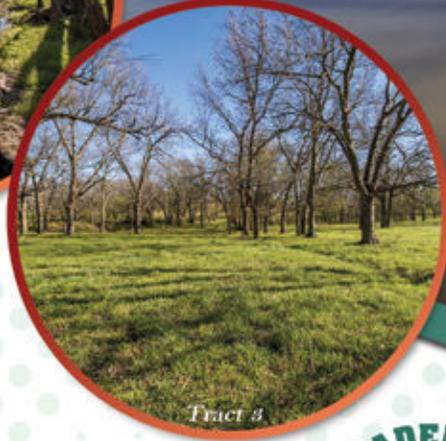


Premier Land & Homesite Rogers County, OK
AUCTION



Tract 3

65[±] acres
offered in 6 Tracts

**Rogers County Land Along Hwy 88
Oologah-Talala Schools**

- Stunning Setting in Convenient Location
- Towering Pecan Trees Throughout Property
- Excellent Road Frontage – Highway & Blacktop
- Two Picturesque Ponds
- Clear Water Creek with NO FLOOD PLAIN



4% Buyer's Premium

in cooperation with

MULTI-TRACT AUCTIONS



**THE JONES TEAM
COLDWELL BANKER
SELECT**

SchraderAuction.com • 405.332.5505

INFORMATION
Booklet

Thursday, May 30 at 6:00pm Online Bidding Available
at Claremore Conference Center, OK

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.



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

OKLAHOMA OFFICE: 101 N. MAIN ST., STILLWATER, OK 74075
405.332.5505

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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 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.

BUYER'S PREMIUM: The purchase price will be the bid amount plus a 4% buyer's premium.

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 or an appropriate form of Fiduciary Deed, as applicable.

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: Shall be delivered upon completion of closing.

REAL ESTATE TAXES: 2024 taxes shall be prorated to the date of closing.

MINERALS: The sale of the Property will include the minerals currently owned by Seller (if any). However, no promise, warranty or representation will be made as to the existence or value of any minerals or the nature or extent of Seller's interest therein.

ACREAGE AND TRACTS: All acreages and dimensions 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

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cooperation
with



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BOOKLET INDEX



Real Estate Auction Registration Forms

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Tract Map

Tract Descriptions

Soils Map & Productivity Information

Topography Map

Flood Zone Map

Tax Statements

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BIDDER PRE-REGISTRATION FORM

THURSDAY, MAY 30, 2024

65± ACRES – ROGERS 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, May 23,
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
65± Acres • Rogers County, Oklahoma
Thursday, May 30, 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 Thursday, May 30, 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, Thursday, May 23, 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 MAP



