

AUCTION

*Dewey County Recreational Land
& Homesites Along Highway!*

80±
acres
Offered in 3 Tracts

INFORMATION BOOK

 ONLINE BIDDING AVAILABLE

- Excellent Wildlife Habitat w/Easy Access!
- Thick Native Grasses & Timber Pockets
- Loaded w/Quail in Fall 23' & Spring 24'
- Dense Whitetail Bedding Cover
- Good County Road Frontage on 2 Sides

Tract 3 Southeast Corner

 **SCHRADER** 405.332.5505 4% Buyer's Premium
Real Estate and Auction Company, Inc. www.SchraderAuction.com

**Tuesday,
May 7 • 6pm**

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 through 3 will be offered in individual tracts, in any combination of these tracts, or as a total unit per auction date & time. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete. The property will be sold in the manner resulting in the highest total sale price.

BUYERS PREMIUM: A Buyers Premium equal to 4% shall be added to the high bid amount to arrive at the total contract purchase 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, & 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, & 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: Shall be delivered upon closing of the Property.

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 representatives 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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Tracts 1 & 2 Northeast View

REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

TUESDAY, MAY 7, 2024

80± ACRES – DEWEY 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, April 30, 2024

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
80± Acres • Dewey County, Oklahoma
Tuesday, May 7, 2024

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 7, 2024 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, April 30, 2024**. 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

