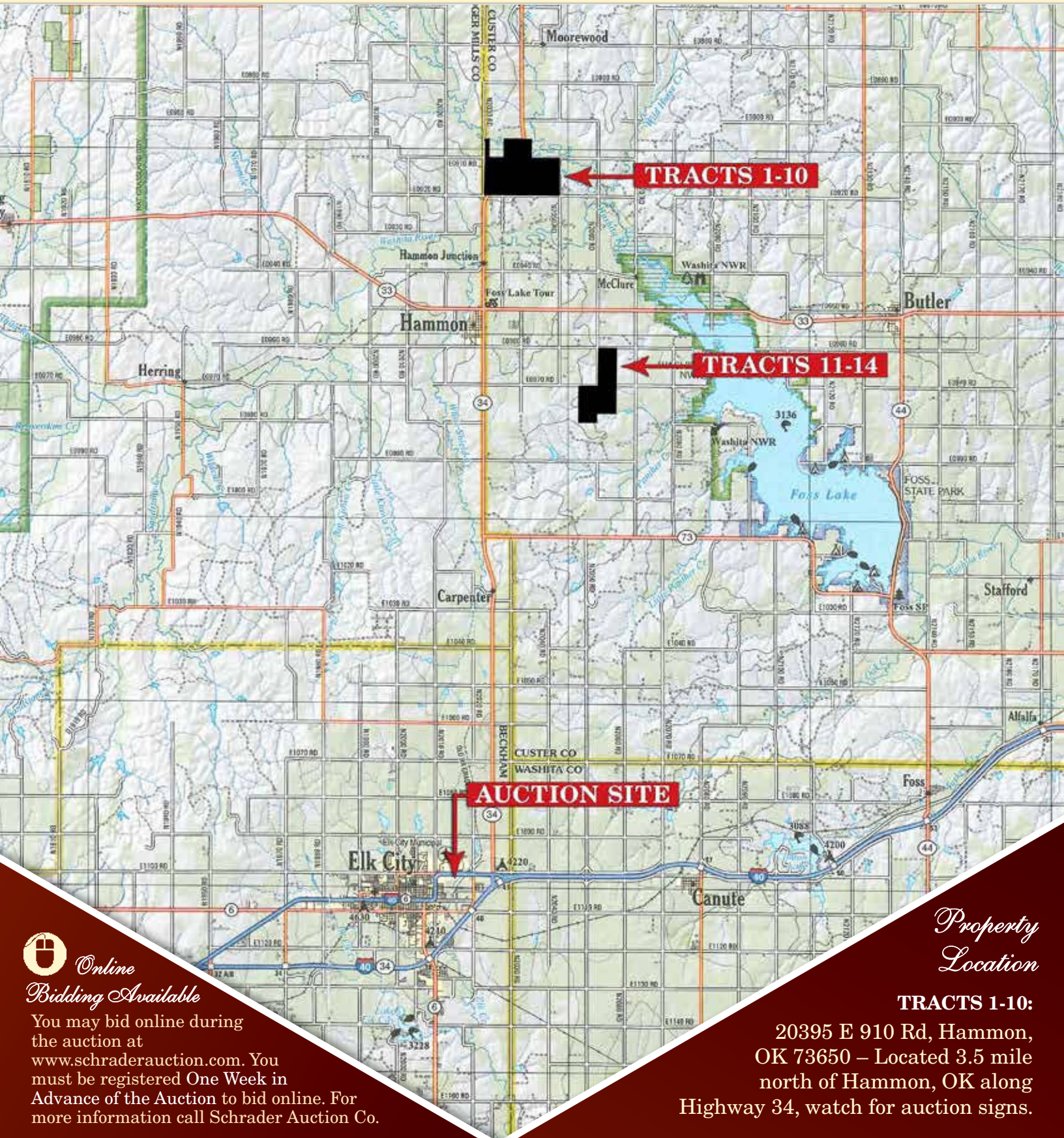
Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to: kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.



LOCATION MAP



LOCATION MAP



Online

Bidding Available

You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For more information call Schrader Auction Co.

Auction Location

Elk City Convention Center, West Room
1016 East Airport Industrial Rd, Elk City, OK 73648

Property Location

TRACTS 1-10:

20395 E 910 Rd, Hammon, OK 73650 – Located 3.5 mile north of Hammon, OK along Highway 34, watch for auction signs.

TRACTS 11-14:

From Hammon, OK take Highway 33 East 3 miles, turn south on 2060 Rd and follow for 1 mile to start of property.