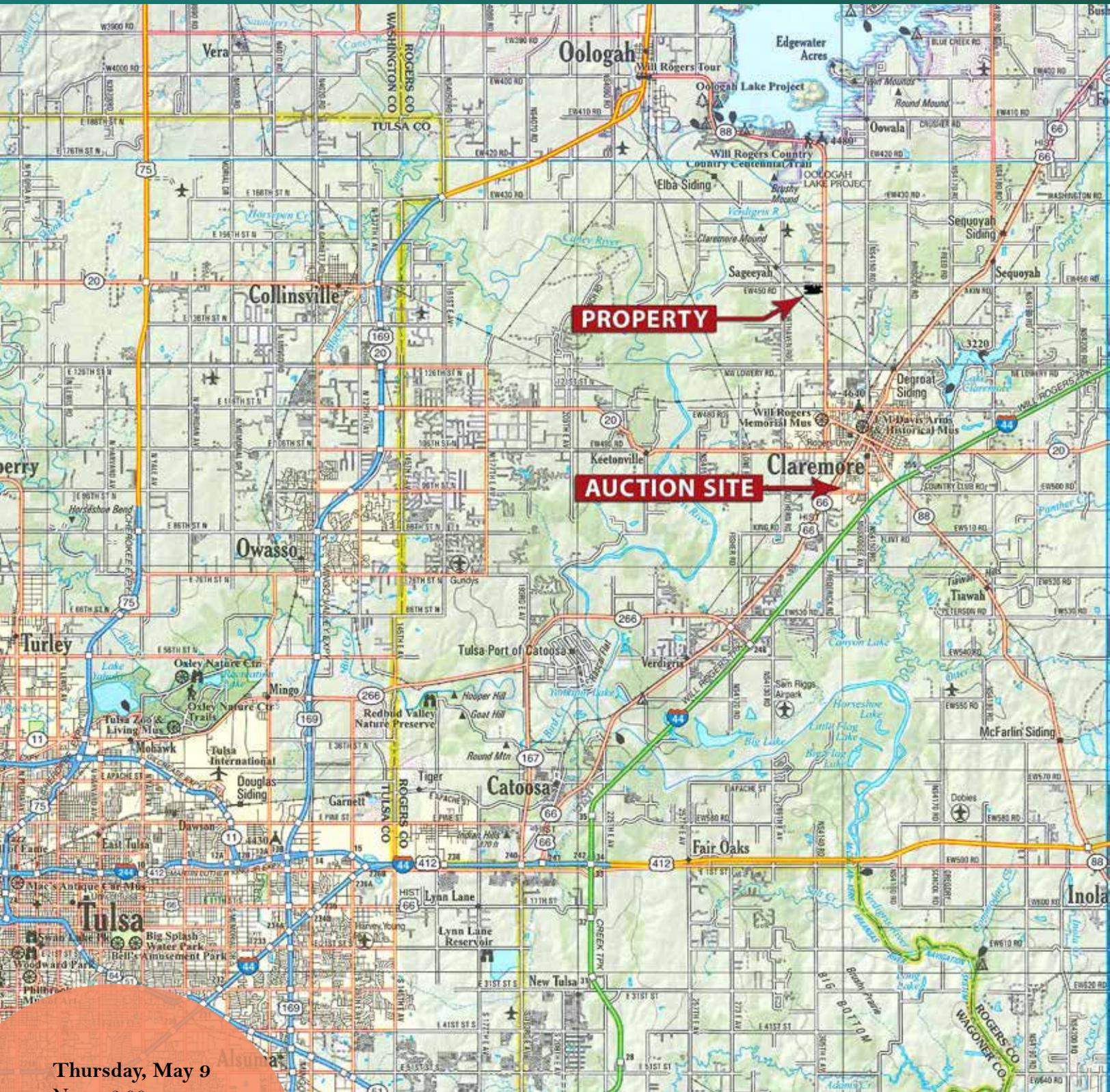
Tract 1

Tract 2

Tract 5

Tract 3

LOCATION MAP



Thursday, May 9
Noon-3:00pm

Thursday, May 23
Noon-3:00pm

Wednesday, May 29
4:00-7:00pm

Meet Brent Wellings on
Auction Tract 6!

Property Location:
0520 450 Rd
Claremore, OK 74017

Auction Location:
Claremore Conference Center
1400 W Country Club Rd, Claremore, OK 74017

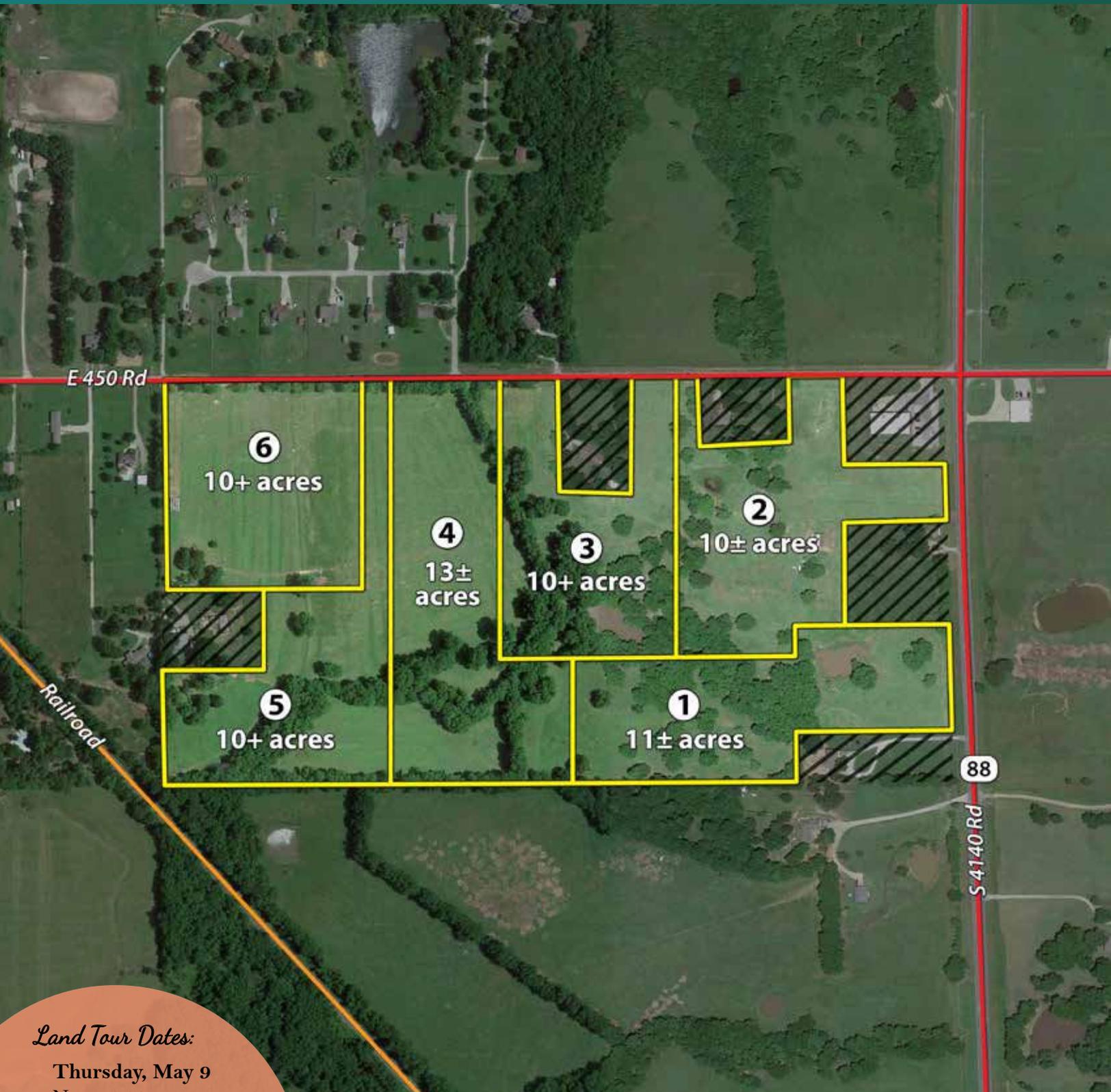


Online Bidding Available - You may bid online during the auction at schraderauction.com. You must be registered **One Week in Advance of the Auction** to bid online. For online bidding information, call Schrader Auction Company at 800.451.2709.

