

Flying G Ranch Pecan Orchard

a Northeast Oklahoma Legacy - Retirement Auction!

INFORMATION BOOKLET

Premier Orchard Set in
the Heart of Green Country

536± Acres
offered in 17 Tracts



TUESDAY, JUNE 4TH - 6PM

held at the The Nut House - Claremore, OK

4% Buyer's Premium

SchraderAuction.com | 405.332.5505



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.

AUCTION COMPANY: Schrader Real Estate and Auction Company, Inc.

*Charles Brent Wellings (Branch Broker), 158091
Schrader Real Estate and Auction Co Inc.
(Branch Office - Stillwater, OK), 172583
Schrader Real Estate and Auction Co Inc., 112774*



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

TERMS & CONDITIONS:

PROCEDURE: Tracts 1 through 17 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: Immediate possession is available for farming activities, with execution of the Pre-Closing Access Agreement. Buyers will have the opportunity to immediately take over management of the orchard, in preparation of Fall 24' harvest. Full possession shall be given at closing.

REAL ESTATE TAXES: 2024 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 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.

FEMA FLOOD PLAIN: The Property is located within the 100-year FEMA Floodplain. Buyers interested in building a potential home are advised to thoroughly investigate the process of obtaining a building permit in the flood plain. The Rogers County Floodplain Manager can be reached at 918-923-4874.

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.

BOOKLET INDEX

- **BIDDER PRE-REGISTRATION FORM**
- **ONLINE BIDDING REGISTRATION FORM**
- **LOCATION MAP & AERIAL TRACT MAP**
- **AERIAL MAP OF VARIOUS VARIETIES OF PECANS**
- **SOIL INFORMATION**
(Soils, Topography, Flood Maps,
Base Flood Elevation Survey)
- **IRRIGATION PERMIT**
- **TAX/PARCEL INFORMATION**
- **PHOTOS**

For Information Call Sale Manager: Brent Wellings at 405-332-5505



Tracts 1-15 - East View

REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

TUESDAY, JUNE 4, 2024

536± 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 Tuesday, May 28, 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
536± Acres • Rogers County, Oklahoma
Tuesday, June 4, 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, June 4, 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.

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 28, 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**
- **AERIAL TRACT MAP**
- **AERIAL MAP OF
VARIOUS VARIETIES
OF PECANS**

LOCATION MAP



LAND TOUR DATES:

Meet Brent Wellings on Tract 15

Friday, April 26th • 4-7PM
Thursday, May 9th • 4-7PM
Thursday, May 23rd • 4-7PM
Saturday, June 1st • 4-7PM



SPECIAL NOTE:

Full Line of Pecan Harvesting
& Farm Equipment to Sell June 5th!

PROPERTY PREVIEW:

- 128+/- Acres under Sprinkler Irrigation
- Farm Manager with 20+ Years Experience Possible Hire!
- IMMEDIATE FARM POSSESSION for FALL 24' HARVEST!
- 500,000 Lbs. 10yr Avg. Annual Pecan Production
- Verdigris River Water Permit w/Scope for Expansion
- POTENTIAL BUILDING SITES beneath MATURE PECAN TREES
- 25+/- Acres of Existing Surface Water
- Exceptional Visibility with I-44 & Historic Route 66 Frontage
- Verdigris School District
- Pawnee, Kanza, Maramec, Stuart & Native Tree Varieties

