

Exceptionally Maintained
HOME & LAND AUCTION

Noble County, Oklahoma • Near Lake McMurry



75±
acres

Offered in 2 Tracts
& as a Whole

INFORMATION BOOK

Tuesday, May 23 • 6pm

Auction Held Onsite - 18300 Frontier Rd. Perry, OK

SCHRADER
Real Estate and Auction Company, Inc.

405.332.5505 4% Buyer's Premium
www.SchraderAuction.com

 ONLINE BIDDING AVAILABLE

- Meticulously Maintained Home & Land
- 2020 Solitaire Home – 1,568 Sq. Ft.
- 3 Bedroom, 2 Bath with Front & Back Porch
- 30'x40' Insulated Shop with 15' Open Bay Storage
- Routine Prescribed Burning on Land
- Spring Fed Creek & Multiple Ponds!
- Excellent Blend of Pasture & Wildlife Habitat

DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.



SCHRADER REAL ESTATE & AUCTION CO., INC.
950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 or 800-451-2709
SchraderAuction.com

AUCTION TERMS & CONDITIONS:

PROCEDURE: Tracts 1 & 2 will be offered in individual tracts or as a total unit. There will be open bidding on all tracts & combinations during the auctions as determined by the Auctioneer. Bids on individual tracts & the whole 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, & 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 Special 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, & similar related matters. All tracts sold "AS-IS".

CLOSING: The closing shall take place 45 days after the auction or as soon thereafter as applicable closing documents are completed by Seller.

POSSESSION: Possession shall be at closing.

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

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

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

AGENCY: Schrader Real Estate & Auction Company, Inc. & their representa-

tives are exclusive agents of the Seller.

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

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

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

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REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

TUESDAY, MAY 23, 2023

75± ACRES – NOBLE 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 Tuesday, May 16, 2023.

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
75± Acres • Noble County, Oklahoma
Tuesday, May 23, 2023

This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Tuesday, May 23, 2023 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.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Tuesday, May 16, 2023**. 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.

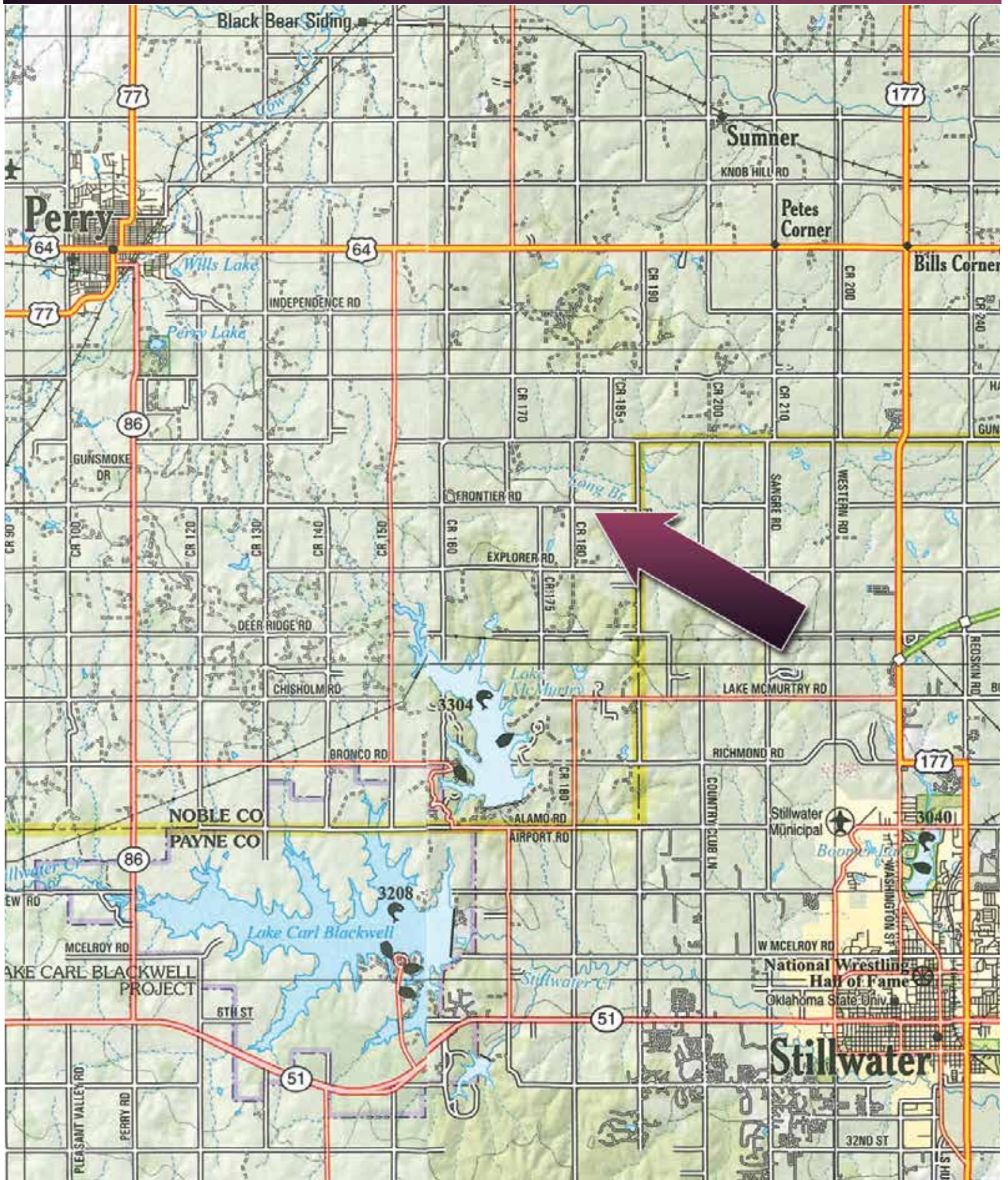
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