TRACT MAP



TRACT MAP



Land Tour Dates:

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TRACT DESCRIPTIONS



Tract 1

Tract 2

Tract 4

Tract 3

Premier Land & Homesite
Rogers County, OK

65[±] acres
offered in 6 Tracts

AUCTION

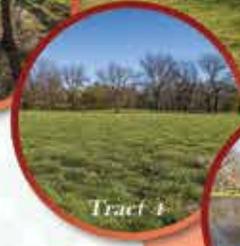
Rogers County Land Along Hwy 88 Oologah-Talala Schools

- Stunning Setting in Convenient Location
- Towering Pecan Trees Throughout Property
- Excellent Road Frontage – Highway & Blacktop
- Two Picturesque Ponds
- Clear Water Creek with **NO FLOOD PLAIN**

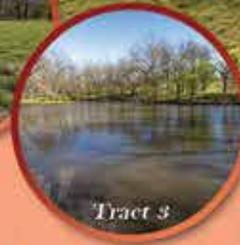
4% Buyer's Premium



Tract 5



Tract 4



Tract 3

*Online
Bidding
Available*

Thursday,
May 30 at 6:00pm

held at Claremore Conference Center, OK

Three miles north of the stunning Rogers State University campus, along Highway 88, sets the Boyd Farm – a superb 65± acre parcel with exciting opportunity for the next owners. A quick drive past the property will certainly catch your eye, with towering Pecan Trees, 2 large ponds, well-maintained pastures and a beautiful clear water creek meandering through the acreage. These attractive features make it easy to visualize a number of ideal potential building sites for Buyers to consider. In addition to the physical features of the property, it is also located within the Oologah-Talala School District and is served by Rogers County Rural Water District #3. Utilizing our Multi-Parcel method of bidding, Buyers are able to place bids on any individual tract or combination of parcels that best fits **YOUR** needs!

TRACT 1: 11± acres located along Highway 88 that feature an absolutely stunning building site atop the picturesque hill on the south side of the property. Huge pecans and oaks scatter the acreage and a nice pond is located near the front!

TRACT 2: 10+ acres with access from both Highway 88 and E 450 Rd, another fantastic potential building site with commercial value along the highway frontage. Includes a small pond and rustic barn in the center of the parcel.

TRACT 3: 10+ acres fronting E 450 Rd that features a stunning pond and huge pecan trees scattered throughout the southern half of the acreage!

TRACT 4: 13± acres fronting E 450 Rd, excellent pastureland along the front half of the property with the back section being dominated by the largest pecans on the property! Beautiful clear water creek also runs east to west across the acreage.

TRACT 5: 10+ acres fronting E 450 Rd with a mixture of huge trees, open space and creek bottom meandering throughout the acreage – excellent potential pond location in the southwestern corner of the parcel!

TRACT 6: 10+ acres fronting E 450 Rd, excellent topography and lots of road frontage on this parcel make an exciting potential building site!

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brent@schraderauction.com

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SOILS MAP



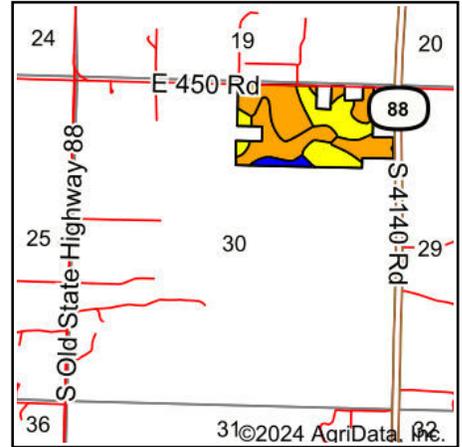
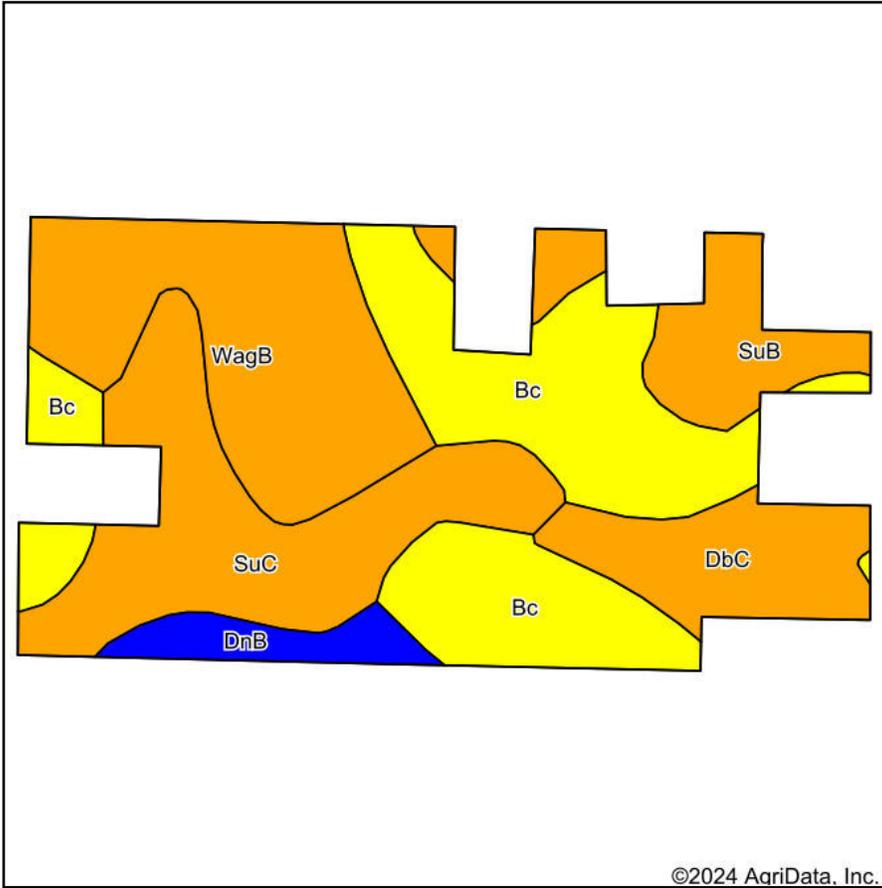
Tract 1