AERIAL TRACT MAP

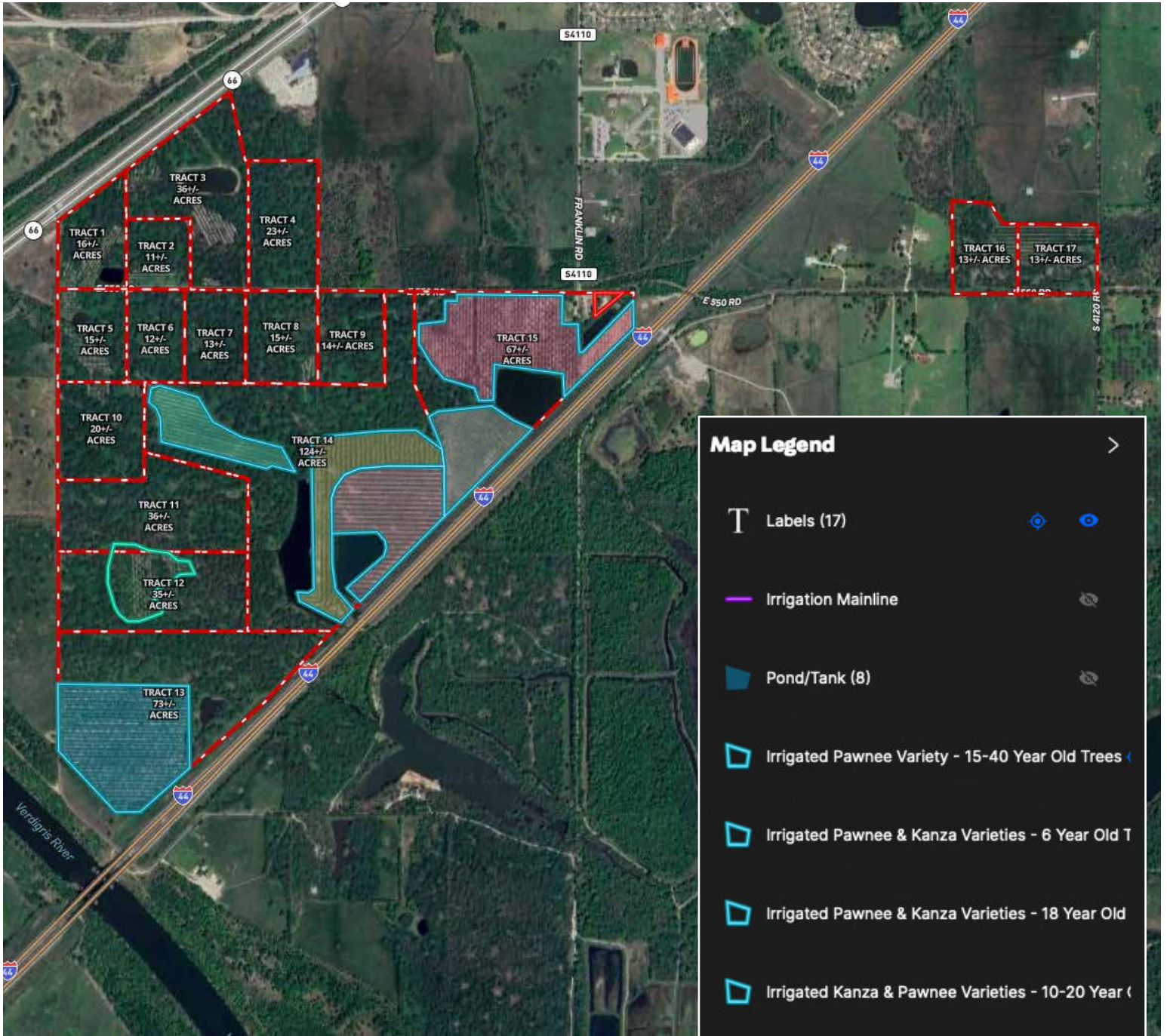


EXECUTIVE SUMMARY:

After managing and improving the Flying G Ranch Pecan Orchard for nearly 40 years, the Spradling Family has made the decision the time is right to pass this exceptional property unto the next keeper of the land. Since purchasing in the 1980's, the Spradling's have poured sweat and resources into creating a truly exceptional real estate holding in Verdigris, OK. During their ownership of the property they have added substantial irrigation infrastructure, tree varieties, drainage improvements and managed the property for maximum yield. Much of the "fruits of their labor" are yet to be realized, through young trees just coming into peak production. With substantial improvements in place, the discerning investor can also realize the benefits of long-term depreciation on the Property. Adequate water is available to expand the current irrigation footprint to other sectors of the Orchard, opening further opportunity to develop improved variety trees, if desired.

In addition to the agricultural value of the property, the picturesque setting and immense recreational value cannot be overlooked. Whitetail deer, waterfowl and small game frequent the property with many locals calling it "The Deer Farm"! Take a stroll through the towering Native Pecans and catch a trophy bass out of the numerous ponds and you may feel more like you are in a State Park than on a farm. Although most of the property does currently set in the 100-year floodplain, elevation studies suggest it is very reasonable to raise a potential homesite above the necessary height to avoid the floodplain. With proper planning, many of the small acreage tracts being offered in the sale could be first-class homesites! Through our Multi-Parcel bidding system, Buyers will have the opportunity to purchase any single parcel or combination of tracts that best fits YOUR needs!

AERIAL VARIOUS VARIETIES OF PECANS

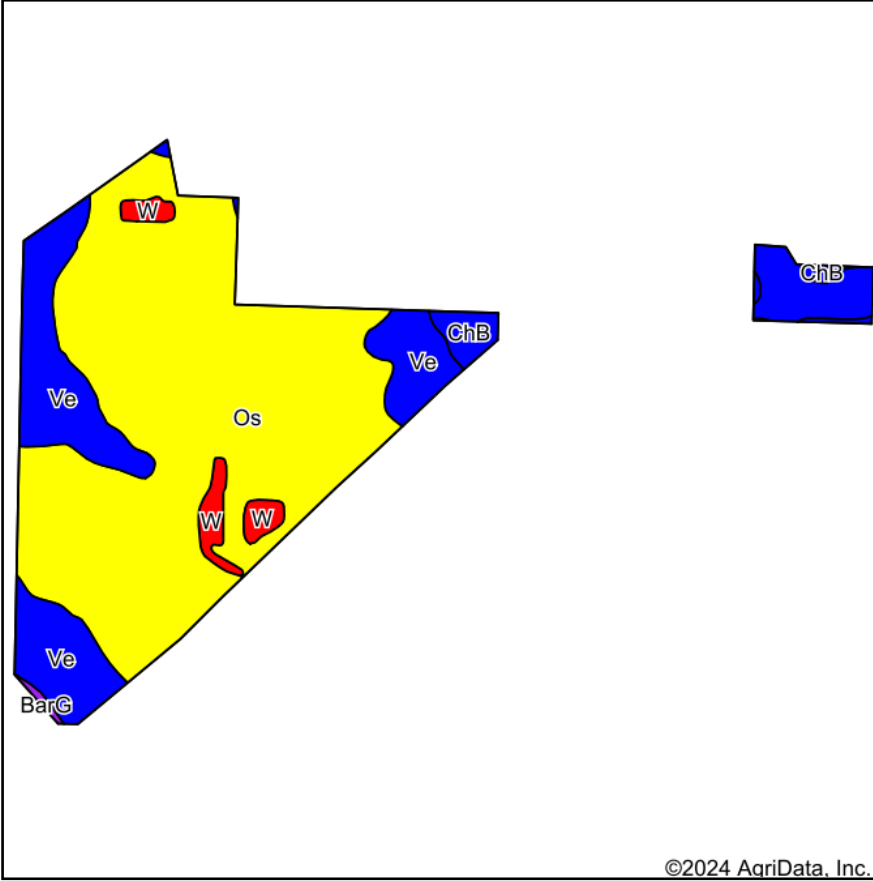


Map Legend

- Labels (17)
- Irrigation Mainline
- Pond/Tank (8)
- Irrigated Pawnee Variety - 15-40 Year Old Trees
- Irrigated Pawnee & Kanza Varieties - 6 Year Old T
- Irrigated Pawnee & Kanza Varieties - 18 Year Old
- Irrigated Kanza & Pawnee Varieties - 10-20 Year
- Maramack Variety Trees - 20-25 Years Old
- Irrigated Kanza Variety - 8 Year Old Trees
- Irrigated Pawnee & Kanza Varieties - 20 Year Old
- LIFE ESTATE
- Boundary (17)