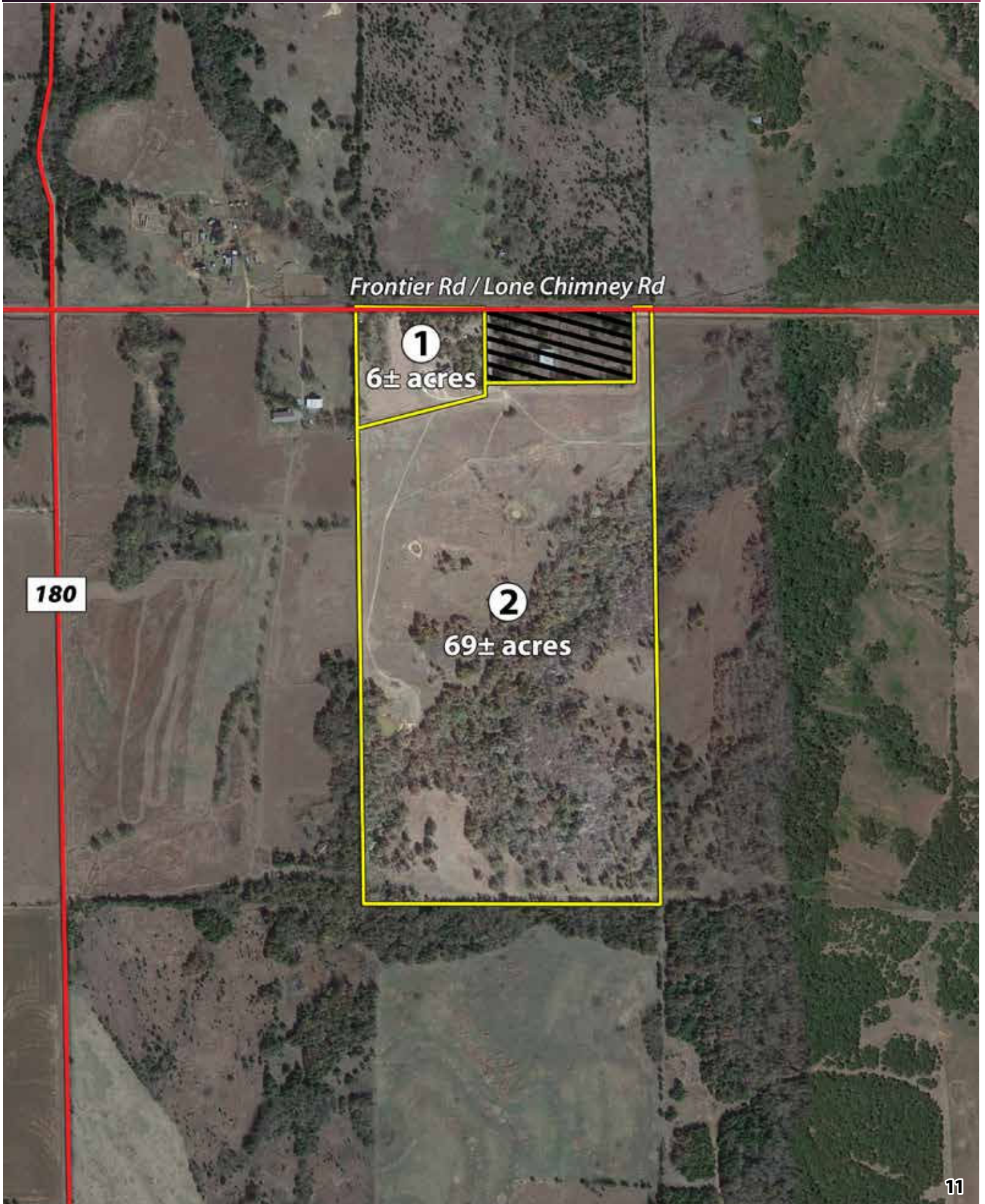
Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to: kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.