Tract 2

Tract 5

Tract 3

SOILS MAP



State: **Oklahoma**
 County: **Rogers**
 Location: **30-22N-16E**
 Township: **Claremore**
 Acres: **64.83**
 Date: **4/12/2024**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: OK131, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay Tons	Corn Bu	Grain sorghum Bu	Improved bermudagrass AUM	Soybeans Bu	Tall fescue AUM	Wheat Bu
Bc	Bates-Collinsville complex, 3 to 8 percent slopes	20.58	31.7%		Ive							
WagB	Wagstaff silty clay loam, 1 to 3 percent slopes	14.88	23.0%		IIle							
SuC	Apperson and Summit soils, 3 to 5 percent slopes	14.30	22.1%		IIle		4	60	7	27	2	35
DbC	Dennis-Bates complex, 3 to 5 percent slopes	6.52	10.1%		IIle							
SuB	Apperson and Summit soils, 1 to 3 percent slopes	5.97	9.2%		IIle	4	26	65	7	31	2	40
DnB	Dennis silt loam, 1 to 3 percent slopes	2.58	4.0%		Ile							
Weighted Average					3.28	0.4	3.3	19.2	2.2	8.8	0.6	11.4

TOPOGRAPHY MAP



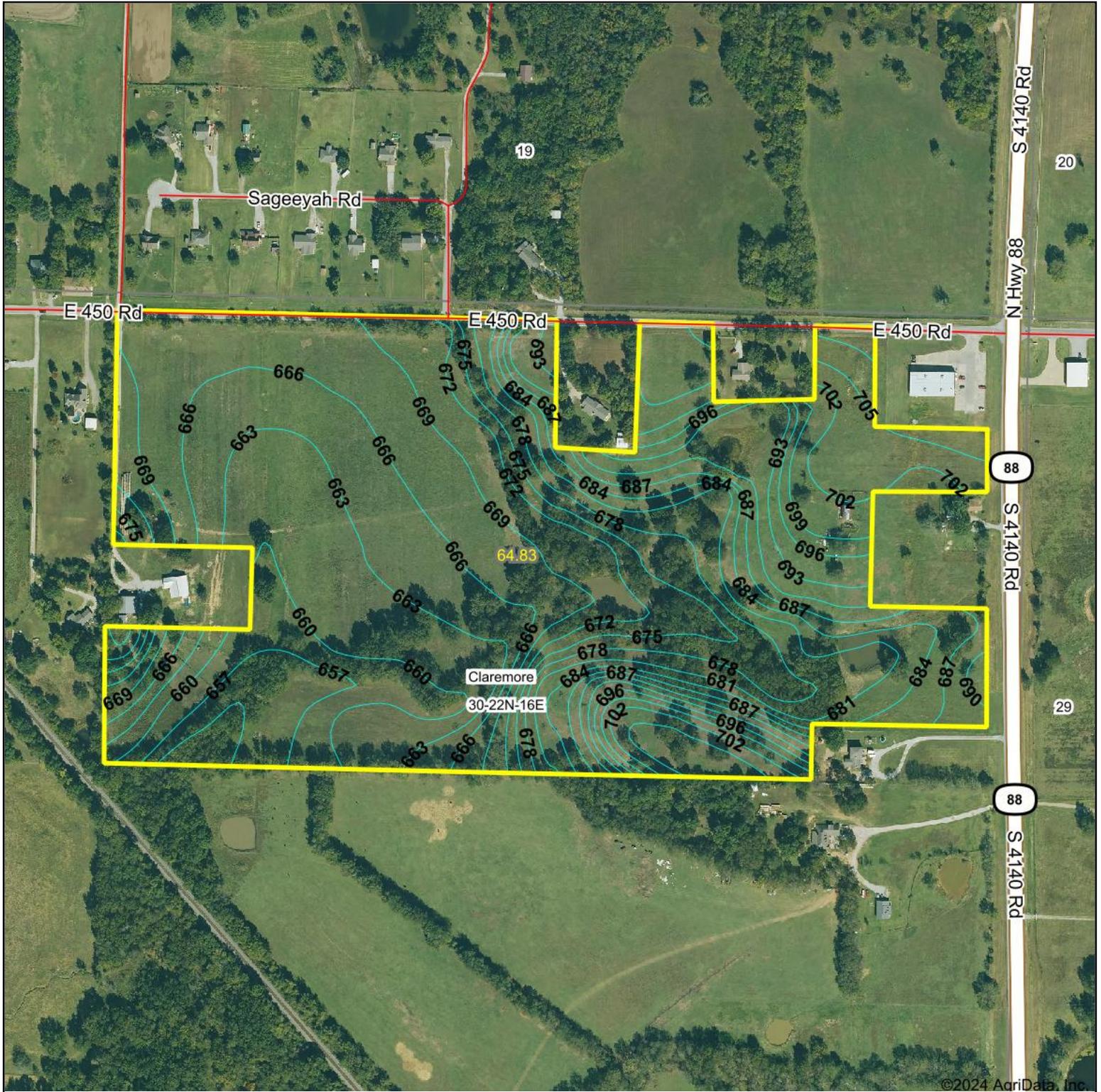
Tract 1

Tract 2

Tract 5

Tract 3

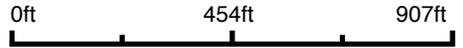
TOPOGRAPHY MAP



©2024 AgriData, Inc.