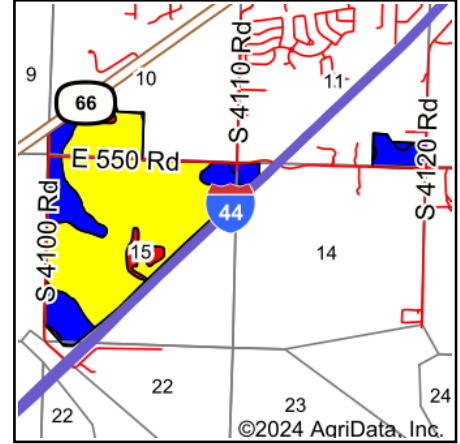
SOIL INFORMATION

SOIL MAP



Soils data provided by USDA and NRCS.

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State: **Oklahoma**
 County: **Rogers**
 Location: **15-20N-15E**
 Township: **Claremore**
 Acres: **536.79**
 Date: **3/29/2024**



Maps Provided By:



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www.AgriDataInc.com

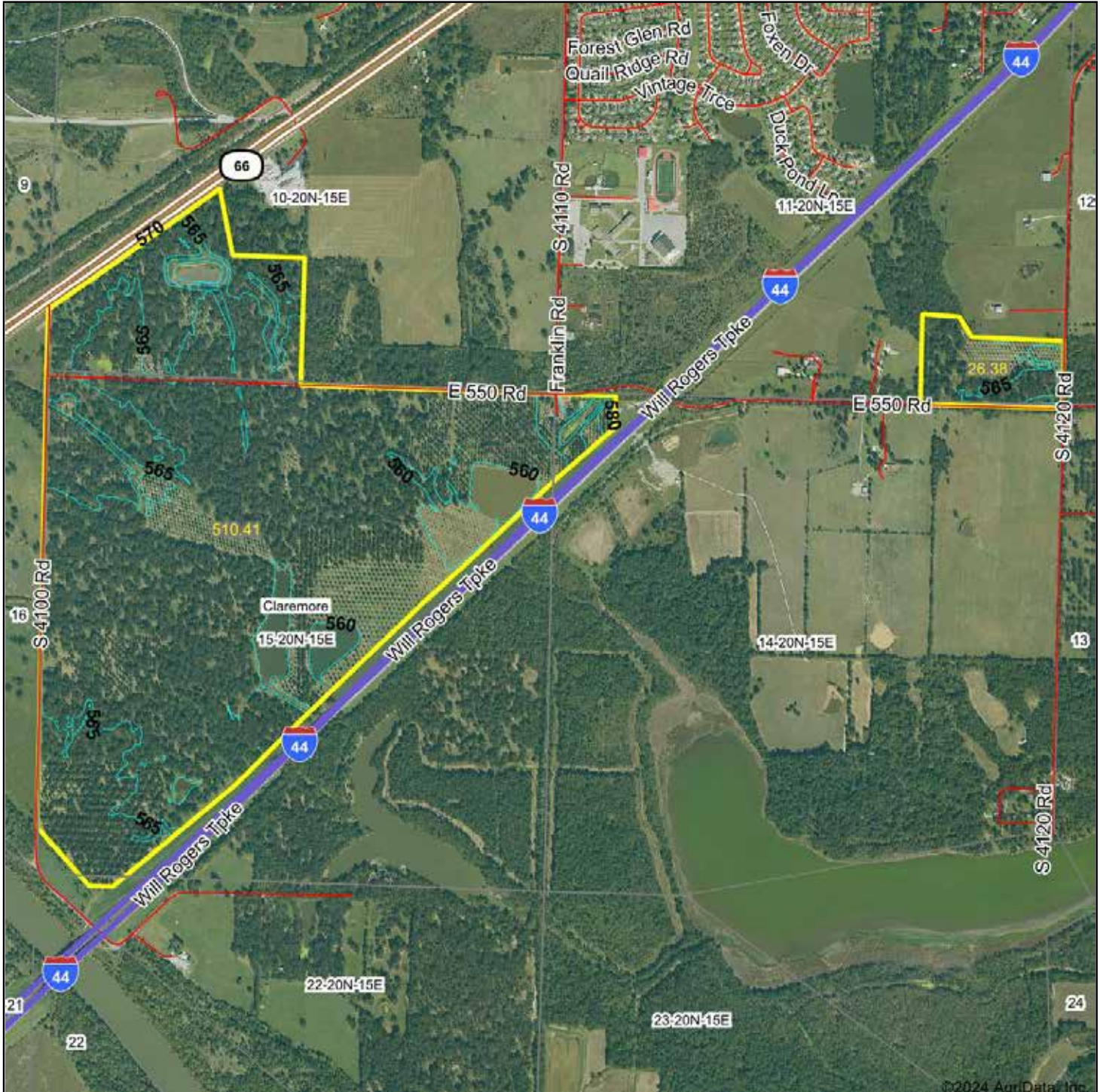


Area Symbol: OK131, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
Os	Osage clay, 0 to 1 percent slopes, occasionally flooded	377.34	70.3%		IVw	48	38	42	48	36
Ve	Verdigris clay loam, 0 to 1 percent slopes, occasionally flooded	128.97	24.0%		IIw	68	68	59	65	57
W	Water	16.29	3.0%		VIII					
ChB	Choteau silt loam, 1 to 3 percent slopes	12.81	2.4%		Ile	70	67	65	69	70
BarG	Barge silty clay loam, 0 to 30 percent slopes	1.38	0.3%		Vlle	73	56	58	55	72
Weighted Average					3.60	*n 51.9	*n 44.8	*n 45.4	*n 51.1	*n 40.9

*n: The aggregation method is "Weighted Average using all components"