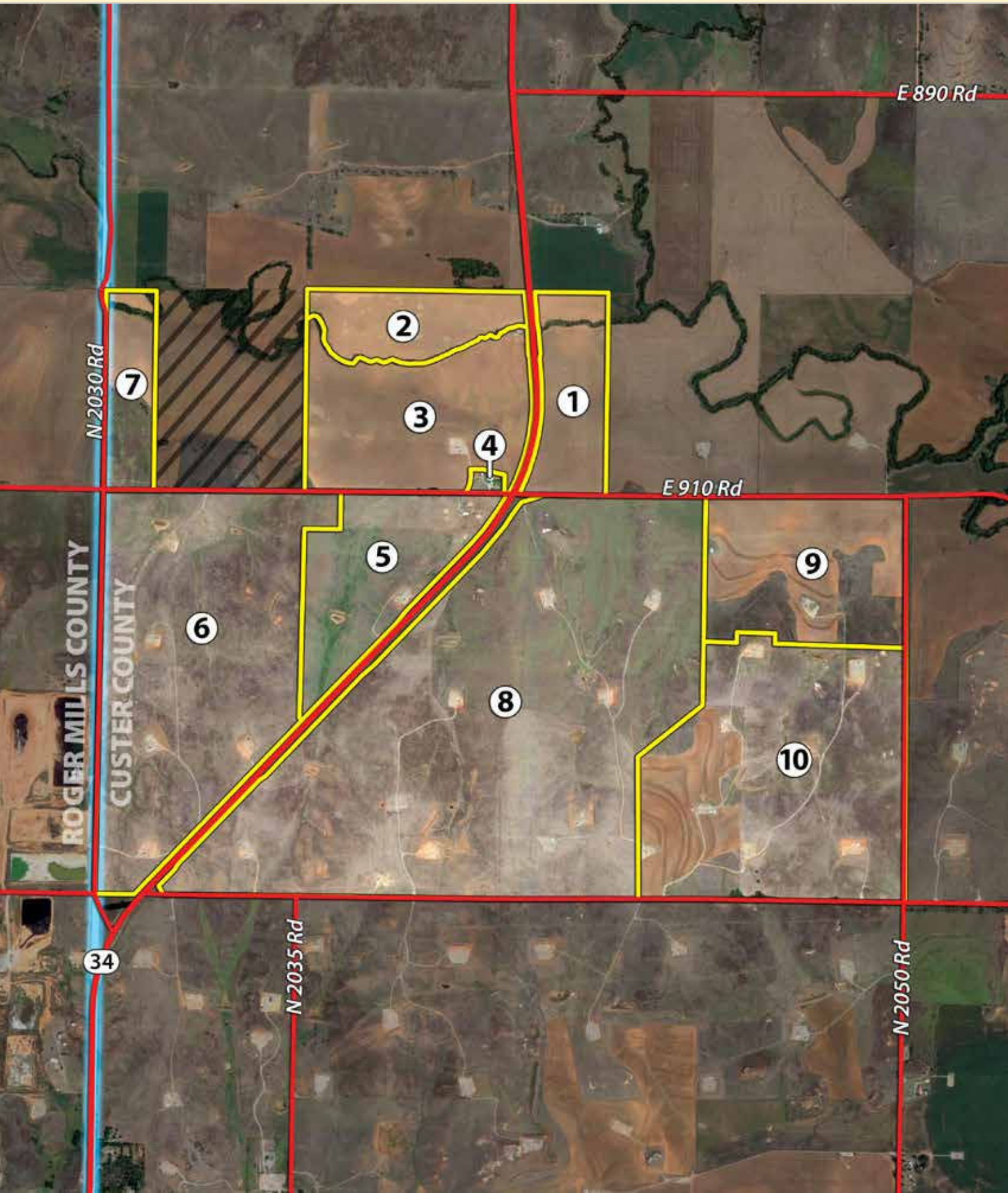


TRACT MAPS



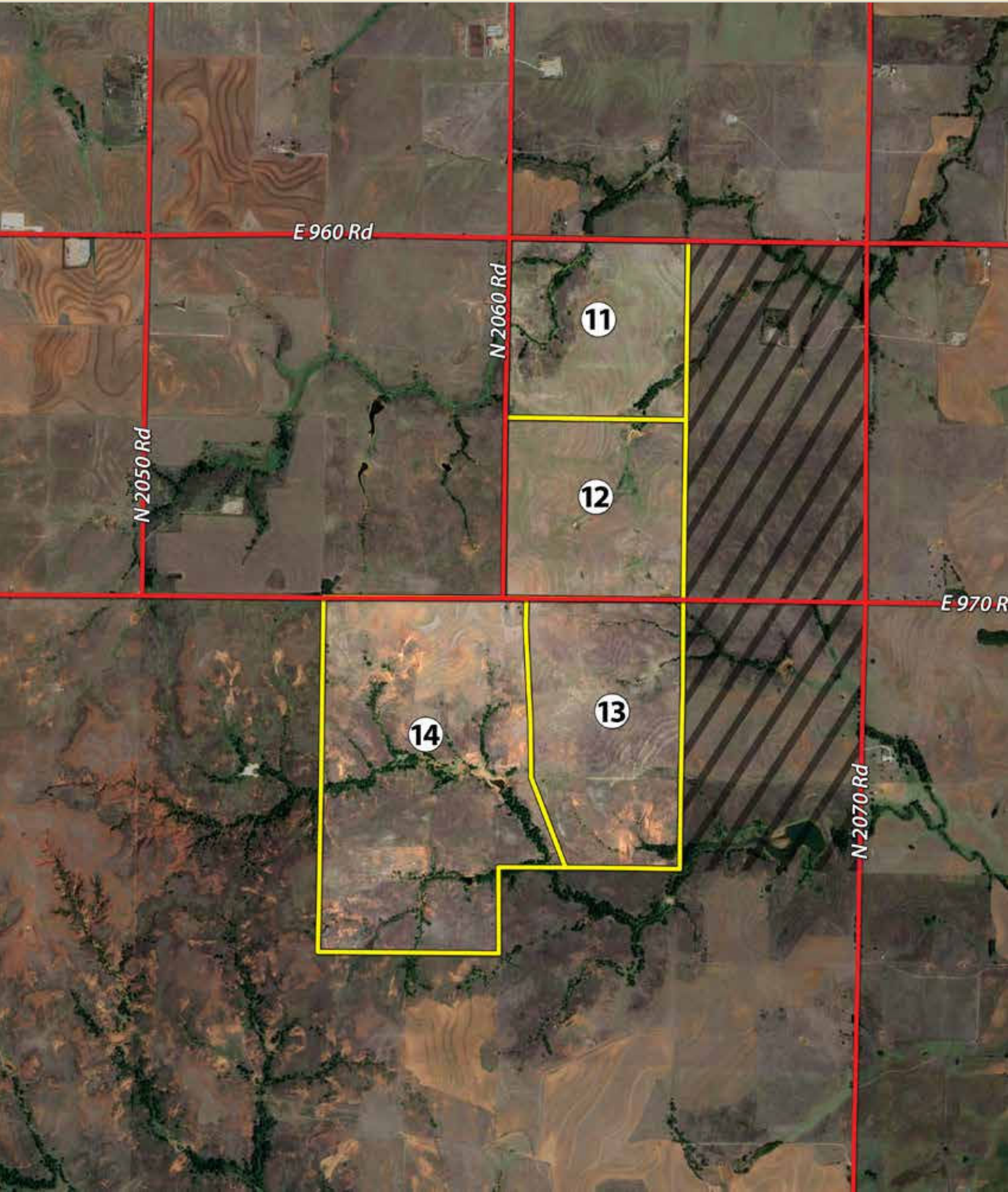
TRACT MAP

TRACTS 1-10



TRACT MAP

TRACTS 11-14





TRACT DESCRIPTIONS



The L5 Ranch is genuinely an exceptional piece of Western Oklahoma real estate. Located near the community of Hammon, the ranch is situated in two main parcels. **The North Unit** is comprised of 1,547± contiguous acres with extensive frontage along Highway 34, numerous surface ponds, wells with stock tanks and good perimeter/cross fencing. Also included with the North Unit is an exceptional set of improvements, including: beautiful 3 bd, 2 ba home, farm shop, excellent pipe working pens with livestock shed and overhead grain bins. With a mixture of tillable acres and native pastures, this property is ready for the next owner to put it to work. **The South Unit** of the ranch is comprised of 880± contiguous acres located just east of Hammon. This portion of the property is another mixture of tillable acres and native pastures, though Tract 14 specifically has those brushy draws that tend to hold western Oklahoma's huge whitetails. Some really nice deer have been taken off this parcel in particular. The L5 Ranch will be offered in 14 individual tracts, Buyers may bid on any individual tract or combination of tracts that best fit your needs!

TRACT 1: 55± acres located along Highway 34, with 53.65 tillable acres per FSA. Mostly comprised of Class I Dale Silt Loam Soils.

TRACT 2: 50± acres located along Highway 34, with 46.76 tillable acres per FSA. Predominantly Clairemont Silt Loam soils.

TRACT 3: 122± acres located along Highway 34 and County Road 910, with 116.98 tillable acres per FSA. Another tract with most Class I Dale Silt Loam Soils.

TRACT 4: 3± acres which include the charming 3bd, 2ba farm house. The home was built in 1992 and has been remodeled since, it is as clean and charming a home as you will find in this area. With an open floor plan upstairs, large master suite with bathroom and a spacious basement/storm shelter you will have room to entertain and raise a family. The house is surrounded by Giant Arborvitae, giving protection from the elements and privacy alike. Also included with this tract are a 72' x 40' farm shop, storage building, basketball hoop, Generac backup generator and overhead grain bins.

TRACT 5: 101± acres which include an exceptional set of working pens and turnout pastures. This tract is cross fenced into 4 separate pastures, all fenced centrally into the working pens. The pens themselves are all pipe, with 7 separate runs and an alley system. Attached to the pens is a 70'x32' open faced livestock shed and all the runs are set up with automatic waterers. This parcel is truly designed to handle whatever you want, the cow/calf or yearling operator alike will appreciate these improvements.

TRACT 6: 274± acres located along the west side of the North Unit, excellent piece of grass with multiple ponds and solar stock well/tank.

TRACT 7: 38.63± acres located along the west side, 16.92 tillable acres per FSA with Dale Silt Loam soils.

TRACT 8: 541± acres located along Highway 34, excellent piece of grass with multiple ponds and a stock well/tank. Good perimeter fence and currently cross-fenced into two pastures.

TRACT 9: 116± acres with 73.96 tillable acres per FSA, Dale Site Loam soils and the balance in pasture. Excellent perimeter fence around entire parcel.

TRACT 10: 247± acres with 50.33 tillable acres per FSA with two ponds and a stock well/tank. The tillable section of the tract is cross-fenced off.

TRACT 11: 160± acres with 66.7 tillable acres per FSA, tree lined creek on the northwest corner has a small pond, perimeter fence around whole tract.

TRACT 12: 160± acres with 102.3 tillable acres per FSA, two nice ponds in the center of this tract and good perimeter fencing.

TRACT 13: 197± acres with 96.74 tillable acres per FSA with a good pond on the south side of this parcel and perimeter fencing.

TRACT 14: 363± acres with 43.57 tillable acres per FSA. Balance of this parcel is in pasture with some excellent hunting potential. Multiple tree lined creeks dissect the property, creating some awesome whitetail habitat, multiple large bucks have been taken here. Also present are a nice set of pipe working pens, stock well/tank, two ponds and perimeter fencing.

Auction Manager:
BRENT WELLINGS

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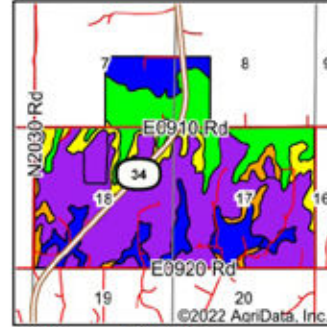
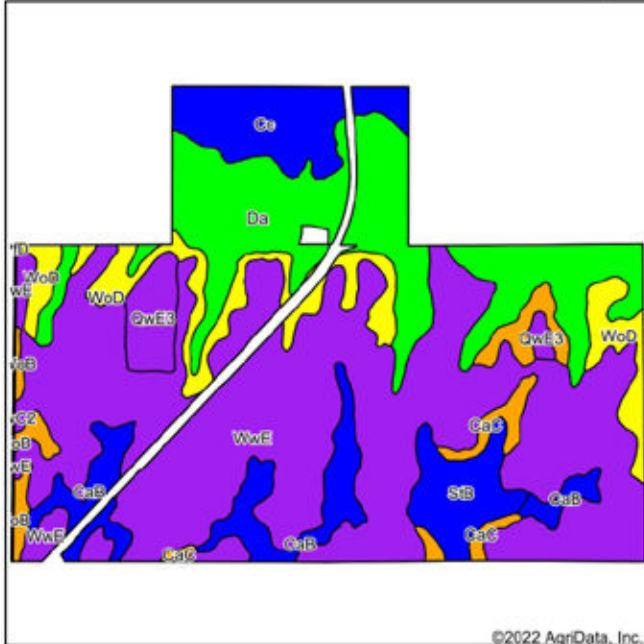


SOILS MAPS



SOILS MAP

TRACTS 1-10



State: **Oklahoma**
 County: **Custer**
 Location: **17-14N-20W**
 Township: **Butler**
 Acres: **1474.28**
 Date: **9/15/2022**

SCHRADER
 Real Estate and Auction Company, Inc.