Source: USGS 10 meter dem
 Interval(ft): 3.0
 Min: 651.9
 Max: 709.2
 Range: 57.3
 Average: 675.9
 Standard Deviation: 14.76 ft



4/12/2024

30-22N-16E
 Rogers County
 Oklahoma

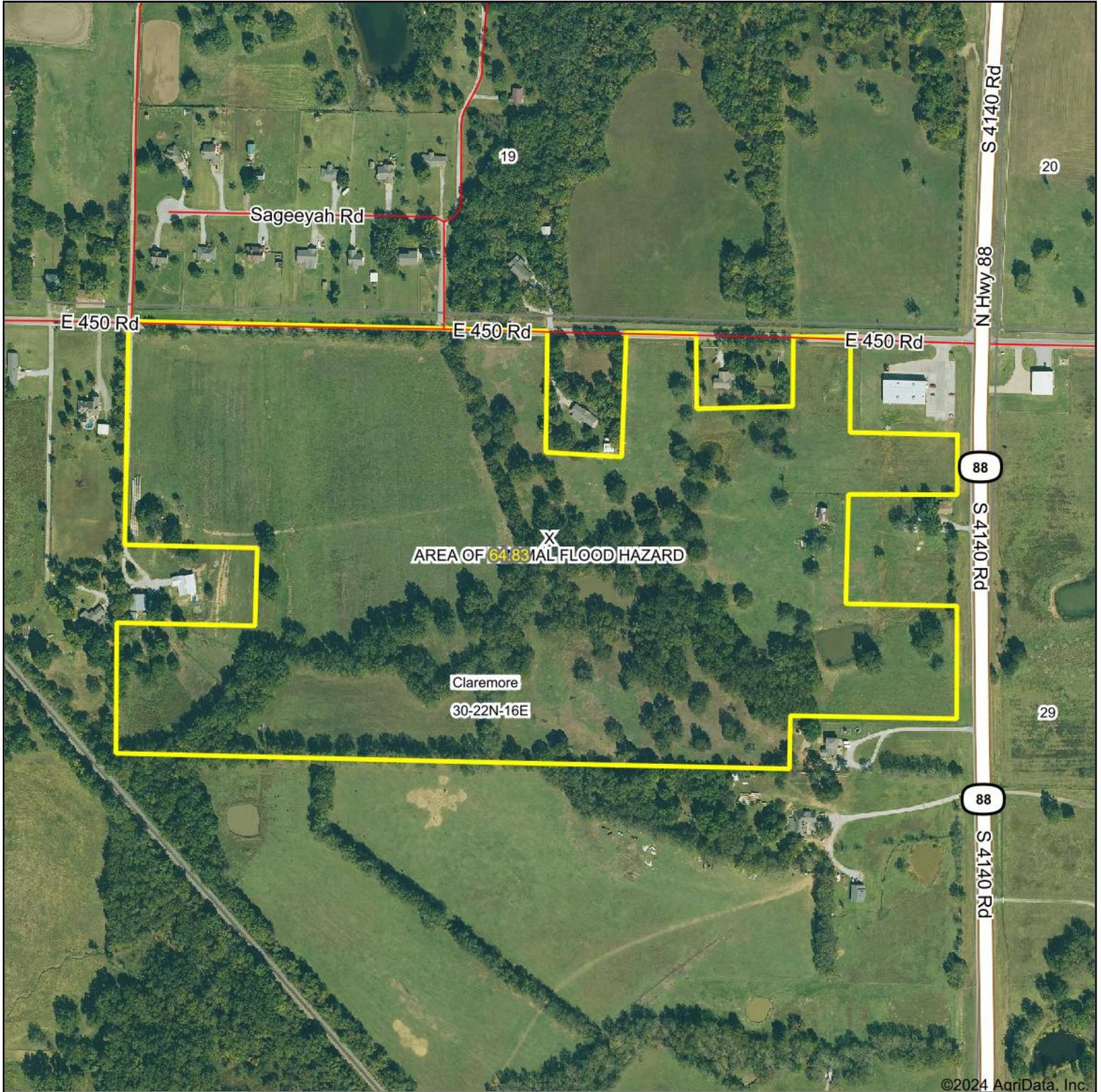
Boundary Center: 36° 21' 48.65, -95° 38' 14.32

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com

FLOOD ZONE MAP



FLOOD ZONE MAP



©2024 AgriData, Inc.



Boundary Center: 36° 21' 48.65, -95° 38' 14.32



30-22N-16E
Rogers County
Oklahoma



4/12/2024

TAX STATEMENTS



Tract 1

Tract 2

Tract 5

Tract 3

TAX STATEMENTS

Tax Roll Inquiry

Rogers County Treasurer



Jason Carini, Treasurer

200 S LYNN RIGGS BLVD CLAREMORE, OK 74017

Phone: 918-923-4797

Fax: 918-923-4450

E-Mail: treasurer@rogerscounty.org



20230025995

Owner Name and Address

BOYD, JAMES CARL
TRUSTEE
JAMES C BOYD REVOC LIV TRUST
10520 E 450 RD
CLAREMORE OK 74017-0000

Taxroll Information

Tax Year : 2023
Property ID : 22N16E-30-1-00000-000-0000
Location :
School District : 04RN OOLOGAH NFD Mills : 103.992
Type of Tax : Real Estate
Tax ID : 25995

Legal Description and Other Information:

N2 NE LESS .01 AC RY LESS 2.02 AC HWY 88 & LESS N 215' W 290' E 905. 67' OF N2 N2 NE NE & LESS TRACT BEG SE/C N2 NE W 582.92' NLY 152.8 1' E 567.17' S 152' TO POB & LESS S 132' N 601' E 210' NE NE NE & LESS N 360' OF W 242' OF E 1355.5' OF N2 N2 NE; AND LESS S 40' N 641' E 217' AND W 7' E 217' S 132' N 601' NE/4 NE/4 NE/4; AND LESS W 275' OF S 150' OF N 900' AND W 30' OF N 750' OF NE/4. LESS CLAREMORE 88 CENTER. 68.90 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	1388	Base Tax	144.00
Improvements	0	Penalty	0.00
Net Assessed	1388	Fees	0.00
		Payments	144.00
		Total Paid	144.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/22/2023	34924	Check	Taxes	144.00	BOYD, JAMES CARL->Check# 1358

PROPERTY PHOTOS



Tract 3

Northeast Corner View



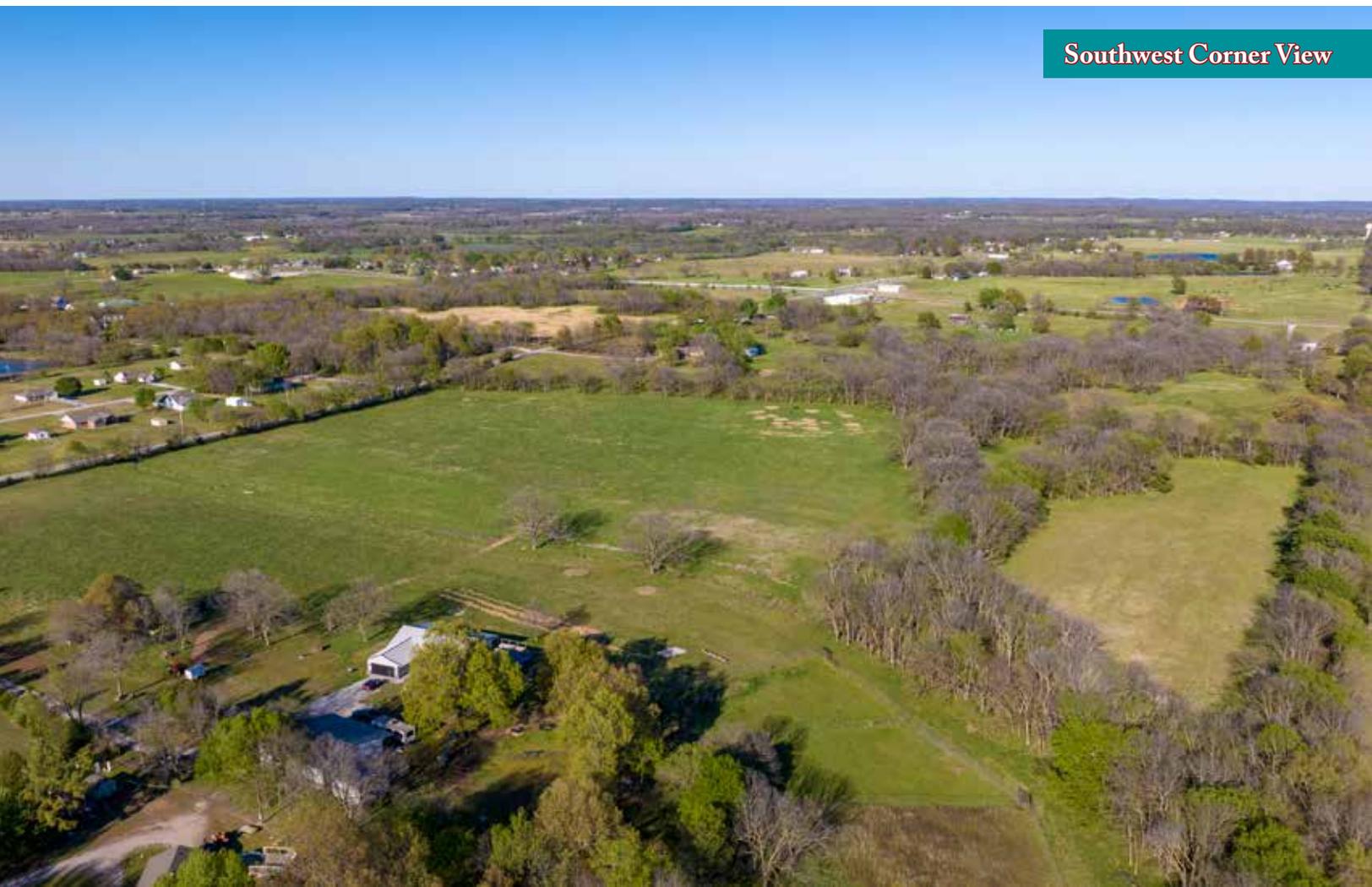
Northwest Corner View



Southeast Corner View