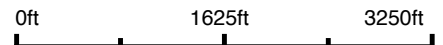
TOPO CONTOURS MAP



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Source: USGS 10 meter dem
 Interval(ft): 5.0
 Min: 553.1
 Max: 584.6
 Range: 31.5
 Average: 563.4
 Standard Deviation: 2.59 ft

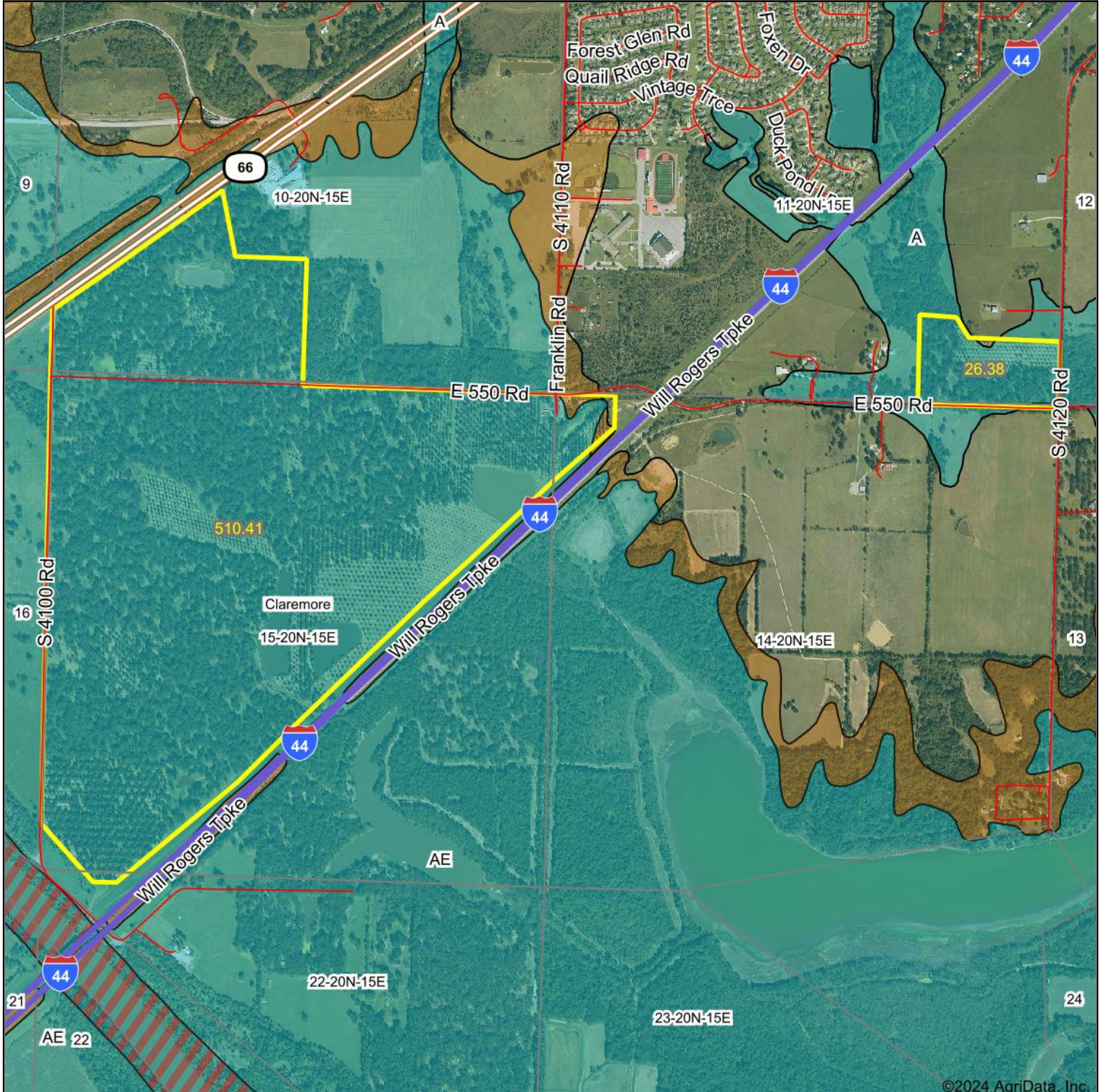


3/29/2024

15-20N-15E
 Rogers County
 Oklahoma

Boundary Center: 36° 12' 57.62, -95° 41' 26.54

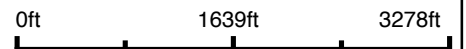
FLOOD MAP



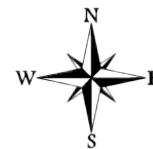
©2024 AgriData, Inc.



Map Center: 36° 12' 57.62, -95° 41' 26.54



15-20N-15E
Rogers County
Oklahoma



3/29/2024

Flood related information provided by FEMA



IRRIGATION PERMIT

IRRIGATION PERMIT

OKLAHOMA WATER RESOURCES BOARD REGULAR PERMIT TO APPROPRIATE STREAM WATER

Stream System: Verdigris River (To Oologah Dam)

Number: SS 2-15-1

County: Rogers

Permit No.: 2013-006

Date Filed: January 23, 2013

The OKLAHOMA WATER RESOURCES BOARD hereby issues regular stream water permit number 2013-006 in the name of Michael & Lotsee Spradling whose address is PO Box 434, Sand Springs, OK 74063. The regular permit authorizes the taking and use of 512 acre-feet of water per calendar year at a rate not to exceed 970 gallons per minute. The water is to be diverted from one point of diversion on the Verdigris River in the NW NW NW of Section 22 and three ponds located in the NE NE SW, NW NW SE and SE NE NE of Section 15, all in T20N, R15EIM, Rogers County. The water will be used for irrigation of 128 acres (pecan trees) located as follows: 29 acs. in the NE NE, 40 acs. in the W2 E2, 33 acs. in the SW SW and 26 acs. in the W2 of Section 15, T20N, R15EIM, Rogers County.