LOCATION & TRACT MAPS

LOCATION & TRACT MAPS

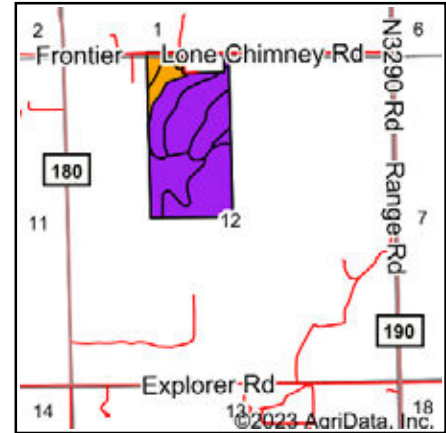
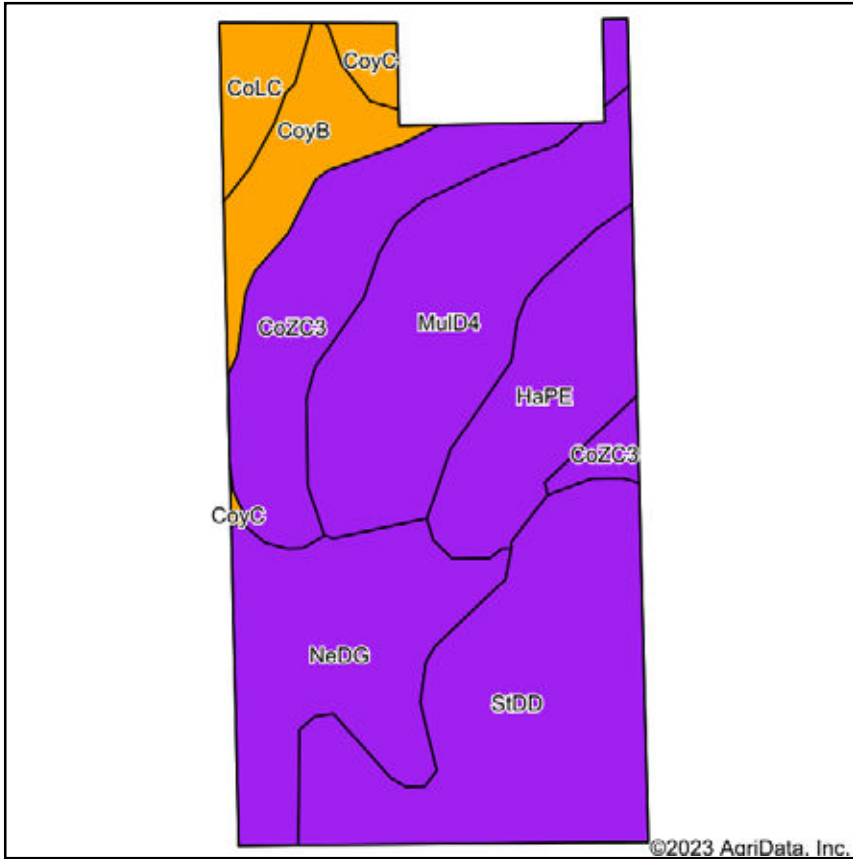


