

Carter County, Oklahoma

157±
acres

WITH ½ MILE OF
WILDHORSE CREEK
OFFERED IN 2 TRACTS

INFORMATION BOOKLET

• High Quality Production
• Many Pecan Trees

- Dense Pocks of Timber and Live Water
- Immediately Enjoy the Fall 2024 Hunting Season!

Wildhorse Creek View



IMMEDIATE
POSSESSION
for FALL 2024
HUNTING!

WILDHORSE CREEK 157 RANCH

Auction

TUESDAY, OCTOBER 8th at 6PM

Auction Held On-Site:
3600 Range Road,
Ratliff City, OK 73481

4% Buyer's Premium

405-332-5505 | SchraderAuction.com | SchraderWellings.com

 **SCHRADER**
Real Estate and Auction Company, Inc.

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 AND CONDITIONS:

PROCEDURE: Tracts 1 and 2 will be offered in individual 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 individual tracts 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 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: Shall be delivered at Closing, however, immediate possession is available for the Fall 2024 hunting season upon execution of a pre-closing access agreement.

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.

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 out-

lined 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.

ANIMAL STOCK PHOTOGRAPHY: Wildlife Photos are for illustrative purposes only and are not of the auction property.

BOOKLET INDEX

- **BIDDER PRE-REGISTRATION FORM**
- **ONLINE BIDDING REGISTRATION FORM**
- **LOCATION MAP & AERIAL TRACT MAP**
- **SOIL INFORMATION
(Soils, Topography, Flood Map)**
- **TAX/PARCEL INFORMATION**
- **PHOTOS**

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



TRACT 1

REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

TUESDAY, OCTOBER 8, 2024

157± ACRES – CARTER 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, October 01, 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
157± Acres • Carter County, Oklahoma
Tuesday, October 8, 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, October 8, 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; Fax 260-244-4431; 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, October 1, 2024**. Send your deposit and return this form via email to: **auctions@schraderauction.com or brent@schraderauction.com**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

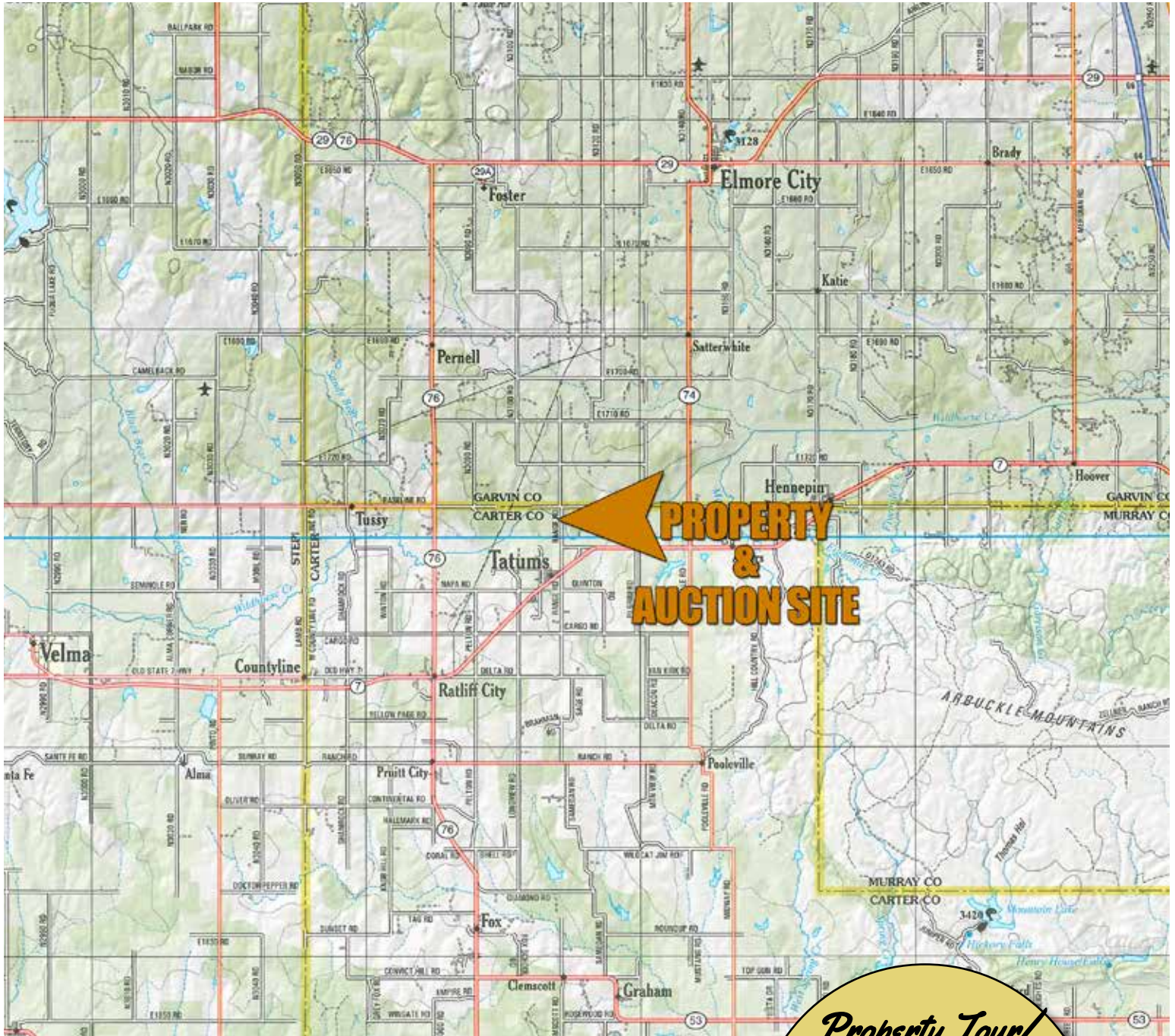
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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**