The permit holder is authorized to proceed with the construction of the project in compliance with the application and permit, and subject to the following terms, conditions and limitations:

1. The use of water authorized under this permit shall not interfere with domestic or existing appropriative uses;
2. Construction on the proposed project must be started by the 18th day of June, 2015, and the permit holder has until the 18th day of June, 2020, to complete the project;
3. Upon completion of the project, permit holder must file with the Oklahoma Water Resources Board a Notice of Completion of Project;
4. Water use reports mailed to the permit holder during January of each year shall be completed and returned to the Board within 60 days. Willful failure to complete and return the report with the annual water right administration fee may be considered by the Board as nonuse of water under this permit; and
5. The authorized amount of water is subject to forfeiture and must be beneficially used in a calendar year within any seven continuous year period to retain the authorized amount; and
6. Water released for navigation purposes pursuant to project operations adopted by the United States shall not be diverted.

Acceptance of this permit shall be an acknowledgment and agreement that permit holder will comply with all the terms, conditions and limitations embodied in this permit and all applicable laws of the State of Oklahoma and Rules, Regulations and Modes of Procedure of the Board.

Date approved: June 18, 2013

OKLAHOMA WATER RESOURCES BOARD


J. D. Strong, Executive Director

IRRIGATION PERMIT

4/23/2024

Maximum Use 2013 - 2019

**Oklahoma Water Resources Board
 Certification of Surface Water Rights
 Water Use Summary**

Name: Spradling, Michael & Lotsee
 Address: 19402 W Hwy 51
 Sand Springs OK, 74063-0434
 County: Rogers

Permit Number: 20130006 Active
 Permit Type: Regular
 Date Filed: 01/23/2013
 Date Issued: 06/18/2013
 Last Board Date:

Amount Authorized: 512.0 Acre Feet
 128 Acres
 Stream System: 2151

Legal Descriptions:

Type	Wells/Acre Ft.	Acres	Legal Description			
Land		29	NE	NE	15	20N 15E1
Land		33	SW	SW	15	20N 15E1
Land		40	W2	E2	15	20N 15E1
Land		26		W2	15	20N 15E1
Diversion	512.00		NW	NW	NW	22 20N 15E1

Allocations:

Purpose	SIC	Amount
Irrigation	0100	512.00

Year	<u>Total</u>		Crop	Acres	Times	Inches	Non-Irrigation Purpose	Acre Feet
	Year	Acres-Feet Used						
2013	Reported	No Use						
2014	Reported	No Use						
2015	Reported	No Use						
2016	Reported	No Use						
2017		24.0						
2018		1.0						
# 2019		26.0						
2020		38.0						
2021		12.0						
2022		96.0						
2023		No Use Card						



TAX/PARCEL INFORMATION

TAX/PARCEL INFORMATION

Tracts 1-4

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



Owner Name and Address

FLYING G RANCH
IRREVOCABLE TRUST
PO BOX 434
SAND SPRINGS OK 74063-0000

Taxroll Information

Tax Year : 2023
Property ID : 20N15E-10-3-00000-000-0000
Location :
School District : 08RV VERDIGRIS RURAL VFD
Type of Tax : Real Estate Mills : 94.402
Tax ID : 10358

Legal Description and Other Information:

PT NE SW & PT E2 NW SW & S2 SW LYING S & E HY 66, LESS TR BEG AT INTERS OF E/L SE NW & SLY ROW HY 66, S 53-06 W ALG ROW 1050' S 06-09 E 761.57' TO PT ON S/L NE SW, E 760', N 1388.63' TO POB 85.64 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	1712	Base Tax	162.00
Improvements	0	Penalty	0.00
Net Assessed	1712	Fees	0.00
		Payments	162.00
		Total Paid	162.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
01/03/2024	47360	Check	Taxes	162.00	FLYING G PECANS->Check# 2188
01/02/2024	46356		Taxes	0.00	VOID

TAX/PARCEL INFORMATION

Tracts 5-8, 10-11 & Part of 14

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



Owner Name and Address

FLYING G RANCH
IRREVOCABLE TRUST
PO BOX 434
SAND SPRINGS OK 74063-0000

Taxroll Information

Tax Year : 2023
Property ID : 20N15E-15-2-00000-000-0000
Location :
School District : 08RV VERDIGRIS RURAL VFD
Type of Tax : Real Estate Mills : 94.402
Tax ID : 14257

Legal Description and Other Information:

NW 160.00 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	3243	Base Tax	306.00
Improvements	0	Penalty	0.00
Net Assessed	3243	Fees	0.00
		Payments	306.00
		Total Paid	306.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
01/03/2024	47358	Check	Taxes	306.00	FLYING G PECANS-->Check# 2188
01/02/2024	46354		Taxes	0.00	VOID

TAX/PARCEL INFORMATION

Tract 9 & Part of 14 & 15

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



Owner Name and Address

FLYING G RANCH
IRREVOCABLE TRUST
PO BOX 434
SAND SPRINGS OK 74063-0000

Taxroll Information

Tax Year : 2023
Property ID : 20N15E-15-1-00000-000-0000
Location :
School District : 08RV VERDIGRIS RURAL VFD
Type of Tax : Real Estate Mills : 94.402
Tax ID : 14268

Legal Description and Other Information:

N2 NE & SE NE LYING N & W TPK & N 165' SW NE 93.16 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	1934	Base Tax	183.00
Improvements	0	Penalty	0.00
Net Assessed	1934	Fees	0.00
		Payments	183.00
		Total Paid	183.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
01/03/2024	47354	Check	Taxes	183.00	FLYING G PECANS->Check# 2188
01/02/2024	46349		Taxes	0.00	VOID

TAX/PARCEL INFORMATION

Tract 12, Part of 13 & 14

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



Owner Name and Address

FLYING G RANCH
IRREVOCABLE TRUST
PO BOX 434
SAND SPRINGS OK 74063-0000

Taxroll Information

Tax Year : 2023
Property ID : 20N15E-15-3-00000-000-0000
Location :
School District : 08RV VERDIGRIS RURAL VFD
Type of Tax : Real Estate Mills : 94.402
Tax ID : 14258