Maps Provided By
surety
 CUSTOMER ONLINE MAPPING
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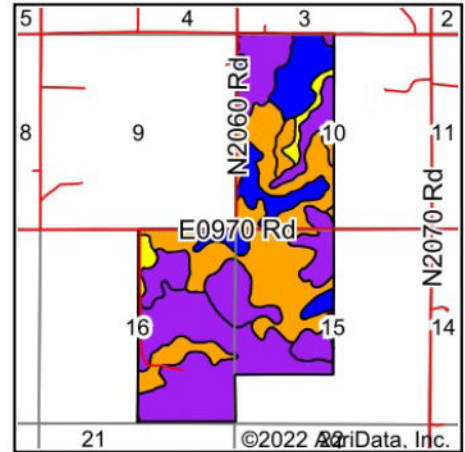
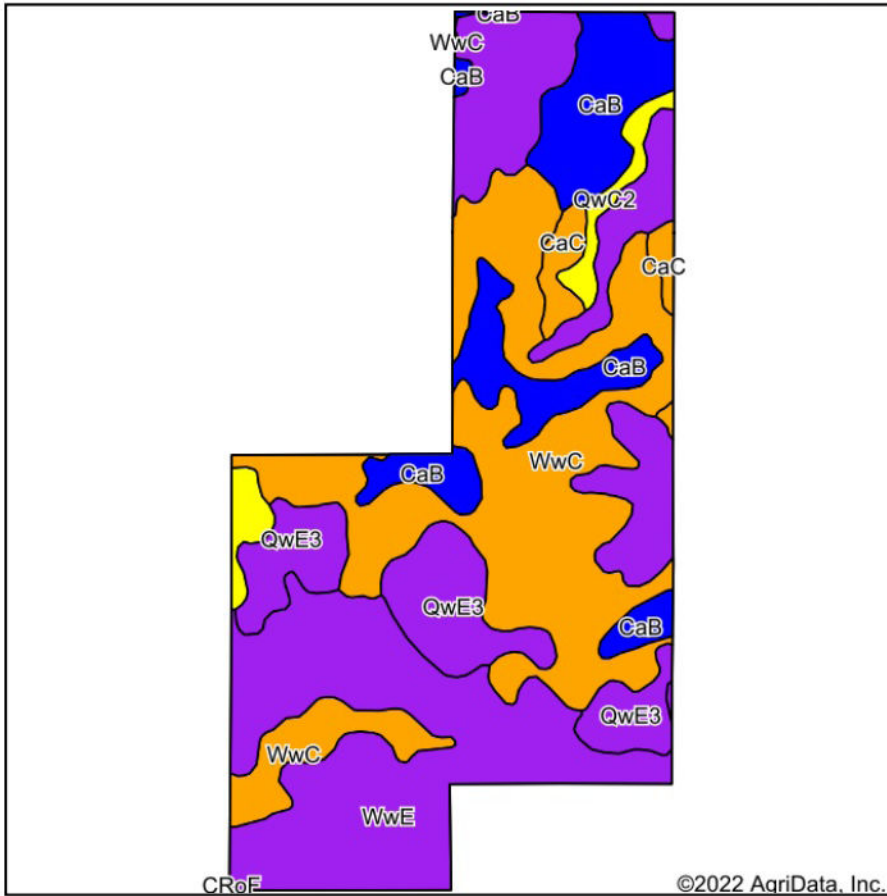
Soils data provided by USDA and NRCS.

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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Cotton lint Lbs	Cotton lint Irrigated Lbs	Grain sorghum Bu	Grain sorghum irrigated Bu	Peanuts Lbs	Peanuts Irrigated Lbs	Soybeans Bu	Wheat Bu	Wheat Irrigated Bu
WwE	Quinlan-Woodward complex, 5 to 12 percent slopes	731.66	49.6%		Vle	IIIe	100		27					17	
Da	Dale silt loam, 0 to 1 percent slopes, rarely flooded	285.05	19.3%		Iw		475		69		1615		29	35	
WoD	Woodward silt loam, 5 to 8 percent slopes	110.87	7.5%		IVe	IVe	261		29					19	
CaB	Carey silt loam, 1 to 3 percent slopes	96.55	6.5%		IIe		234		30					24	
Cc	Clairemont silt loam, 0 to 1 percent slopes, occasionally flooded, cool	90.03	6.1%		IIw	IIw	307	50	36	6	45	105		28	
StB	St. Paul silt loam, 1 to 3 percent slopes	56.39	3.8%		IIe		11		44	6				30	3
QwE3	Quinlan and Woodward soils, 3 to 8 percent slopes, severely eroded	38.68	2.6%		Vle		99		27					17	
CaC	Carey and Woodward soils, 3 to 5 percent slopes	24.43	1.7%		IIIe		205		25					15	
WoC	Woodward silt loam, 3 to 5 percent slopes	19.59	1.3%		IIIe	IIIe	284		30					20	
WoB	Woodward silt loam, 1 to 3 percent slopes	17.38	1.2%		IIIe	IIIe	284		30					20	
WoB	Woodward loam, 1 to 3 percent slopes	1.64	0.1%		IIIs		284		30					20	
QwE	Quinlan-Woodward complex, 5 to 12 percent slopes	1.09	0.1%		Vle	IIIe	100		27					17	
QwC2	Quinlan-Woodward complex, 3 to 5 percent slopes, eroded	0.33	0.0%		IVs		121		27					17	
PrC	Eda sand, 3 to 8 percent slopes	0.21	0.0%		IVe	IVe	135		18		900	2250		16	
PrD	Eda sand, 3 to 8 percent slopes	0.08	0.0%		IVe	IVe	135		18		900	2250		16	
Weighted Average					4.09	~	209.2	3.1	36.7	0.6	315.2	6.9	5.6	22.3	0.1

SOILS MAP

TRACTS 11-14



State: **Oklahoma**
 County: **Custer**
 Location: **10-13N-20W**
 Township: **Butler**
 Acres: **875.64**
 Date: **9/15/2022**



Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Barley Bu	Cotton lint Lbs	Grain sorghum Bu	Improved bermudagrass AUM	Introduced bluestem AUM	Weeping lovegrass AUM	Wheat Bu
WwE	Quinlan-Woodward complex, 5 to 12 percent slopes	335.03	38.3%		Vle	IIIe	16	100	27	3	3	3	17
WwC	Woodward-Quinlan complex, 3 to 5 percent slopes	280.36	32.0%		IIIs		11	165	28	4	4	4	18
CaB	Carey silt loam, 1 to 3 percent slopes	119.60	13.7%		Ile		1	234	30	4	4	1	24
QwE3	Quinlan and Woodward soils, 3 to 8 percent slopes, severely eroded	96.25	11.0%		Vle		16	99	27	3	3	3	17
QwC2	Quinlan-Woodward complex, 3 to 5 percent slopes, eroded	25.04	2.9%		IVs		14	121	27	3	3	3	17
CaC	Carey and Woodward soils, 3 to 5 percent slopes	19.21	2.2%		IIIe		2	205	25	4	4	2	15
CRoF	Cordell-Rock outcrop complex, 1 to 20 percent slopes	0.15	0.0%		Vlls	Vlls					2		
Weighted Average					4.37	*-	12	141.9	27.7	3.5	3.5	3	18.2



FSA INFORMATION



FSA INFORMATION

FARM: 6992

Oklahoma

U.S. Department of Agriculture

Prepared: 8/19/22 10:16 AM

Custer

Farm Service Agency

Crop Year: 2022

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name L5 RANCH LLC	Farm Identifier Div 4111	Recon Number 2012 - 77
--------------------------------------	------------------------------------	----------------------------------

Farms Associated with Operator:
None

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
2363.93	804.62	804.62	0.0	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	804.62	0.0	0.0					

ARC/PLC						
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default	
WHEAT	NONE	NONE	NONE	NONE	NONE	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	519.1	31	0.00
Total Base Acres:	519.1		

Tract Number: 2461 **Description:** SEC 7-14-20,SEC 8-14-20,SEC 17-14-20,SEC 18-14-20

FSA Physical Location : Custer, OK **ANSI Physical Location:** Custer, OK

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
1501.67	459.97	459.97	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	459.97	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	300.1	31	0.00
Total Base Acres:	300.1		

Owners: L5 RANCH LLC

Other Producers: None

FSA INFORMATION

Oklahoma

U.S. Department of Agriculture

FARM: 6992

Custer

Farm Service Agency

Prepared: 8/19/22 10:16 AM

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Crop Year: 2022

Page: 2 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Tract Number: 2462 Description NW4 & N2SW4 15-13-20; W2 10-13-20; E2 16-13-20

FSA Physical Location : Custer, OK

ANSI Physical Location: Custer, OK

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
862.26	344.65	344.65	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	344.65	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	219.0	31	0.00
Total Base Acres:	219.0		