Southwest Corner View



TRACT 1



TRACT 1



TRACT 1



TRACT 1

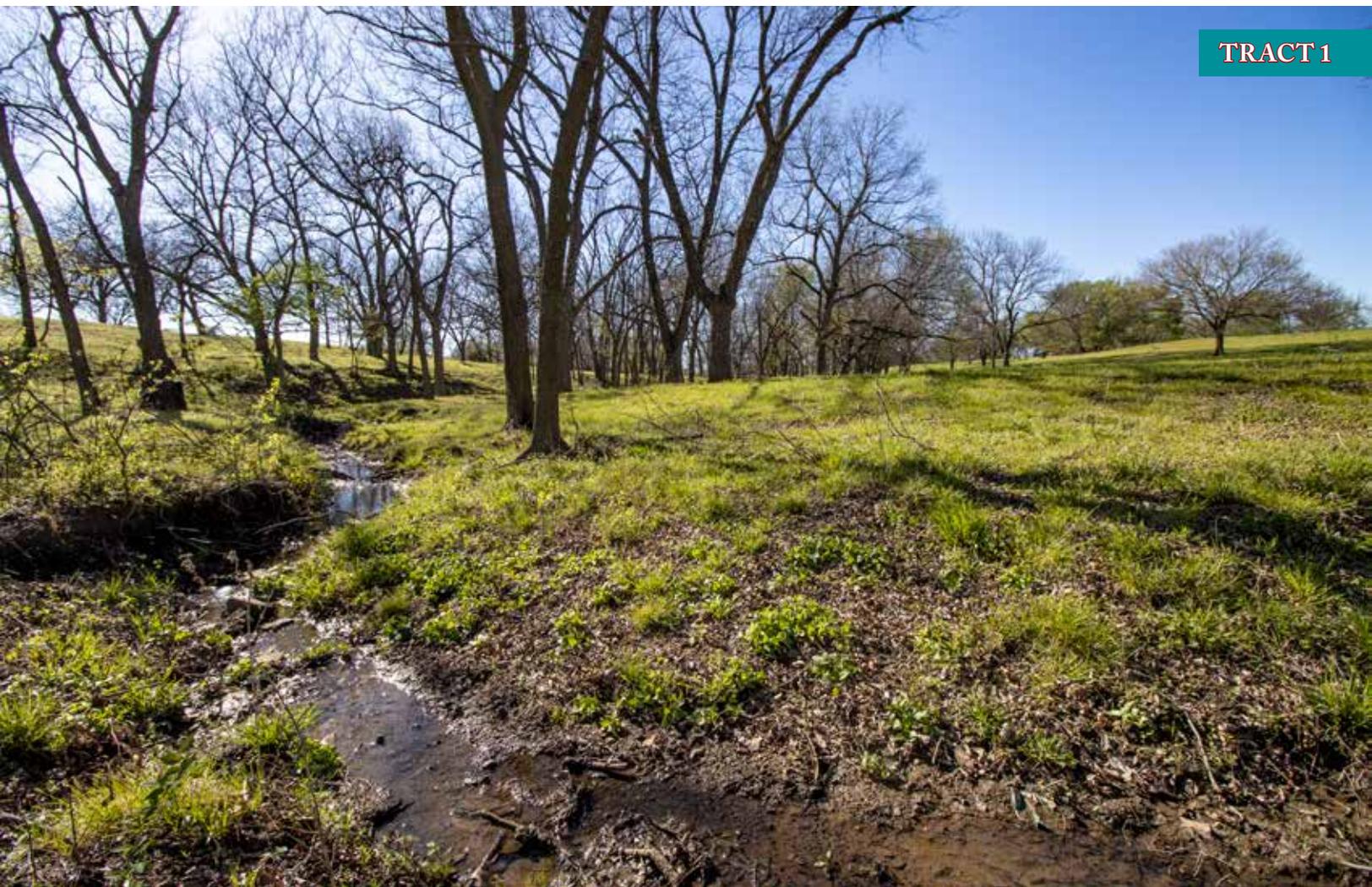


TRACT 1



TRACT 1





TRACT 2

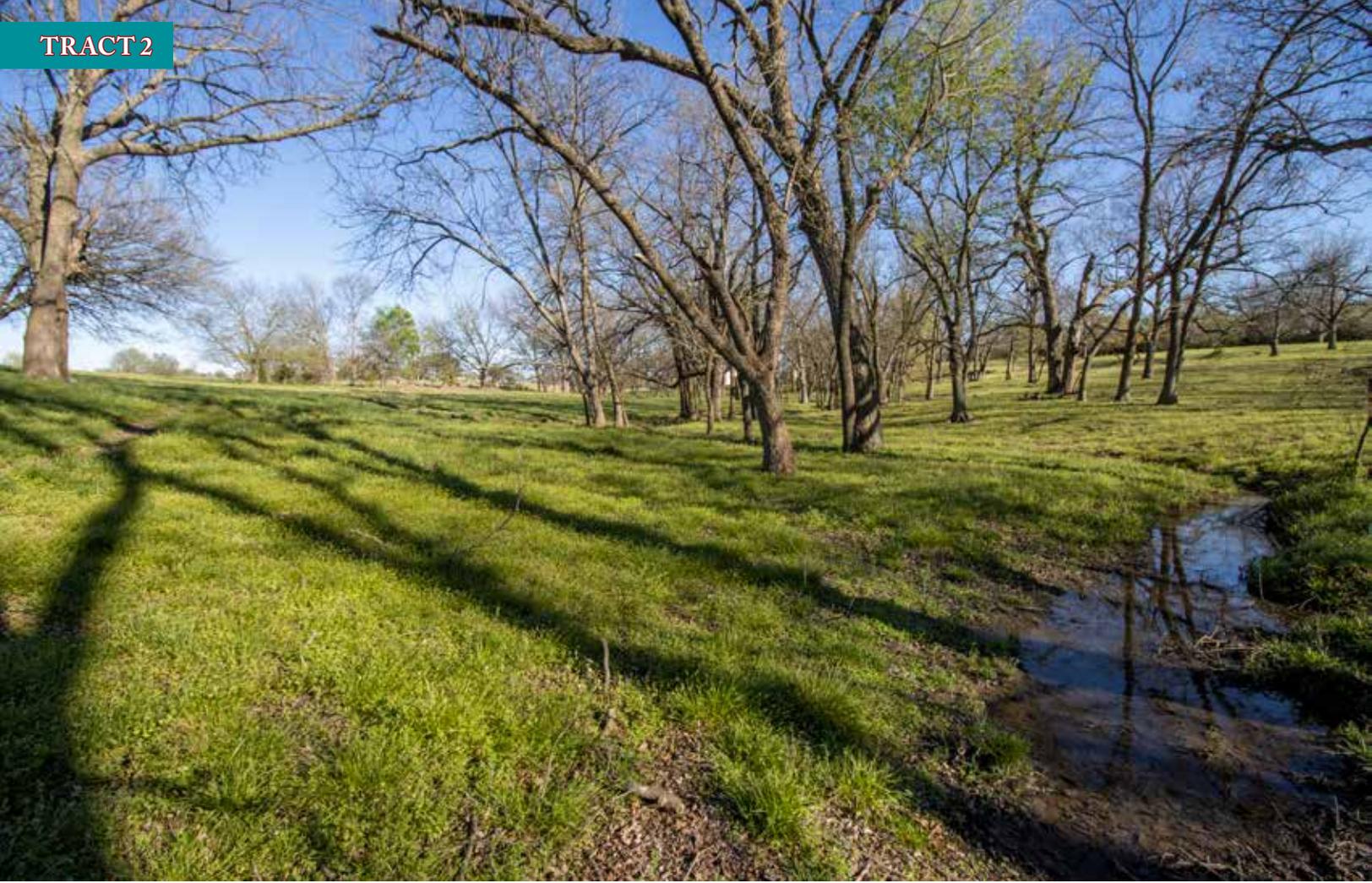


TRACT 2





TRACT 2



TRACT 2



TRACT 3



TRACT 3



TRACT 3



TRACT 3





TRACT 4



TRACT 4



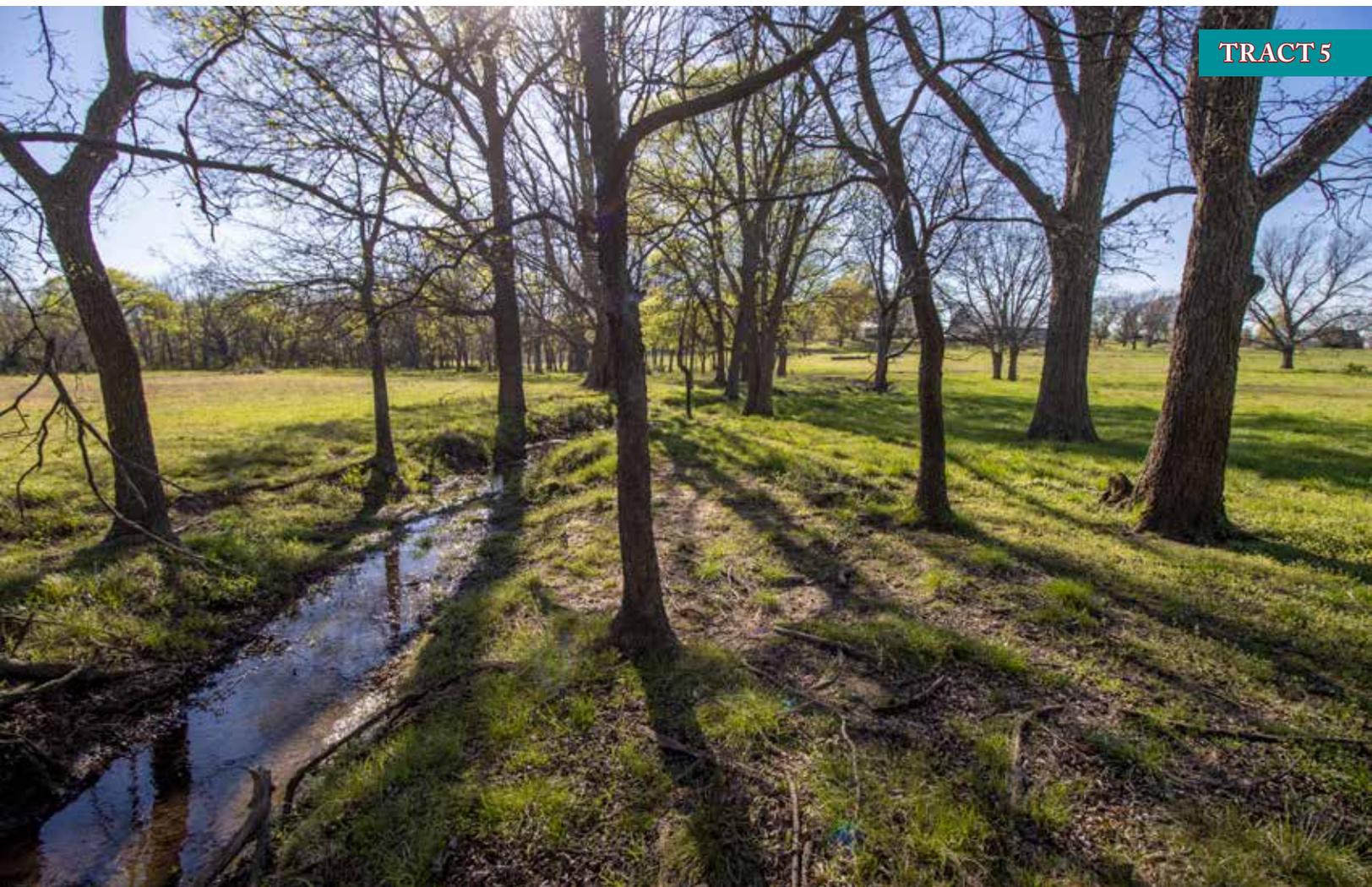


TRACT 5



TRACT 5





TRACT 5



TRACT 5







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