Legal Description and Other Information:

N2 SW LESS 2.42 AC TO TPK 77.28 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	1440	Base Tax	136.00
Improvements	0	Penalty	0.00
Net Assessed	1440	Fees	0.00
		Payments	136.00
		Total Paid	136.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
01/03/2024	47357	Check	Taxes	136.00	FLYING G PECANS->Check# 2188
01/02/2024	46353		Taxes	0.00	VOID

TAX/PARCEL INFORMATION

Part of Tract 13

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



Owner Name and Address

FLYING G RANCH
IRREVOCABLE TRUST
PO BOX 434
SAND SPRINGS OK 74063-0000

Taxroll Information

Tax Year : 2023
Property ID : 20N15E-15-3-00000-000-0000
Location :
School District : 08RV VERDIGRIS RURAL VFD
Type of Tax : Real Estate Mills : 94.402
Tax ID : 14260

Legal Description and Other Information:

TH PT S2 SW LYING N & W OF TPK 43.31 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	1269	Base Tax	120.00
Improvements	0	Penalty	0.00
Net Assessed	1269	Fees	0.00
		Payments	120.00
		Total Paid	120.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
01/03/2024	47356	Check	Taxes	120.00	FLYING G PECANS-->Check# 2188
01/02/2024	46352		Taxes	0.00	VOID

TAX/PARCEL INFORMATION

Part of Tract 14

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



Owner Name and Address

FLYING G RANCH
IRREVOCABLE TRUST
PO BOX 434
SAND SPRINGS OK 74063-0000

Taxroll Information

Tax Year : 2023
Property ID : 20N15E-15-1-00000-000-0000
Location :
School District : 08RV VERDIGRIS RURAL VFD
Type of Tax : Real Estate Mills : 94.402
Tax ID : 14263

Legal Description and Other Information:

TH PT SW NE & NW SE LYING N & W TPK LESS N 165' THEREOF 42.48 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	486	Base Tax	46.00
Improvements	0	Penalty	0.00
Net Assessed	486	Fees	0.00
		Payments	46.00
		Total Paid	46.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
01/03/2024	47355	Check	Taxes	46.00	FLYING G PECANS-->Check# 2188
01/02/2024	46351		Taxes	0.00	VOID

TAX/PARCEL INFORMATION

Part of Tract 15

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



Owner Name and Address

FLYING G RANCH
IRREVOCABLE TRUST
PO BOX 434
SAND SPRINGS OK 74063-0000

Taxroll Information

Tax Year : 2023
Property ID : 20N15E-14-2-00000-000-0000
Location :
School District : 08RV VERDIGRIS RURAL VFD
Type of Tax : Real Estate Mills : 94.402
Tax ID : 13644

Legal Description and Other Information:

BEG: NW/C; S 926' N 45 DEG E 902.7'; N 354' TO THE N/L ; W 567' TO POB 8.25 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	117	Base Tax	92.00
Improvements	857	Penalty	0.00
Net Assessed	974	Fees	0.00
		Payments	92.00
		Total Paid	92.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
01/03/2024	47359	Check	Taxes	92.00	FLYING G PECANS->Check# 2188
01/02/2024	46355		Taxes	0.00	VOID

TAX/PARCEL INFORMATION

Tracts 16 & 17

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



Owner Name and Address

FLYING G RANCH
IRREVOCABLE TRUST
PO BOX 434
SAND SPRINGS OK 74063-0000

Taxroll Information

Tax Year : 2023
Property ID : 20N15E-11-4-00000-000-0000
Location :
School District : 08RV VERDIGRIS RURAL VFD
Type of Tax : Real Estate Mills : 94.402
Tax ID : 63868

Legal Description and Other Information:

A TR DESC AS; BEG AT SE/C SEC 11, TH W 1480', N 924', E 380' S 27-43-46 E 261.71', E 978.23' TO E/L SEC, TH S 692.50' TO POB 25.87 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	457	Base Tax	43.00
Improvements	0	Penalty	0.00
Net Assessed	457	Fees	0.00
		Payments	43.00
		Total Paid	43.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
01/03/2024	47353	Check	Taxes	43.00	FLYING G PECANS-->Check# 2188
01/02/2024	46348		Taxes	0.00	VOID