Owners: L5 RANCH LLC

Other Producers: None

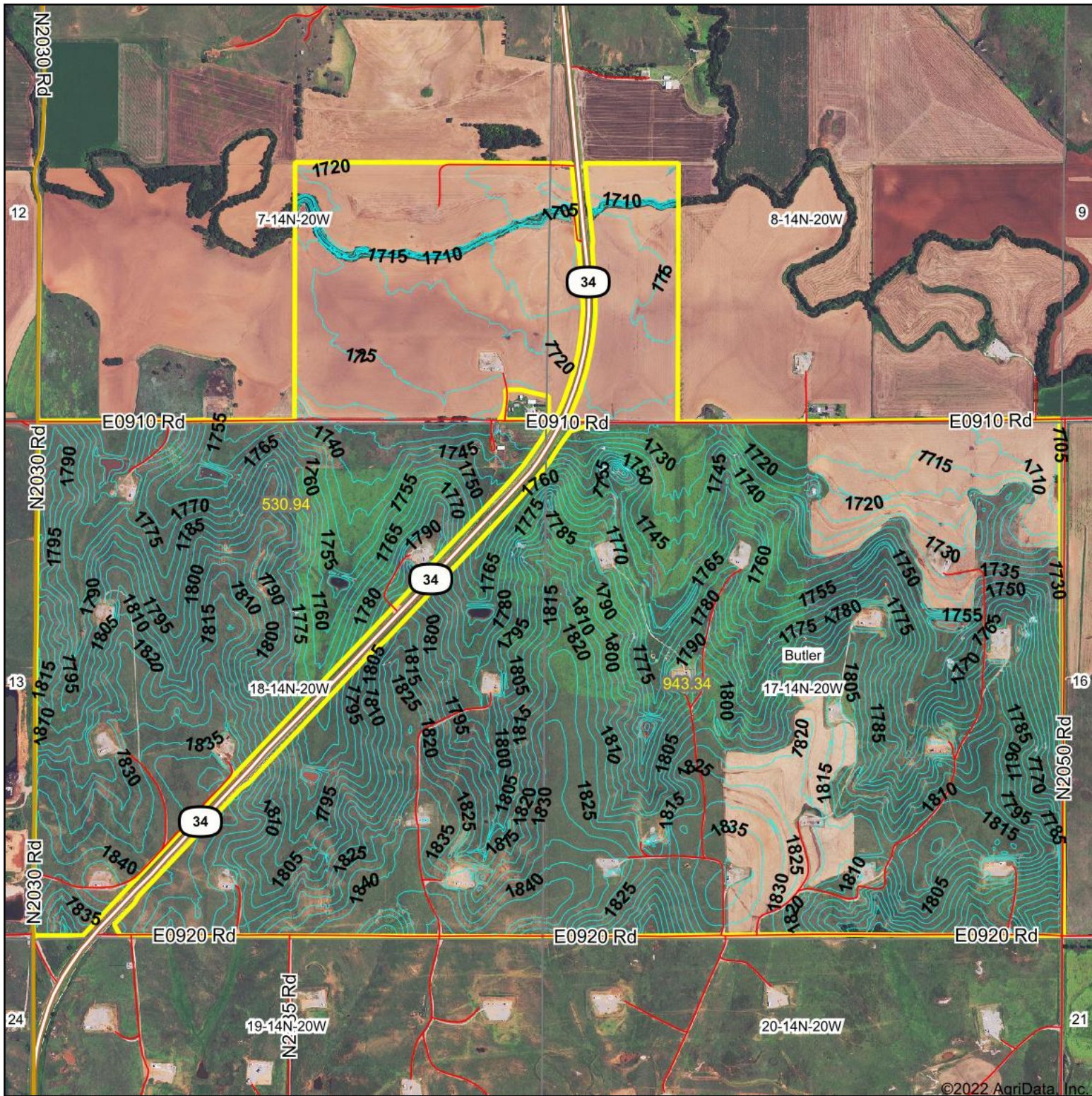


TOPOGRAPHY MAPS

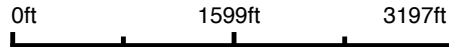


TOPOGRAPHY MAP

TRACTS 1-10



Source: USGS 3 meter dem
 Interval(ft): 5.0
 Min: 1,695.0
 Max: 1,853.7
 Range: 158.7
 Average: 1,778.9
 Standard Deviation: 41.83 ft