LOCATION MAP

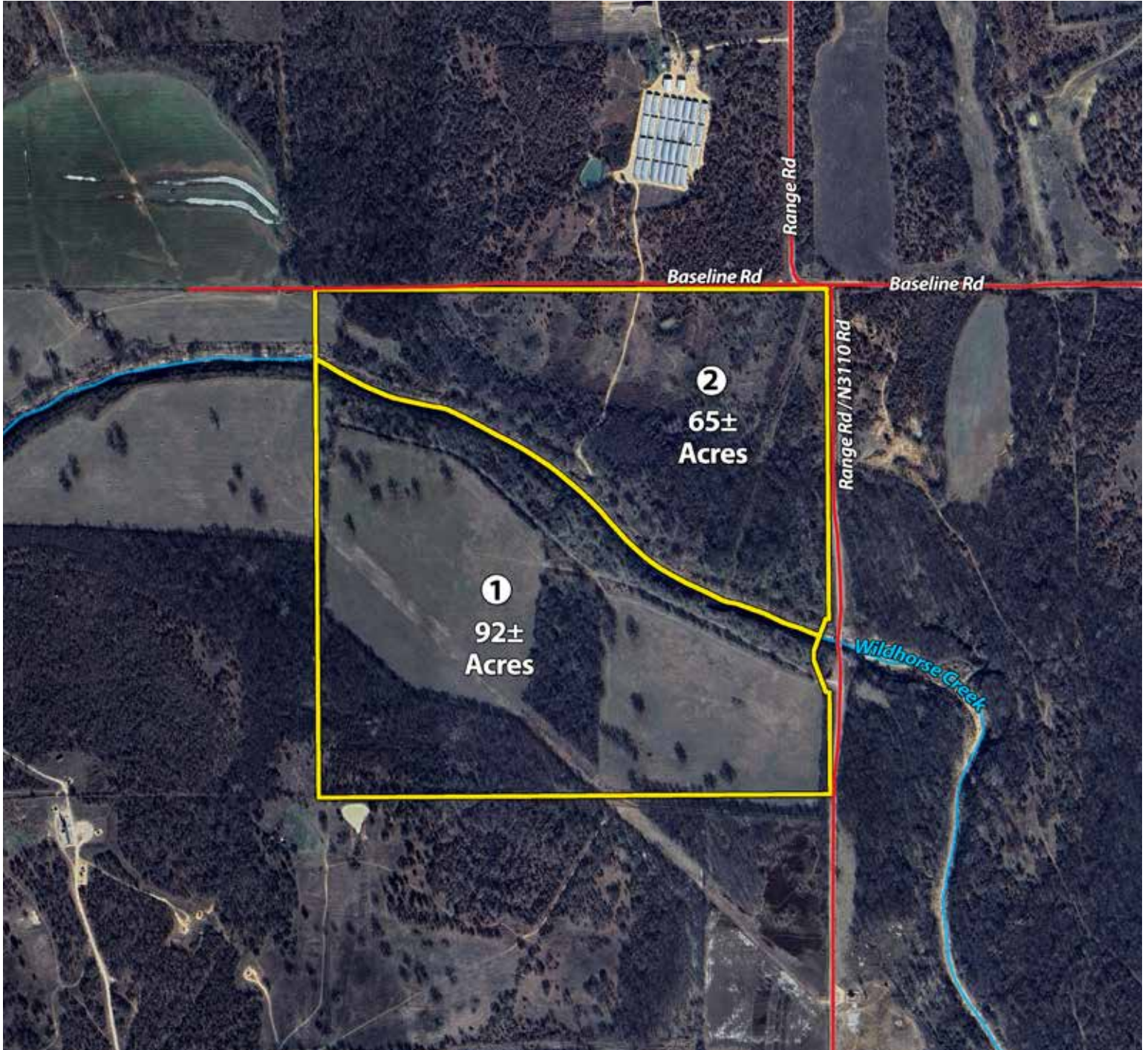


AUCTION HELD ON-SITE
PROPERTY & AUCTION LOCATION: 3600 Range Road,
Ratliff City, OK 73481

*Property Tour/
Inspection Dates:*

Tuesday, September 10th
11AM - 1PM
Tuesday, October 1st
11AM-1PM
Tuesday, October 8th
3PM - 6PM

AERIAL TRACT MAP



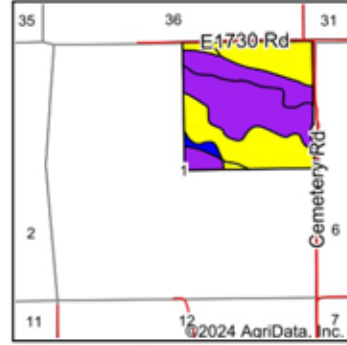
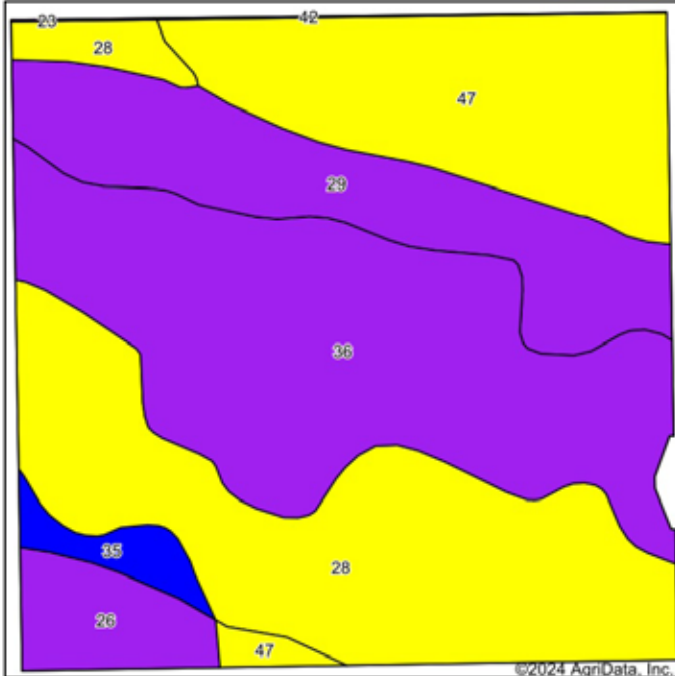
TRACT DESCRIPTIONS:

TRACT 1: 92± ACRES located on the south side of Wildhorse Creek. The tract is an excellent balance of open hay meadow and dense timber pockets – creating an exciting opportunity for both recreational and agricultural minded Buyers. Large Native Pecan Trees are scattered throughout the acreage and the ½ mile of Wildhorse Creek establishes the north boundary of the tract.