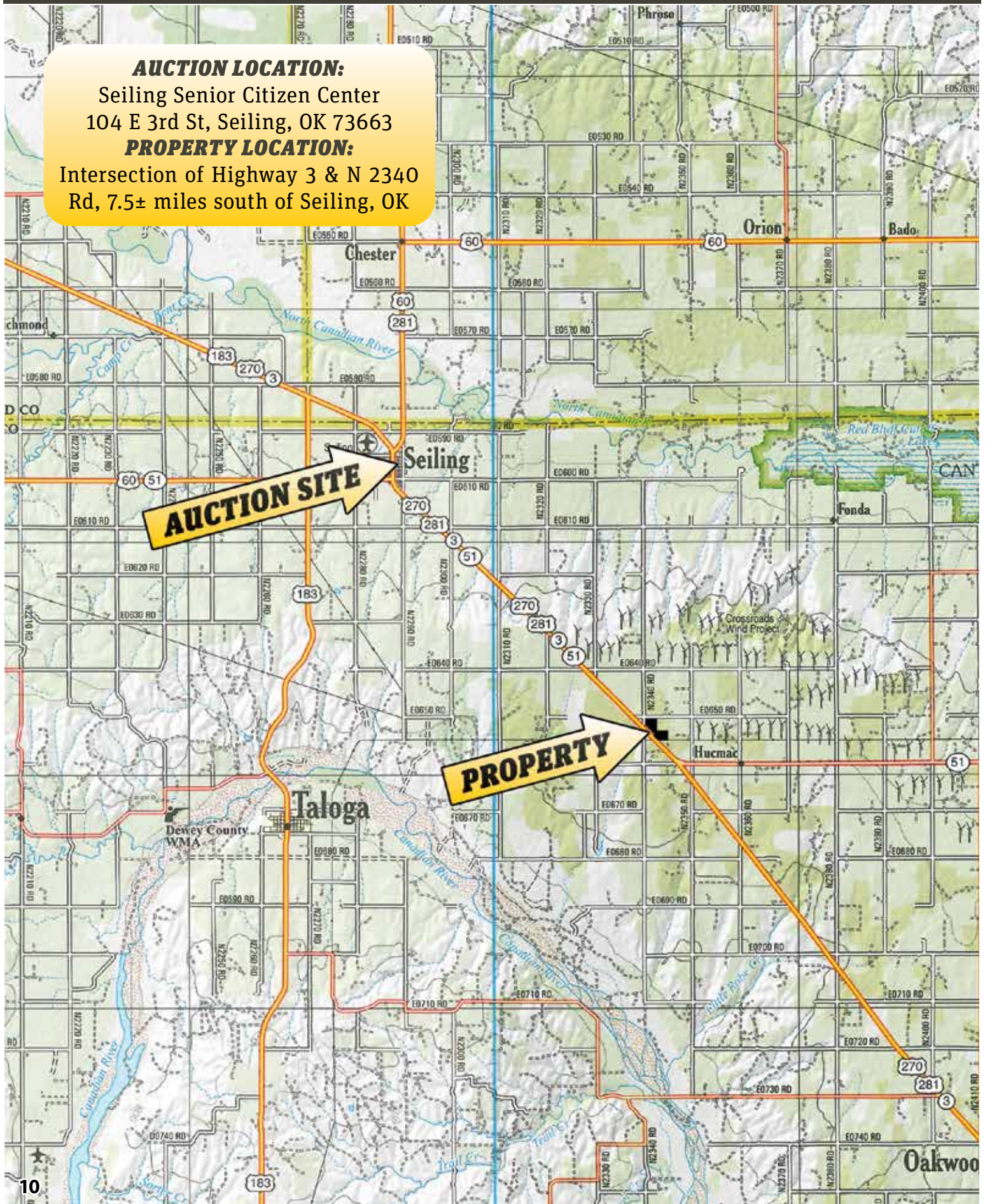
LOCATION & TRACT MAPS

AUCTION LOCATION:

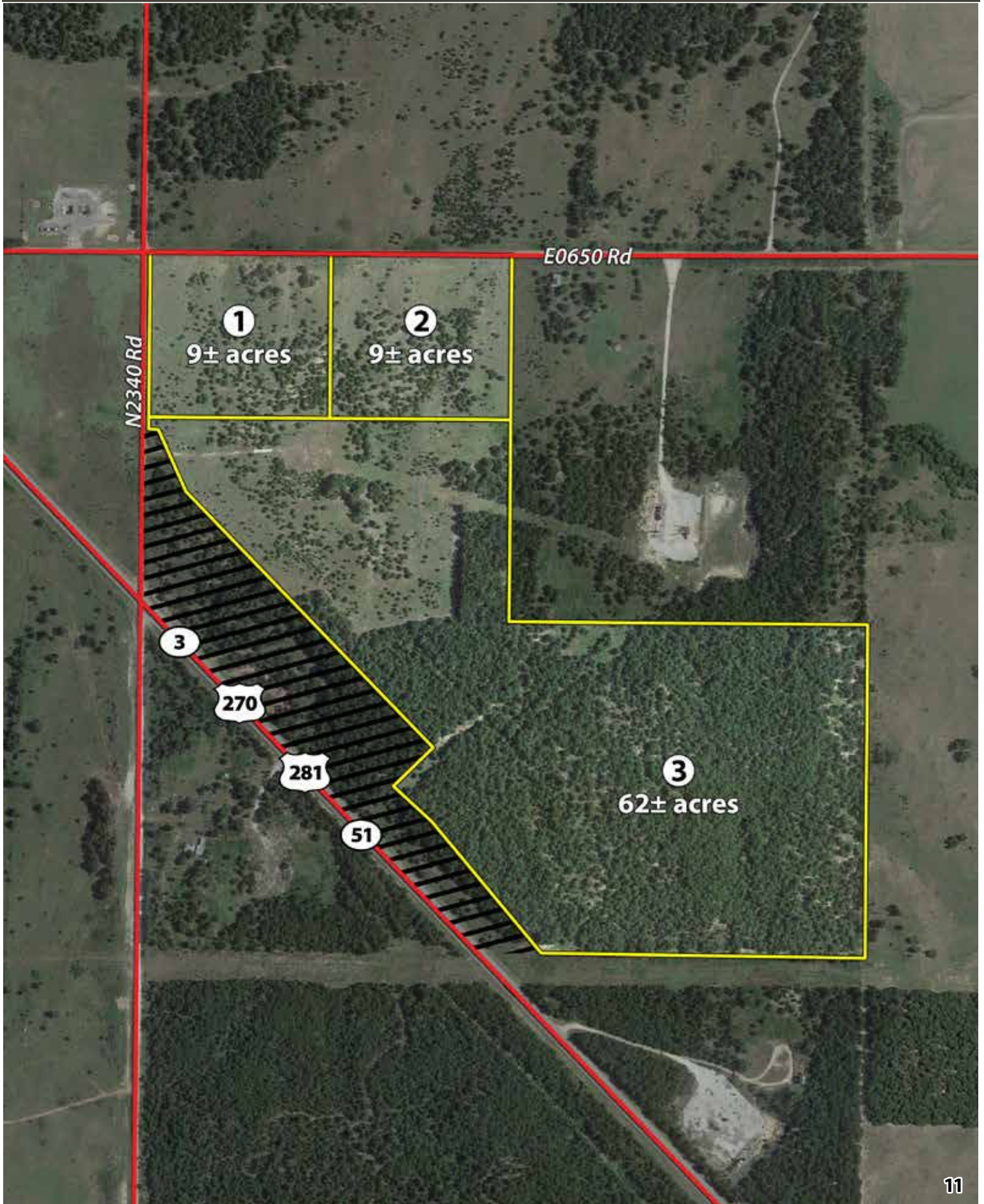
Seiling Senior Citizen Center
104 E 3rd St, Seiling, OK 73663