17-14N-20W
 Custer County
 Oklahoma

Map Center: 35° 41' 34.96, -99° 21' 32.53

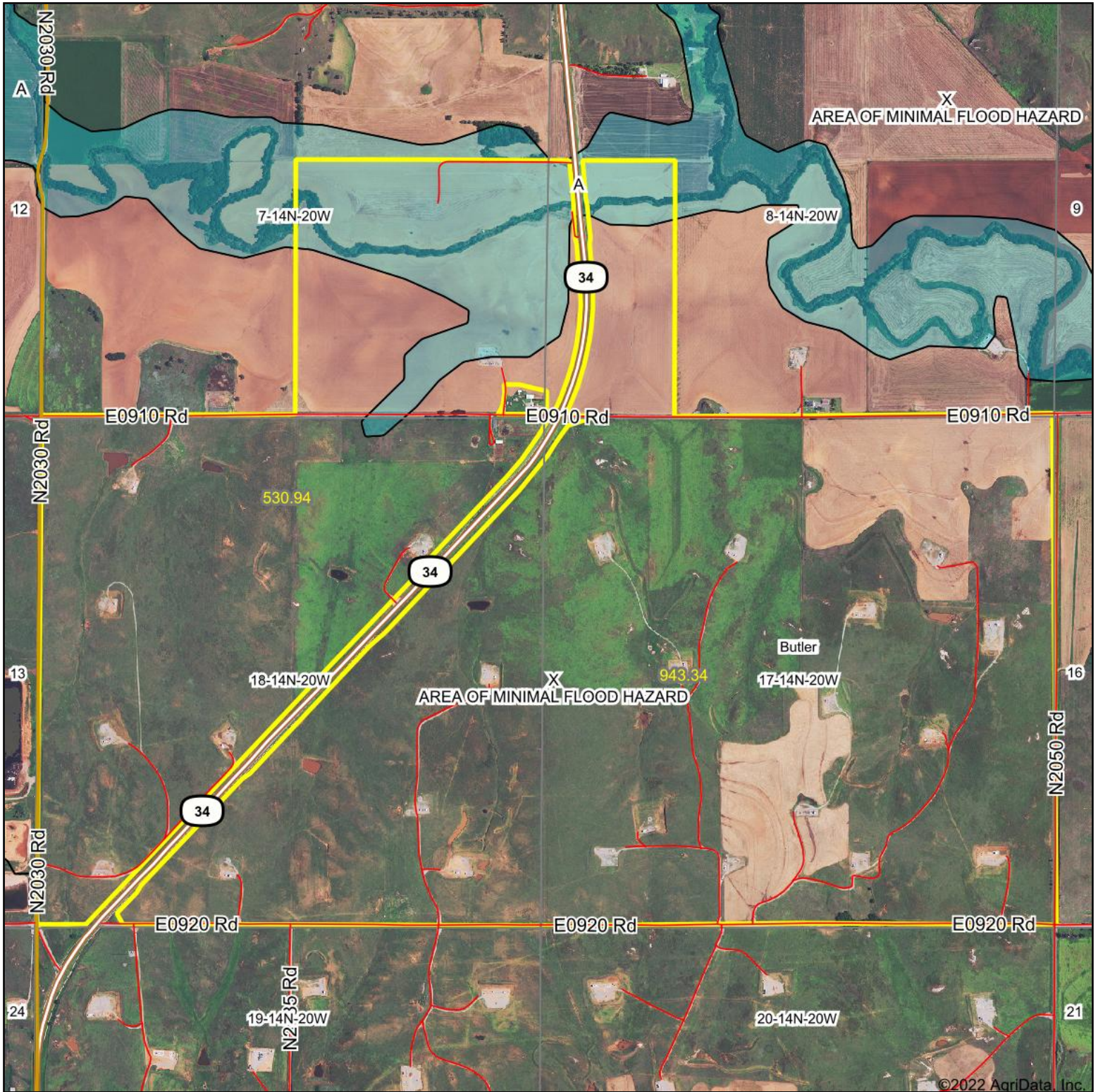


FLOOD ZONE MAPS

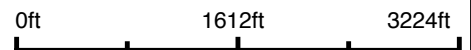


FLOOD ZONE MAP

TRACTS 1-10



Map Center: 35° 41' 34.96, -99° 21' 32.53



17-14N-20W
Custer County
Oklahoma



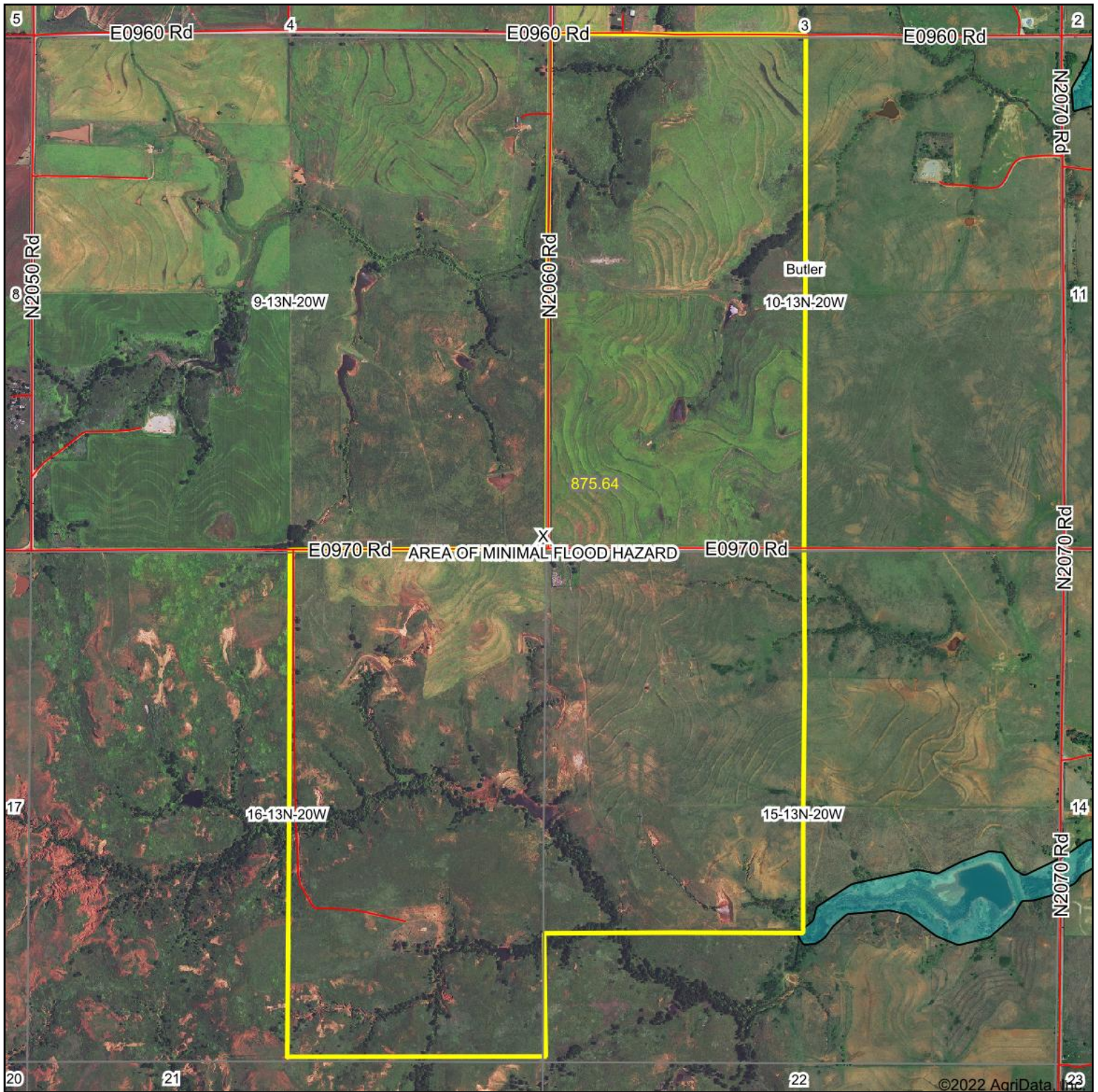
9/15/2022



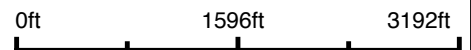
Flood related information provided by FEMA

FLOOD ZONE MAP

TRACTS 11-14



Map Center: 35° 36' 35.36, -99° 19' 25.45



10-13N-20W
Custer County
Oklahoma



9/15/2022



Flood related information provided by FEMA



TAX STATEMENTS



TAX STATEMENT

PART OF TRACTS 1, 2 & 3

Tax Roll Inquiry

Custer County Treasurer



Janet Roulet, Treasurer
675 B Street, Suite 101, Arapaho, OK 73620
Phone: 580-323-2292
Fax: 580-323-2295
E-Mail: treasurer@custercountyok.org



Owner Name and Address

LEE O C TERMINALS INC
1024 NW 71ST STREET
OKLAHOMA CITY OK 73116-0000

Taxroll Information

Tax Year : 2021
Property ID : 0000-08-014-020-C-000-00
Location : RURAL JI-66
School District : J66 ROGER MILLS Mills : 78.37
Type of Tax : Real Estate
Tax ID : 5461

Legal Description and Other Information:

8-14-20 W/2 SW/4 LESS 10 ACRES ROAD 70.00 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	3260	Base Tax	255.00
Improvements	0	Penalty	0.00
Net Assessed	3260	Fees	0.00
		Payments	255.00
		Total Paid	255.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/06/2021	4202	Check	Taxes	255.00	LEE O C TERMINALS INC->Check# 4215

TAX STATEMENT

PART OF TRACTS 2, 3 & 4

Tax Roll Inquiry

Custer County Treasurer



Janet Roulet, Treasurer
675 B Street, Suite 101, Arapaho, OK 73620
Phone: 580-323-2292
Fax: 580-323-2295
E-Mail: treasurer@custercountyok.org



Owner Name and Address

LEE O C TERMINALS INC
1024 NW 71ST STREET
OKLAHOMA CITY OK 73116-0000

Taxroll Information

Tax Year : 2021
Property ID : 0000-17-014-020-D-000-00
Location : RURAL JI-66
School District : J66 ROGER MILLS Mills : 78.37
Type of Tax : Real Estate
Tax ID : 5517

Legal Description and Other Information:

17-14-20 SE/4 160.00 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	1804	Base Tax	141.00
Improvements	0	Penalty	0.00
Net Assessed	1804	Fees	0.00
		Payments	141.00
		Total Paid	141.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/06/2021	4206	Check	Taxes	141.00	LEE O C TERMINALS INC->Check# 4215

TAX STATEMENT

PART OF TRACTS 5 & 8

Tax Roll Inquiry

Custer County Treasurer



Janet Roulet, Treasurer
 675 B Street, Suite 101, Arapaho, OK 73620
 Phone: 580-323-2292
 Fax: 580-323-2295
 E-Mail: treasurer@custercountyok.org



Owner Name and Address

LEE O C TERMINALS INC
 1024 NW 71ST STREET
 OKLAHOMA CITY OK 73116-0000

Taxroll Information

Tax Year : 2021
 Property ID : 0000-18-014-020-A-000-00
 Location : RURAL JI-66
 School District : J66 ROGER MILLS Mills : 78.37
 Type of Tax : Real Estate
 Tax ID : 5518

Legal Description and Other Information:

18-14-20 NE/4 LESS HWY 160.00 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	1849	Base Tax	210.00
Improvements	832	Penalty	0.00
Net Assessed	2681	Fees	0.00
		Payments	210.00
		Total Paid	210.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/06/2021	4207	Check	Taxes	210.00	LEE O C TERMINALS INC->Check# 4215

TAX STATEMENT

PART OF TRACT 6

Tax Roll Inquiry

Custer County Treasurer



Janet Roulet, Treasurer
 675 B Street, Suite 101, Arapaho, OK 73620
 Phone: 580-323-2292
 Fax: 580-323-2295
 E-Mail: treasurer@custercountyok.org



Owner Name and Address

LEE O C TERMINALS INC
 1024 NW 71ST STREET
 OKLAHOMA CITY OK 73116-0000

Taxroll Information

Tax Year : 2021
 Property ID : 0000-18-014-020-B-000-00
 Location : RURAL JI-66
 School District : J66 ROGER MILLS Mills : 78.37
 Type of Tax : Real Estate
 Tax ID : 5519

Legal Description and Other Information:

18-14-20 NW/4 160.00 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	1355	Base Tax	106.00
Improvements	0	Penalty	0.00
Net Assessed	1355	Fees	0.00
		Payments	106.00
		Total Paid	106.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/06/2021	4208	Check	Taxes	106.00	LEE O C TERMINALS INC->Check# 4215

TAX STATEMENT

PART OF TRACTS 6 & 8

Tax Roll Inquiry

Custer County Treasurer



Janet Roulet, Treasurer
 675 B Street, Suite 101, Arapaho, OK 73620
 Phone: 580-323-2292
 Fax: 580-323-2295
 E-Mail: treasurer@custercountyok.org



Owner Name and Address

LEE O C TERMINALS INC
 1024 NW 71ST STREET
 OKLAHOMA CITY OK 73116-0000

Taxroll Information

Tax Year : 2021
 Property ID : 0000-18-014-020-C-000-00
 Location : RURAL JI-66
 School District : J66 ROGER MILLS Mills : 78.37
 Type of Tax : Real Estate
 Tax ID : 5520

Legal Description and Other Information:

18-14-20 SW/4 LESS HWY 160.00 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	1650	Base Tax	129.00
Improvements	0	Penalty	0.00
Net Assessed	1650	Fees	0.00
		Payments	129.00
		Total Paid	129.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/06/2021	4209	Check	Taxes	129.00	LEE O C TERMINALS INC->Check# 4215

TAX STATEMENT

PART OF TRACTS 6 & 8

Tax Roll Inquiry

Custer County Treasurer

Janet Roulet, Treasurer
 675 B Street, Suite 101, Arapaho, OK 73620
 Phone: 580-323-2292
 Fax: 580-323-2295
 E-Mail: treasurer@custercountyok.org



Owner Name and Address

LEE O C TERMINALS INC
 1024 NW 71ST STREET
 OKLAHOMA CITY OK 73116-0000

Taxroll Information

Tax Year : 2021
 Property ID : 0000-18-014-020-D-000-00
 Location : RURAL JI-66
 School District : J66 ROGER MILLS Mills : 78.37
 Type of Tax : Real Estate
 Tax ID : 5521

Legal Description and Other Information:

18-14-20 SE/4 160.00 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	1512	Base Tax	118.00
Improvements	0	Penalty	0.00
Net Assessed	1512	Fees	0.00
		Payments	118.00
		Total Paid	118.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/06/2021	4210	Check	Taxes	118.00	LEE O C TERMINALS INC->Check# 4215

TAX STATEMENT

TRACT 7

Tax Roll Inquiry

Custer County Treasurer



Janet Roulet, Treasurer
675 B Street, Suite 101, Arapaho, OK 73620
Phone: 580-323-2292
Fax: 580-323-2295
E-Mail: treasurer@custercountyok.org



Owner Name and Address

LEE O C TERMINALS INC
1024 NW 71ST STREET
OKLAHOMA CITY OK 73116-0000

Taxroll Information

Tax Year : 2021
Property ID : 0000-07-014-020-C-000-10
Location : RURAL JI-66
School District : J66 ROGER MILLS Mills : 78.37
Type of Tax : Real Estate
Tax ID : 5457

Legal Description and Other Information:

7-14-20 W/2 W/2 SW/4 38.63 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	927	Base Tax	73.00
Improvements	0	Penalty	0.00
Net Assessed	927	Fees	0.00
		Payments	73.00
		Total Paid	73.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/06/2021	4200	Check	Taxes	73.00	LEE O C TERMINALS INC->Check# 4215