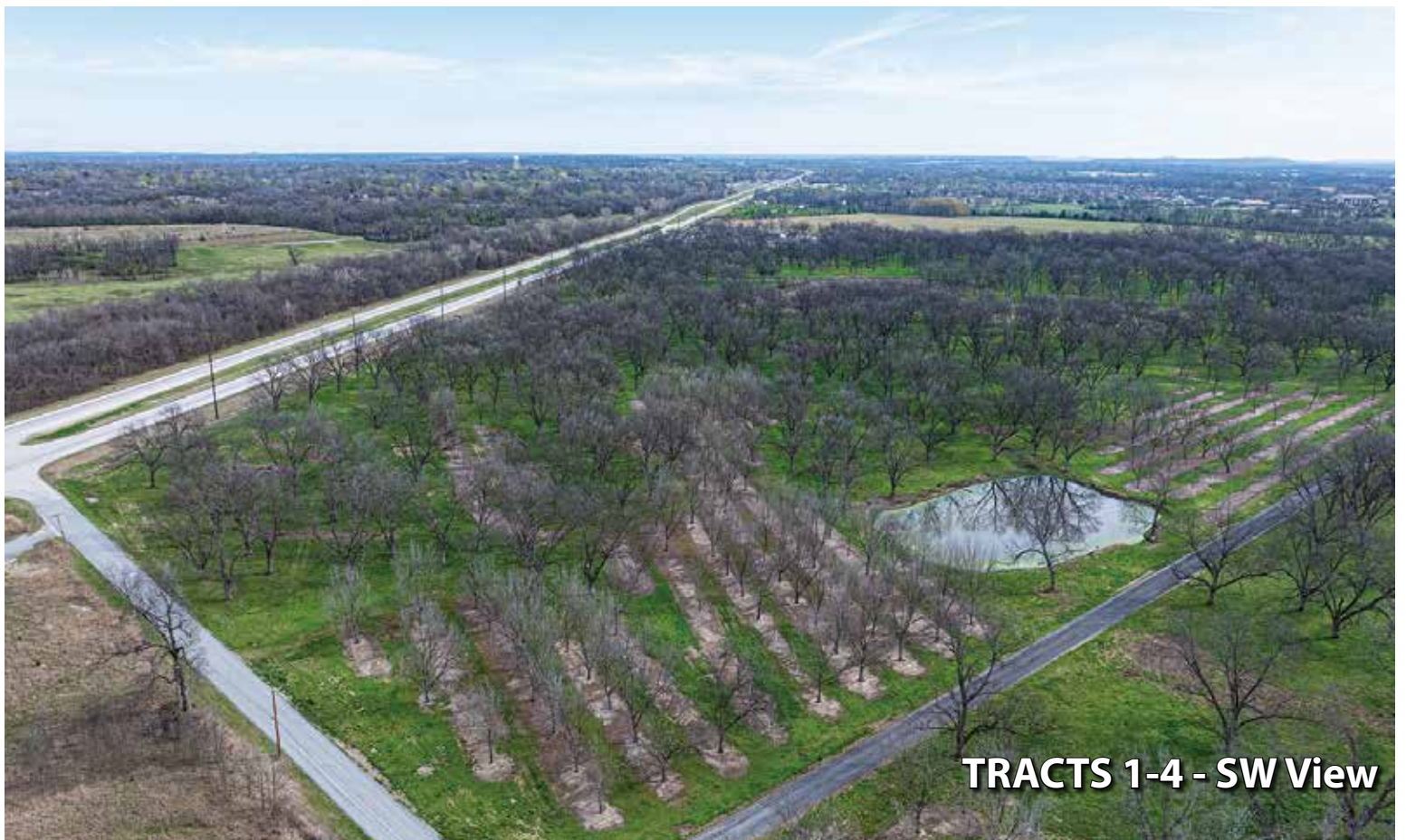


PHOTOS

PHOTOS



PHOTOS



TRACTS 1-4 - SW View



TRACTS 1-15 - East View

PHOTOS



TRACTS 1-15 - NW Sunrise



TRACTS 1-15 - North View

PHOTOS



TRACTS 1-15 - SW View



TRACTS 5-10 - NW View

PHOTOS

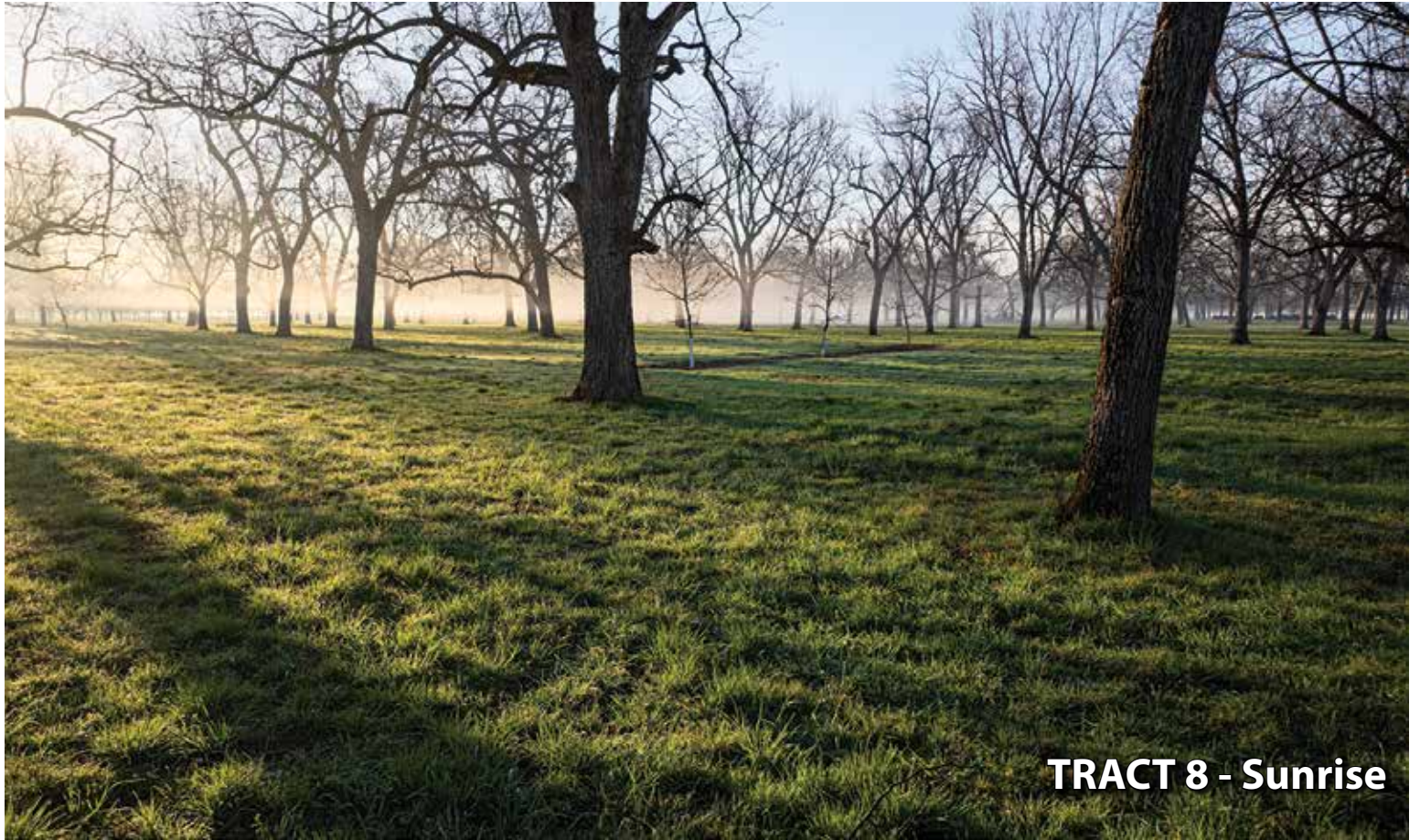


TRACT 7 - Low View

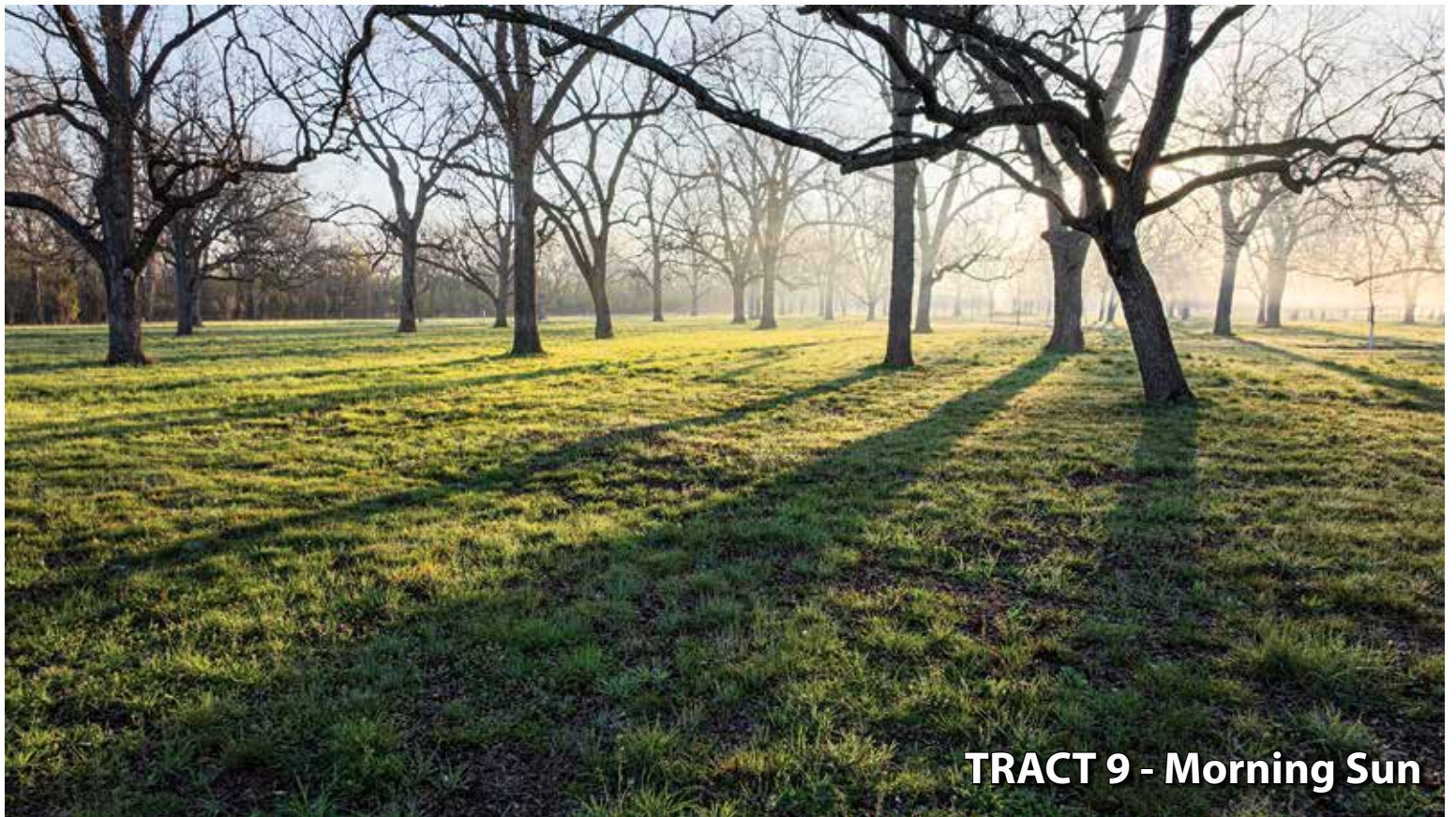


TRACT 7 - Sunrise

PHOTOS



TRACT 8 - Sunrise



TRACT 9 - Morning Sun

PHOTOS



TRACTS 10-12 - SW View



TRACT 13 - In-Line Trees

PHOTOS



TRACT 13 - Irrigation Intake



TRACT 13 - Irrigation Intake #2

PHOTOS



TRACT 13 - South View



TRACT 14 - Ponds

PHOTOS



TRACT 14 - Ponds



TRACT 14 - Lakes

PHOTOS



TRACT 14 - SE View



TRACT 14 - Stunning Sunrise

PHOTOS



TRACT 15 - Pond



TRACT 15 - East View

PHOTOS



TRACT 16 - SW View



TRACT 17 - NE View

PHOTOS



TRACTS 16-17 - SE View



TRACT 1

PHOTOS



PHOTOS



TRACT 1



TRACT 1

PHOTOS



TRACT 2



TRACT 2

PHOTOS



TRACT 3



TRACT 3

PHOTOS



TRACT 4



TRACT 5

PHOTOS



PHOTOS



TRACT 6



TRACT 6

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TRACT 8



TRACT 8

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TRACT 12



TRACT 13

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TRACT 13



TRACT 13

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TRACT 13



TRACT 14

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TRACT 14

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TRACT 15



TRACT 15

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TRACT 15



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TRACT 17



TRACT 17

PHOTOS



TRACT 17



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