PROPERTY LOCATION:

Intersection of Highway 3 & N 2340 Rd, 7.5± miles south of Seiling, OK

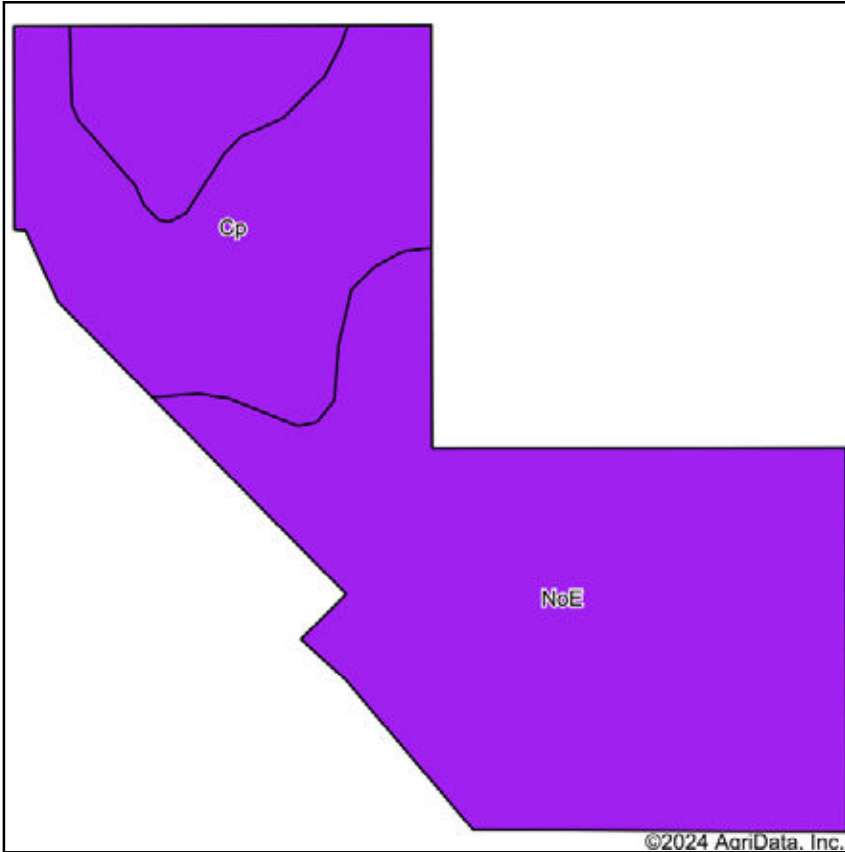


LOCATION & TRACT MAPS

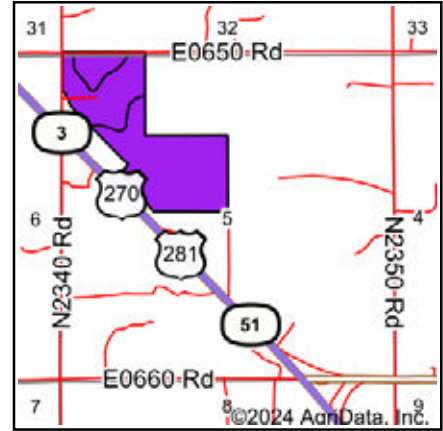


SOILS MAP

SURETY SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