TAX STATEMENT

PART OF TRACT 8

Tax Roll Inquiry

Custer County Treasurer



Janet Roulet, Treasurer
675 B Street, Suite 101, Arapaho, OK 73620
Phone: 580-323-2292
Fax: 580-323-2295
E-Mail: treasurer@custercountyok.org



Owner Name and Address

LEE O C TERMINALS INC
1024 NW 71ST STREET
OKLAHOMA CITY OK 73116-0000

Taxroll Information

Tax Year : 2021
Property ID : 0000-17-014-020-B-000-00
Location : RURAL JI-66
School District : J66 ROGER MILLS Mills : 78.37
Type of Tax : Real Estate
Tax ID : 5515

Legal Description and Other Information:

17-14-20 NW/4 LESS 1 ACRE 159.00 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	2203	Base Tax	173.00
Improvements	0	Penalty	0.00
Net Assessed	2203	Fees	0.00
		Payments	173.00
		Total Paid	173.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/06/2021	4204	Check	Taxes	173.00	LEE O C TERMINALS INC->Check# 4215

TAX STATEMENT

PART OF TRACTS 8 & 10

Tax Roll Inquiry

Custer County Treasurer



Janet Roulet, Treasurer
 675 B Street, Suite 101, Arapaho, OK 73620
 Phone: 580-323-2292
 Fax: 580-323-2295
 E-Mail: treasurer@custercountyok.org



Owner Name and Address

LEE O C TERMINALS INC
 1024 NW 71ST STREET
 OKLAHOMA CITY OK 73116-0000

Taxroll Information

Tax Year : 2021
 Property ID : 0000-17-014-020-C-000-00
 Location : RURAL JI-66
 School District : J66 ROGER MILLS Mills : 78.37
 Type of Tax : Real Estate
 Tax ID : 5516

Legal Description and Other Information:

17-14-20 SW/4 160.00 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	2585	Base Tax	203.00
Improvements	0	Penalty	0.00
Net Assessed	2585	Fees	0.00
		Payments	203.00
		Total Paid	203.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/06/2021	4205	Check	Taxes	203.00	LEE O C TERMINALS INC->Check# 4215

TAX STATEMENT

PART OF TRACTS 9 & 10

Tax Roll Inquiry

Custer County Treasurer



Janet Roulet, Treasurer
 675 B Street, Suite 101, Arapaho, OK 73620
 Phone: 580-323-2292
 Fax: 580-323-2295
 E-Mail: treasurer@custercountyok.org



Owner Name and Address

LEE O C TERMINALS INC
 1024 NW 71ST STREET
 OKLAHOMA CITY OK 73116-0000

Taxroll Information

Tax Year : 2021
 Property ID : 0000-17-014-020-A-000-00
 Location : RURAL JI-66
 School District : J66 ROGER MILLS Mills : 78.37
 Type of Tax : Real Estate
 Tax ID : 5514

Legal Description and Other Information:

17-14-20 NE/4 INC PAGE 511 160.00 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	4003	Base Tax	314.00
Improvements	0	Penalty	0.00
Net Assessed	4003	Fees	0.00
		Payments	314.00
		Total Paid	314.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/06/2021	4203	Check	Taxes	314.00	LEE O C TERMINALS INC->Check# 4215

TAX STATEMENT

PART OF TRACT 10

Tax Roll Inquiry

Custer County Treasurer



Janet Roulet, Treasurer
675 B Street, Suite 101, Arapaho, OK 73620
Phone: 580-323-2292
Fax: 580-323-2295
E-Mail: treasurer@custercountyok.org



Owner Name and Address

LEE O C TERMINALS INC
1024 NW 71ST STREET
OKLAHOMA CITY OK 73116-0000

Taxroll Information

Tax Year : 2021
Property ID : 0000-07-014-020-D-000-00
Location : 20395 E 910 RD
School District : J66 ROGER MILLS Mills : 78.37
Type of Tax : Real Estate
Tax ID : 5458

Legal Description and Other Information:

7-14-20 SE/4 160.00 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	8111	Base Tax	1,439.00
Improvements	10252	Penalty	0.00
Net Assessed	18363	Fees	0.00
		Payments	1,439.00
		Total Paid	1,439.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/06/2021	4201	Check	Taxes	1,439.00	LEE O C TERMINALS INC->Check# 4215

TAX STATEMENT

TRACT 11

Tax Roll Inquiry

Custer County Treasurer



Janet Roulet, Treasurer
675 B Street, Suite 101, Arapaho, OK 73620
Phone: 580-323-2292
Fax: 580-323-2295
E-Mail: treasurer@custercountyok.org



Owner Name and Address

LEE O C TERMINALS INC
1024 NW 71ST STREET
OKLAHOMA CITY OK 73116-0000

Taxroll Information

Tax Year : 2021
Property ID : 0000-10-013-020-B-000-00
Location : RURAL JI-66
School District : J66 ROGER MILLS Mills : 78.37
Type of Tax : Real Estate
Tax ID : 3968

Legal Description and Other Information:

10-13-20 NW/4 160.00 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	2045	Base Tax	160.00
Improvements	0	Penalty	0.00
Net Assessed	2045	Fees	0.00
		Payments	160.00
		Total Paid	160.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/06/2021	4194	Check	Taxes	160.00	LEE O C TERMINALS INC->Check# 4215

TAX STATEMENT

TRACT 12

Tax Roll Inquiry

Custer County Treasurer



Janet Roulet, Treasurer
675 B Street, Suite 101, Arapaho, OK 73620
Phone: 580-323-2292
Fax: 580-323-2295
E-Mail: treasurer@custercountyok.org



Owner Name and Address

LEE O C TERMINALS INC
1024 NW 71ST STREET
OKLAHOMA CITY OK 73116-0000

Taxroll Information

Tax Year : 2021
Property ID : 0000-10-013-020-C-000-00
Location : RURAL JI-66
School District : J66 ROGER MILLS Mills : 78.37
Type of Tax : Real Estate
Tax ID : 3969

Legal Description and Other Information:

10-13-20 SW/4 160.00 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	2188	Base Tax	171.00
Improvements	0	Penalty	0.00
Net Assessed	2188	Fees	0.00
		Payments	171.00
		Total Paid	171.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/06/2021	4195	Check	Taxes	171.00	LEE O C TERMINALS INC->Check# 4215

TAX STATEMENT

PART OF TRACTS 13 & 14

Tax Roll Inquiry

Custer County Treasurer



Janet Roulet, Treasurer
675 B Street, Suite 101, Arapaho, OK 73620
Phone: 580-323-2292
Fax: 580-323-2295
E-Mail: treasurer@custercountyok.org



Owner Name and Address

LEE O C TERMINALS INC
1024 NW 71ST STREET
OKLAHOMA CITY OK 73116-0000

Taxroll Information

Tax Year : 2021
Property ID : 0000-15-013-020-B-000-00
Location : RURAL JI-66
School District : J66 ROGER MILLS Mills : 78.37
Type of Tax : Real Estate
Tax ID : 3996

Legal Description and Other Information:

15-13-20 NW/4 INC PAGE 511 160.00 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	1576	Base Tax	124.00
Improvements	0	Penalty	0.00
Net Assessed	1576	Fees	0.00
		Payments	124.00
		Total Paid	124.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/06/2021	4196	Check	Taxes	124.00	LEE O C TERMINALS INC->Check# 4215

TAX STATEMENT

PART OF TRACTS 13 & 14

Tax Roll Inquiry

Custer County Treasurer



Janet Roulet, Treasurer
 675 B Street, Suite 101, Arapaho, OK 73620
 Phone: 580-323-2292
 Fax: 580-323-2295
 E-Mail: treasurer@custercountyok.org



Owner Name and Address

LEE O C TERMINALS INC
 1024 NW 71ST STREET
 OKLAHOMA CITY OK 73116-0000

Taxroll Information

Tax Year : 2021
 Property ID : 0000-15-013-020-C-000-00
 Location : RURAL JI-66
 School District : J66 ROGER MILLS Mills : 78.37
 Type of Tax : Real Estate
 Tax ID : 3997

Legal Description and Other Information:

15-13-20 N/2 SW/4 80.00 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	556	Base Tax	44.00
Improvements	0	Penalty	0.00
Net Assessed	556	Fees	0.00
		Payments	44.00
		Total Paid	44.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/06/2021	4197	Check	Taxes	44.00	LEE O C TERMINALS INC->Check# 4215

TAX STATEMENT

PART OF TRACT 14

Tax Roll Inquiry

Custer County Treasurer



Janet Roulet, Treasurer
 675 B Street, Suite 101, Arapaho, OK 73620
 Phone: 580-323-2292
 Fax: 580-323-2295
 E-Mail: treasurer@custercountyok.org



Owner Name and Address

LEE O C TERMINALS INC
 1024 NW 71ST STREET
 OKLAHOMA CITY OK 73116-0000

Taxroll Information

Tax Year : 2021
 Property ID : 0000-16-013-020-A-000-00
 Location : RURAL JI-66
 School District : J66 ROGER MILLS Mills : 78.37
 Type of Tax : Real Estate
 Tax ID : 4002

Legal Description and Other Information:

16-13-20 NE/4 160.00 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	1299	Base Tax	102.00
Improvements	0	Penalty	0.00
Net Assessed	1299	Fees	0.00
		Payments	102.00
		Total Paid	102.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/06/2021	4198	Check	Taxes	102.00	LEE O C TERMINALS INC->Check# 4215