LOCATION & TRACT MAPS



SOILS MAP

SURETY SOILS MAP



State: **Oklahoma**
 County: **Noble**
 Location: **12-20N-1E**
 Township: **Perry**
 Acres: **74.53**
 Date: **4/20/2023**

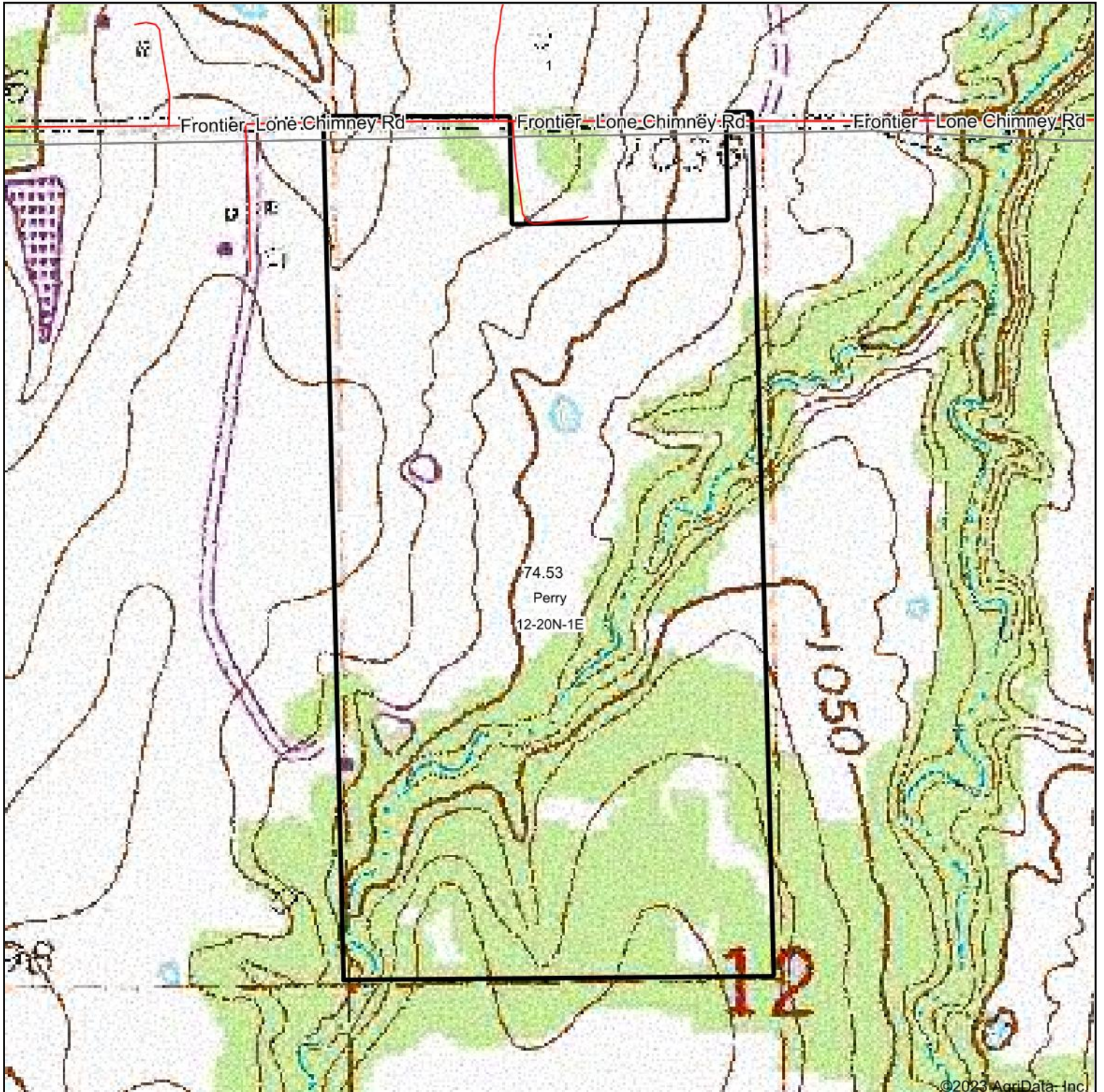


Soils data provided by USDA and NRCS.