 County: **Dewey**
 Location: **5-18N-15W**
 Township: **Seiling**
 Acres: **79.89**
 Date: **3/18/2024**



Maps Provided By:



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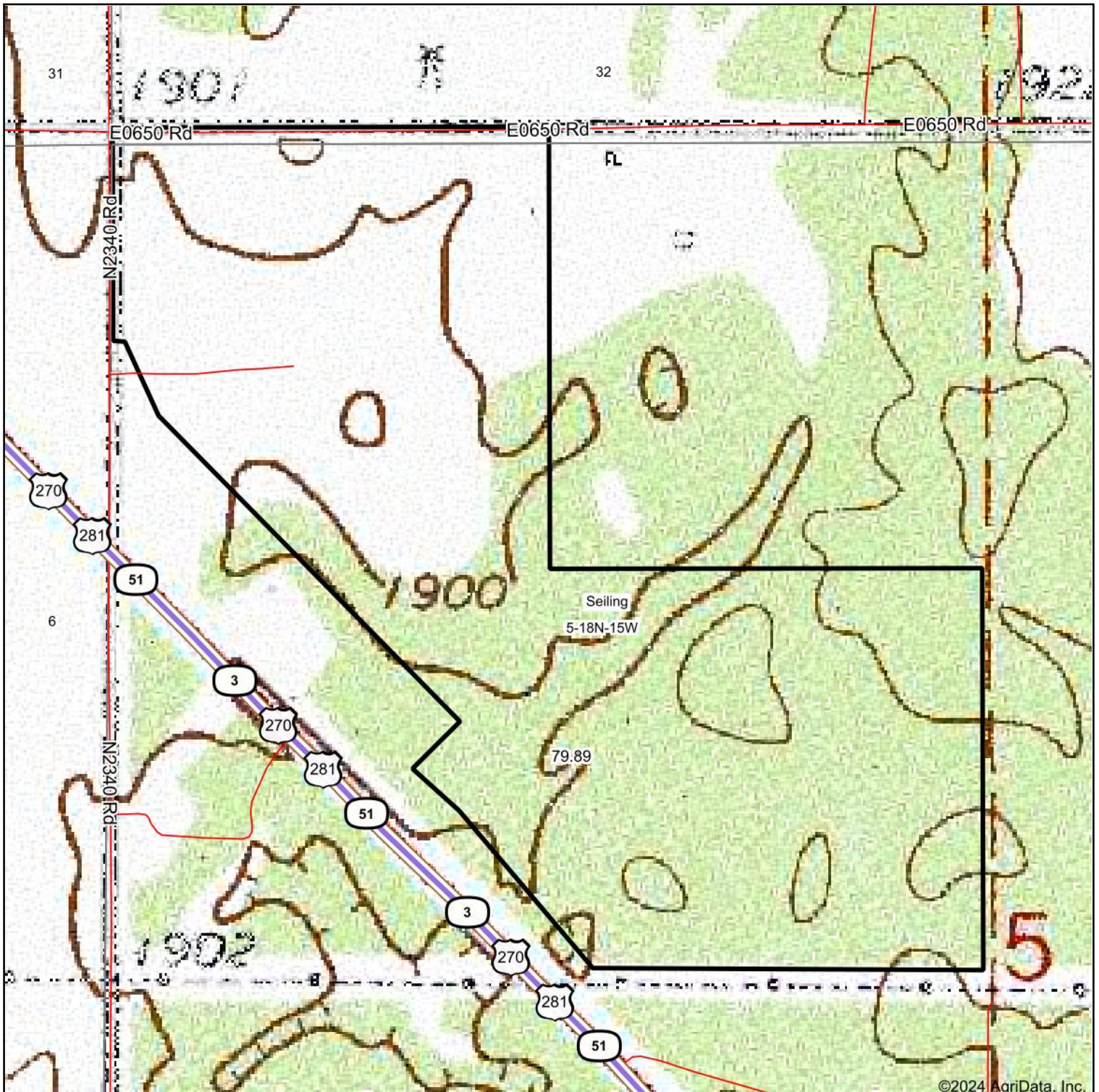