TRACT 2: 65± ACRES located on the north side of Wildhorse Creek. This tract is more densely timbered, with an excellent blend of mature oak, sand plum, cedar and pecan trees – creating excellent bedding cover and food sources for wildlife. Multiple locations exist for food plots and stand locations along the ½ mile of Wildhorse Creek that establishes the south boundary of this tract.

SOIL INFORMATION

SOIL MAP



State: **Oklahoma**
 County: **Carter**
 Location: **1-1S-3W**
 Township: **Ardmore North**
 Acres: **158.04**
 Date: **8/21/2024**



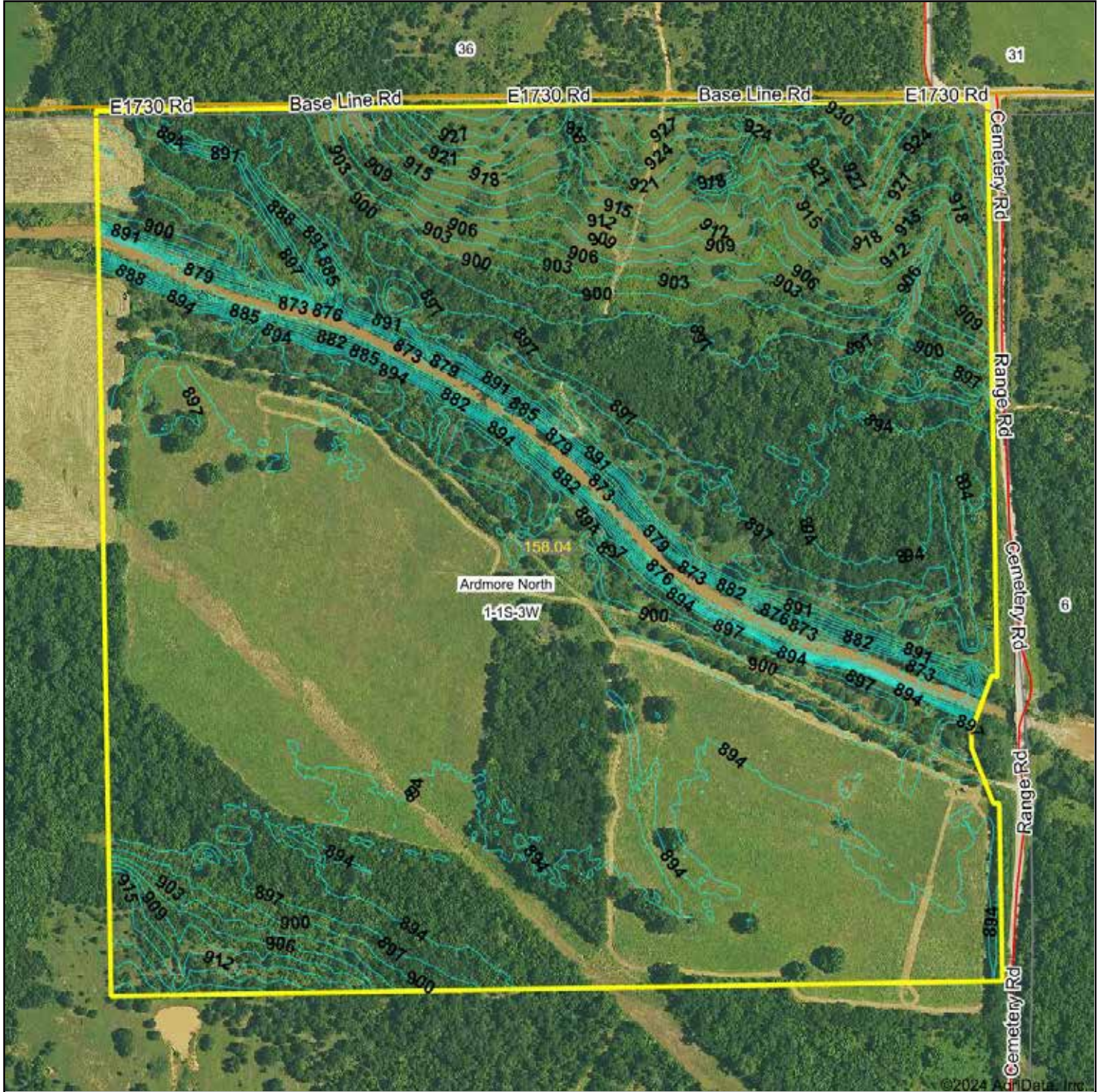
Soils data provided by USDA and NRCS.