Area Symbol: OK103, Soil Area Version: 20														
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay Tons	Caucasian bluestem AUM	Cotton lint Lbs	Grain sorghum Bu	Improved bermudagrass AUM	Introduced bluestem AUM	Peanuts Lbs	Weeping lovegrass AUM	Wheat Bu
StDD	Stephenville-Darnell complex, 3 to 8 percent slopes, rocky	18.46	24.8%		Ve		2			4	2			4
MulD4	Mulhall loam, 5 to 8 percent slopes, gullied	15.34	20.6%		Vle					4				
NeDG	Newalla-Darnell complex, 8 to 45 percent slopes, very bouldery	12.45	16.7%		Vlle					2				2
CoZC3	Coyle and Zaneis soils, 3 to 5 percent slopes, severely eroded	11.57	15.5%		Vle					3				3
HaPE	Harrah-Pulaski frequently flooded complex, 0 to 12 percent slopes, very rocky	8.54	11.5%		Vle	1			20	4			3	13
CoyB	Coyle loam, 1 to 3 percent slopes	4.75	6.4%		Ills	2		11	39	5		1190	5	24
CoLC	Coyle-Lucien complex, 1 to 5 percent slopes	2.31	3.1%		Ills	1			29	4		840	4	20
CoyC	Coyle loam, 3 to 5 percent slopes	1.11	1.5%		Ille	2			37	5		1105	4	20
Weighted Average					5.59	0.3	0.5	0.7	6.2	3.6	0.5	118.3	2.6	3.9

TOPOGRAPHY MAP

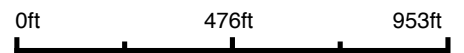
TOPOGRAPHY MAP



©2023 AgriData, Inc.



map center: 36° 13' 41.36, -97° 9' 7.34



12-20N-1E
Noble County
Oklahoma

Maps Provided By:



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4/20/2023

TAX STATEMENTS

TAX STATEMENTS

Tax Roll Inquiry

Noble County Treasurer



Rena Clark-Wheatley, Treasurer
 300 Courthouse Dr #7 Perry, OK 73077
 Phone: 580-336-2026
 Fax: 580-336-2104
 E-Mail: rena@noblecountytreasurer.com



Owner Name and Address

BUNCH STEVE LIFE ESTATE
 %STEVE BUNCH
 18300 FRONTIER
 PERRY OK 73077-0000

Taxroll Information

Tax Year : 2022
 Property ID : 0000-12-020-01E-2-001-00
 Location : 18300 FRONTIER
 School District : I-1R I-1 Perry RL Mills : 98.13
 Type of Tax : Real Estate
 Tax ID : 92

Legal Description and Other Information:

PT E/2 NW/4 12-20N-1E WD 3/23/20 18300 1/2 FRONTIER ALSO ASSIGNED 68.51 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	766	Base Tax	75.00
Improvements	0	Penalty	0.00
Net Assessed	766	Fees	0.00
		Payments	75.00
		Total Paid	75.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
02/10/2023	10167	Check	Taxes	37.50	CARL BUNCH->Check# 2248
11/28/2022	515	Other	Taxes	37.50	KELLY BUNCH
02/08/2023	10117		Penalty	0.00	VOID

PHOTOS

PHOTOS

Tract 1



Tract 1



PHOTOS

Tract 1



Tract 1



PHOTOS

Tract 1



Tract 1



PHOTOS

Tract 1



Tract 1



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Tract 1



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Tract 2



Tract 2



PHOTOS

Tract 2



Tract 2



PHOTOS

Tract 2



Tract 2



PHOTOS

Tract 2 - Spring Fed Creek



Tract 2



PHOTOS

Tract 2



Tract 2



PHOTOS

Tract 2



Tract 2



PHOTOS

Tract 2



Tract 2



PHOTOS

Tract 2



Tract 2





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