Area Symbol: OK043, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Cotton lint Lbs	Grain sorghum Bu	Grain sorghum Irrigated Bu	Improved bermudagrass AUM	Peanuts Lbs	Peanuts Irrigated Lbs	Weeping lovegrass AUM	Wheat Bu	Wheat Irrigated Bu	
NoE	Nobscot sand, 5 to 20 percent slopes	57.04	71.4%		Vle	166	24	3	4	800	2000	5	15	2	
Cp	Carwile-Eda complex, 0 to 5 percent slopes	22.85	28.6%		Vw	58	8		5	300	750	2	6		
Weighted Average						5.71	135.1	19.4	2.1	4.3	657	1642.5	4.1	12.4	1.4

TOPOGRAPHY MAP

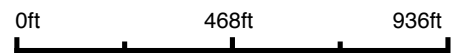
TOPOGRAPHY MAP



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Map Center: 36° 4' 7.21, -98° 49' 38.69



5-18N-15W
Dewey County
Oklahoma

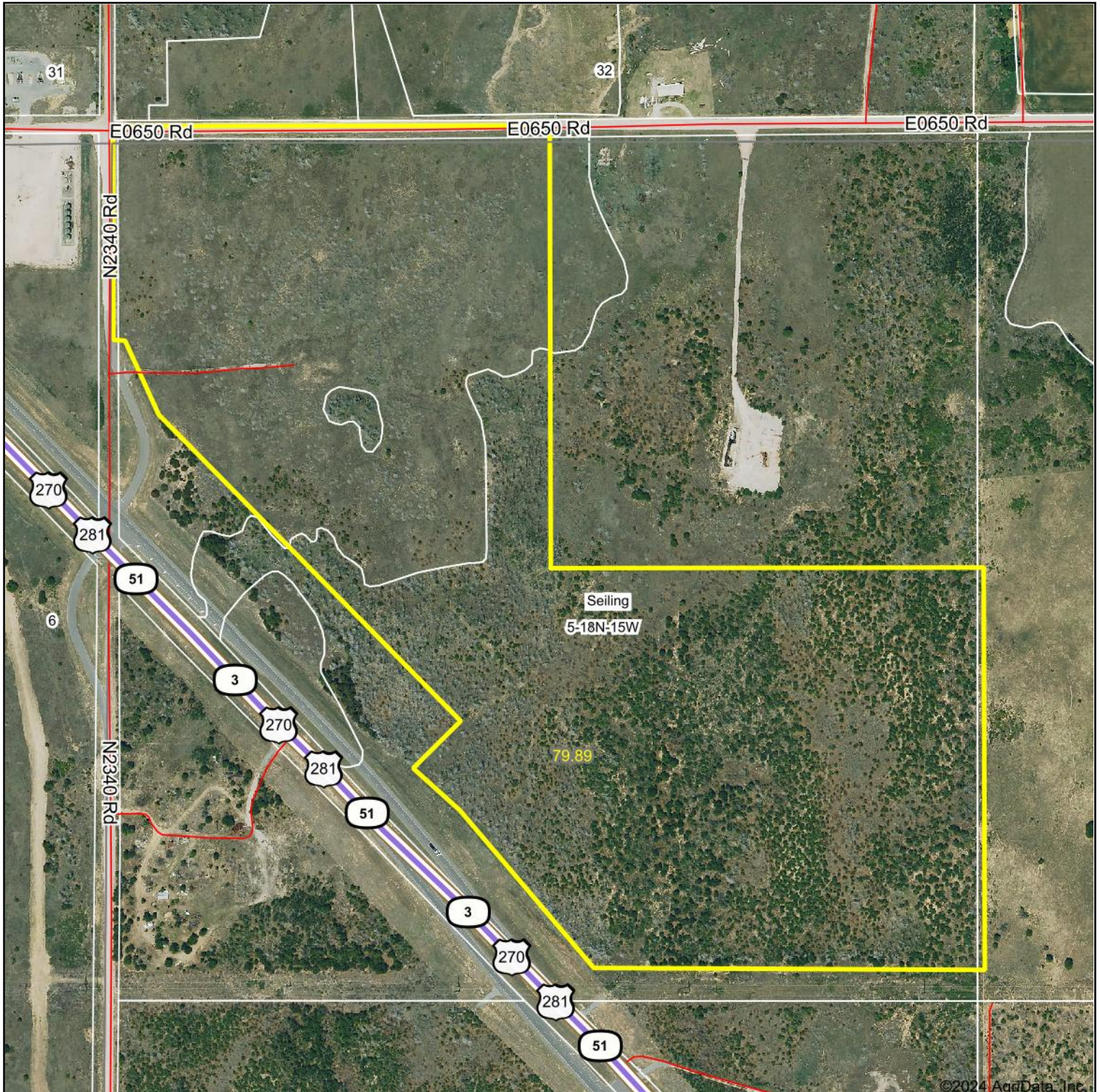


3/18/2024



FLOOD MAP

FLOOD MAP



Map Center: 36° 4' 7.21, -98° 49' 38.69



5-18N-15W
Dewey County
Oklahoma



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TAX STATEMENT

TAX STATEMENT

Tax Roll Inquiry

Dewey County Treasurer



Dusty L. Fox, Treasurer
PO BOX 38 Taloga, OK 73667
Phone: 580-328-5501
Fax: 580-328-5451
E-Mail: deweycountytreasurer@deweycounty.us



Owner Name and Address

HARBOR ENERGY LLC 13/30 ETAL
PO BOX 720754
NORMAN OK 73070-0000

Taxroll Information

Tax Year : 2023
Property ID : 0000-05-18N-15W-2-001-00
Location :
School District : 1008 1-8 Mills : 76.72
Type of Tax : Real Estate
Tax ID : 2534

Legal Description and Other Information:

S2NW, LOTS 3 & 4 LESS 26.32 AC, LESS 2.52AC HWY, SEC 5-18-15 48/373 455/278 718/283 1858/433 874/185 1110/397 1471/148 1482/422 1482/424 1513/365 1654/117 1889/74 ETAL: REMAINDERMEN: DENISE CASTILLO 1/3, & WHITETAIL ENERGY LLC 7/30 126.85 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	2343	Base Tax	180.00
Improvements	0	Penalty	0.00
Net Assessed	2343	Fees	0.00
		Payments	180.00
		Total Paid	180.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/13/2023	3128	Check	Taxes	180.00	HARBOR ENERGY, LLC->Check# 1277

PHOTOS

PHOTOS



Tracts 1-3 Northeast View



Tracts 1-3 Northwest Corner

PHOTOS



Tract 1



Tract 1

PHOTOS



Tract 1



24 ***Tract 2 Road Frontage***

PHOTOS



PHOTOS



PHOTOS



Tract 3



Tract 3

PHOTOS



Tract 3



28 *Tract 3 Road Frontage*

PHOTOS



Tract 3 Trail Cam



Tract 3 Trail Cam

PHOTOS



PHOTOS



Tract 3 Trail Cam



Tract 3 Trail Cam



Tracts 1 & 2 Road Frontage



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