TAX STATEMENT

PART OF TRACT 14

Tax Roll Inquiry

Custer County Treasurer



Janet Roulet, Treasurer
675 B Street, Suite 101, Arapaho, OK 73620
Phone: 580-323-2292
Fax: 580-323-2295
E-Mail: treasurer@custercountyok.org



Owner Name and Address

LEE O C TERMINALS INC
1024 NW 71ST STREET
OKLAHOMA CITY OK 73116-0000

Taxroll Information

Tax Year : 2021
Property ID : 0000-16-013-020-D-000-00
Location : RURAL JI-66
School District : J66 ROGER MILLS Mills : 78.37
Type of Tax : Real Estate
Tax ID : 4004

Legal Description and Other Information:

16-13-20 SE/4 160.00 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	1267	Base Tax	99.00
Improvements	0	Penalty	0.00
Net Assessed	1267	Fees	0.00
		Payments	99.00
		Total Paid	99.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/06/2021	4199	Check	Taxes	99.00	LEE O C TERMINALS INC->Check# 4215



PROPERTY PHOTOS



TRACT 1



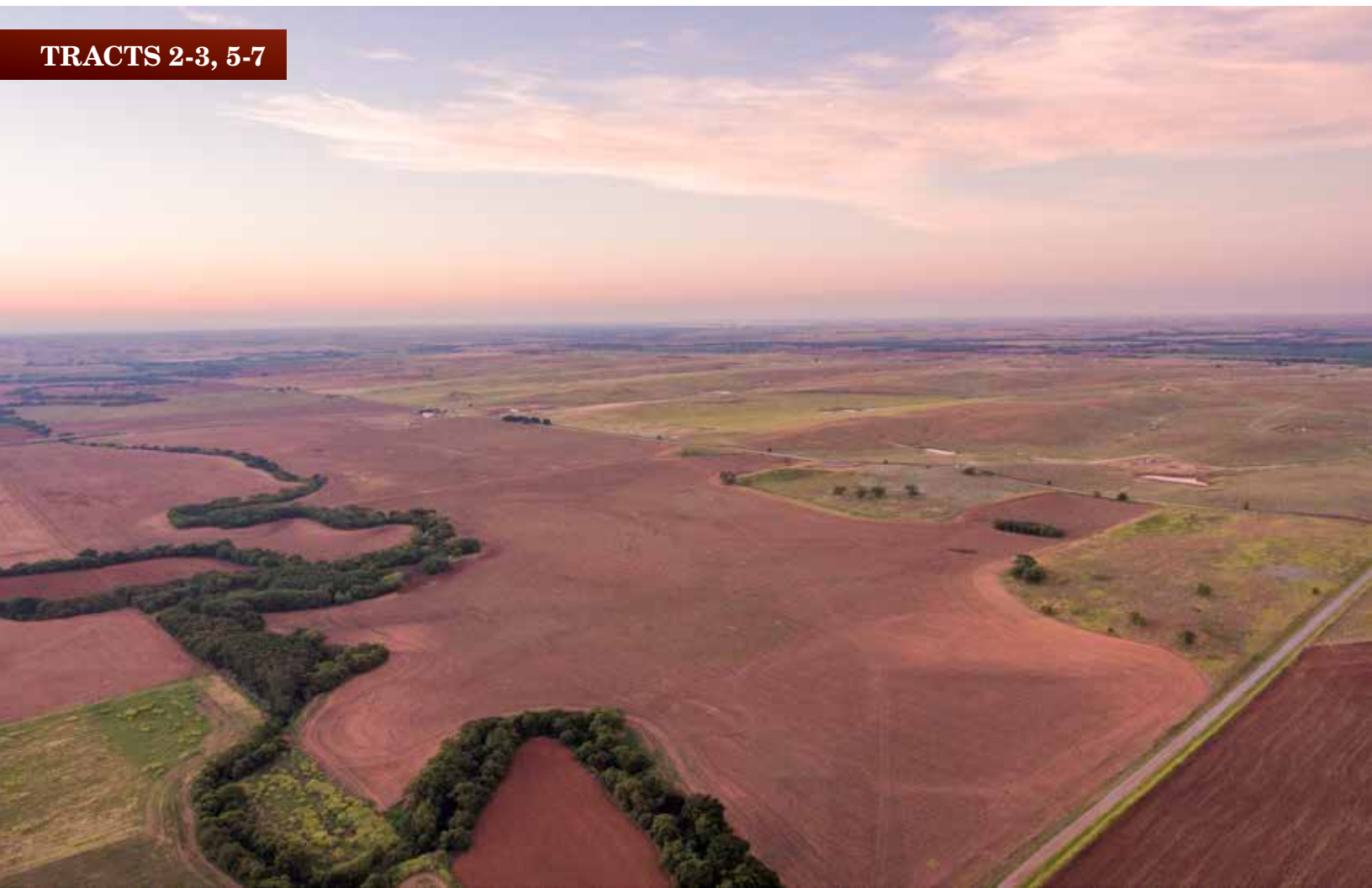
TRACT 1



TRACTS 1-5



TRACTS 2-3, 5-7



TRACT 2



TRACT 2



TRACTS 3, 5-6



TRACT 3



TRACT 3



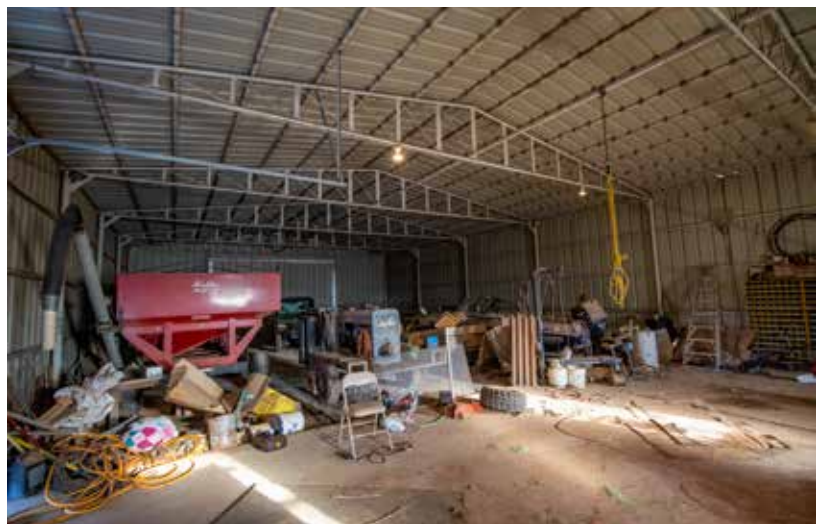
TRACTS 1, 3, 4, 5 & 8







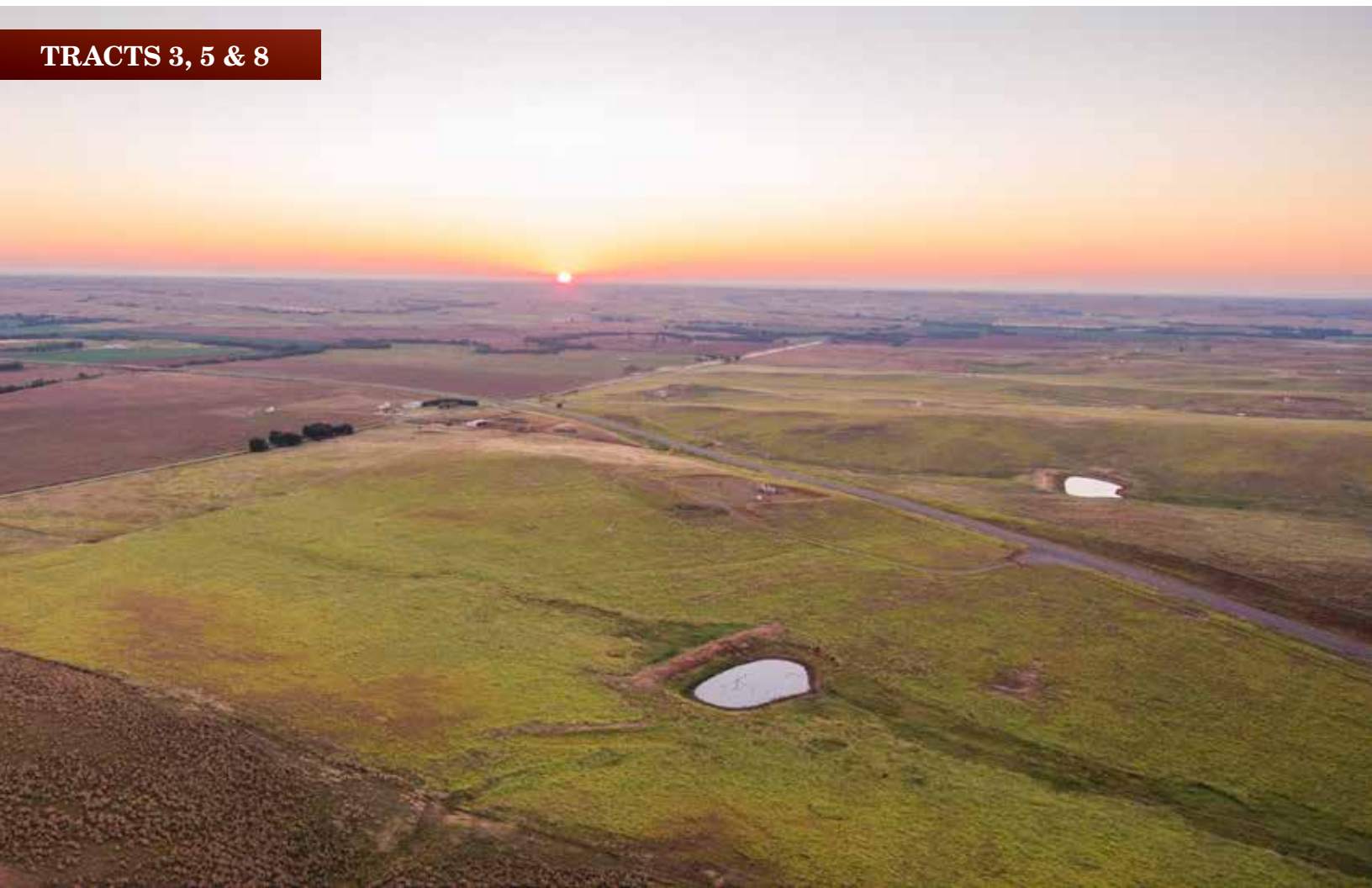
TRACT 4



TRACTS 4 & 5



TRACTS 3, 5 & 8





TRACT 5



TRACT 5



TRACT 5



TRACT 5



TRACT 5



TRACTS 5 & 6



TRACTS 6 & 8



TRACTS 6 & 7



TRACT 6



TRACT 6



TRACT 6



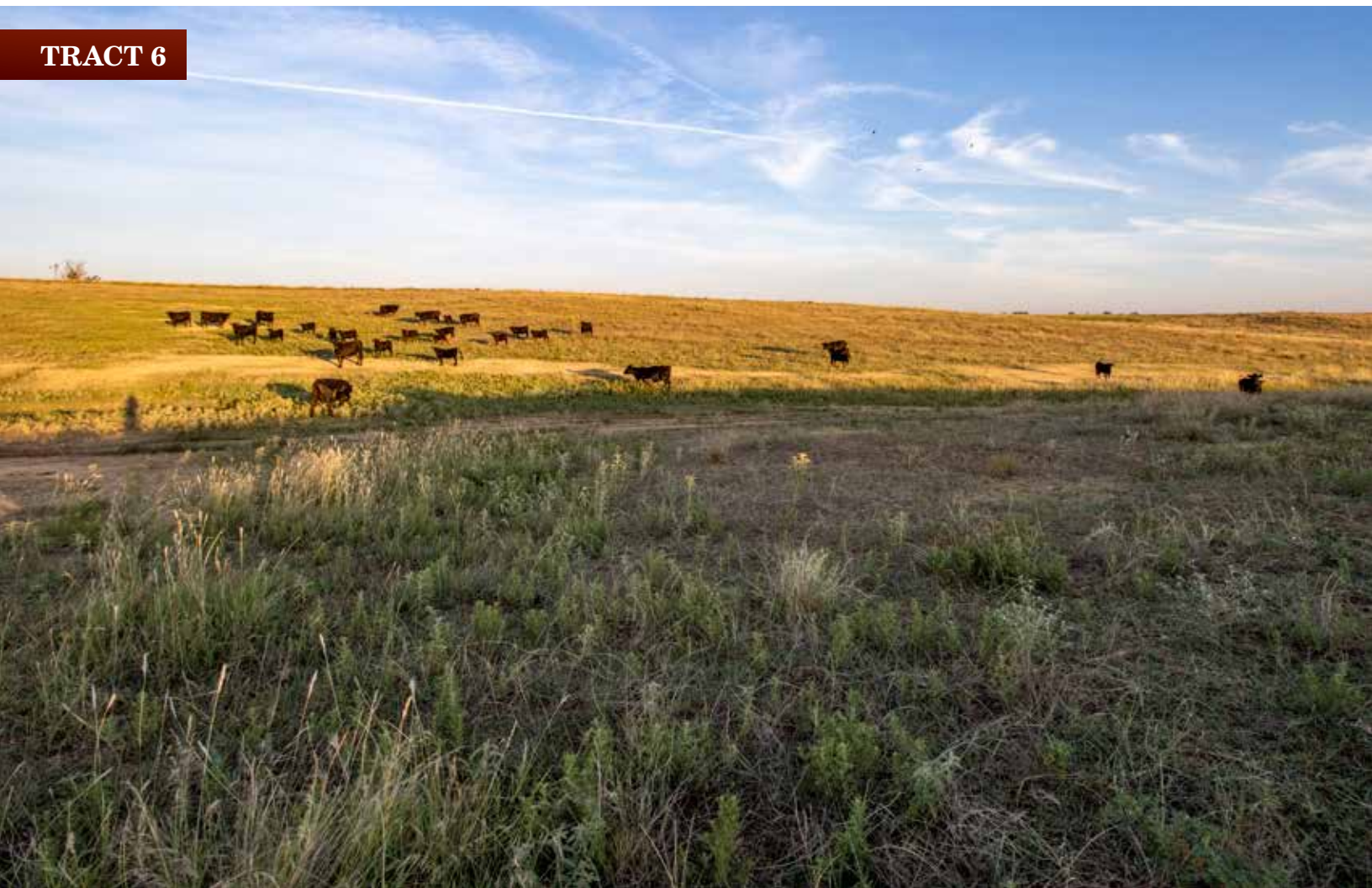
TRACT 6



TRACT 6



TRACT 6



TRACT 6



TRACT 7



TRACT 8



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TRACT 11



TRACT 11



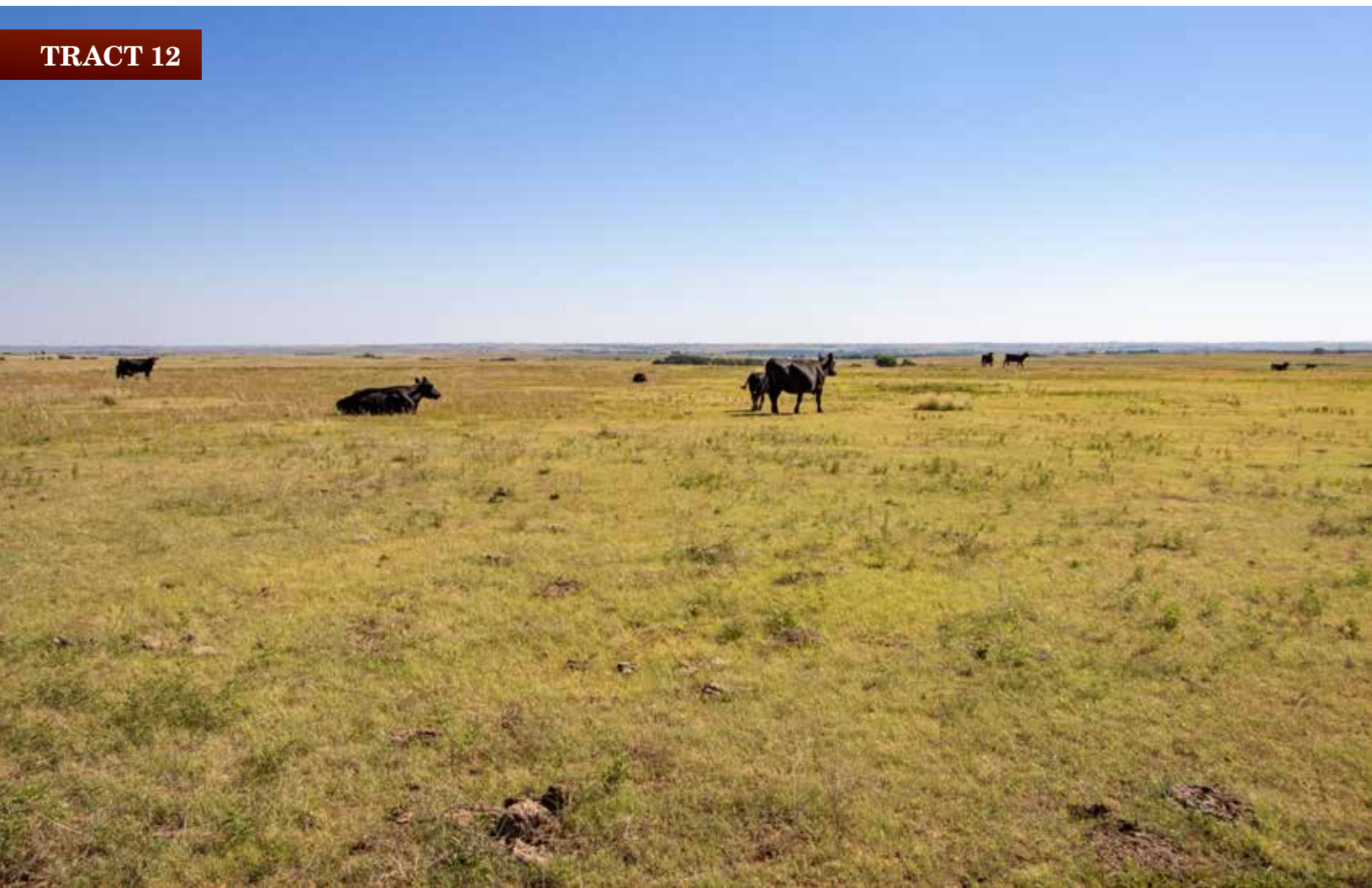
TRACT 11



TRACT 12



TRACT 12



TRACT 13



TRACT 13



TRACT 13



TRACT 13



TRACT 14



TRACT 14



TRACT 14



TRACT 14



TRACT 14



TRACT 14



TRACT 14



TRACT 14





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