Area Symbol: OK019, Soil Area Version: 19
 Area Symbol: OK049, Soil Area Version: 21

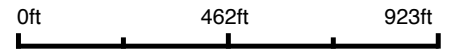
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Caucasian bluestem AUM	Cotton lint Lbs	Grain sorghum Bu	Improved bermudagrass AUM	Introduced bluestem AUM	Oats Bu	Peanuts Lbs	Pecans Lbs	Wheat Bu
36	Pulaski and Bunyan soils, 0 to 1 percent slopes, frequently flooded	50.59	32.0%		Vw			5			7	5			48
28	Miller silty clay, 0 to 1 percent slopes, occasionally flooded	43.76	27.7%		IVw			9	425	56	7	8	2		780
47	Weatherford-Duffau complex, 3 to 8 percent slopes	28.95	18.3%		IVe			5		24	4	4	26	640	
29	Miller silty clay, 0 to 2 percent slopes, frequently flooded	24.52	15.5%		Vw			11			6	9			776
26	Konsil and Weatherford soils, 1 to 8 percent slopes, gullied	6.76	4.3%		Vie			4			3	3			
35	Pulaski fine sandy loam, 0 to 1 percent slopes, occasionally flooded	3.15	2.0%		Ile			7	11	51	7	5	2	1432	920
42	Konsil loamy fine sand, 3 to 8 percent slopes	0.21	0.1%		IVe			6	150	30	5	5			15
23	Garvin silty clay loam, 0 to 1 percent slopes, occasionally flooded	0.10	0.1%		Vw	Vw		10	93	13	6	9	4		90
Weighted Average						4.52	*-	7	118.2	21	6.1	6.2	5.4	145.8	370.1

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

TOPO CONTOURS MAP



Source: USGS 3 meter dem
 Interval(ft): 3.0
 Min: 869.1
 Max: 935.9
 Range: 66.8
 Average: 898.2
 Standard Deviation: 9.71 ft



8/21/2024

1-1S-3W
 Carter County
 Oklahoma

Boundary Center: 34° 30' 11.87, -97° 27' 41.86

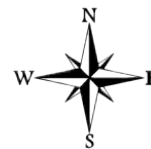
FLOOD MAP



Map Center: 34° 30' 11.87, -97° 27' 41.86



1-1S-3W
Carter County
Oklahoma



8/21/2024

TAX/PARCEL INFORMATION

TAX/PARCEL INFORMATION

Tax Roll Inquiry

Carter County Treasurer



Marsha Collins, Treasurer
25 A Street NW Suite 105 Ardmore, OK 73401
Phone: 580-223-9467
Fax: 580-223-9573
E-Mail: cartercotrea@att.net



Owner Name and Address

1306 FUNDING LLC
PO BOX 1565
PURCELL OK 73080-0000

Taxroll Information

Tax Year : 2023
Property ID : 0000-01-01S-03W-1-001-00
Location :
School District : 74B FOX SCHOOL - RURAL`
Type of Tax : Real Estate Mills : 79.02
Tax ID : 27802

Legal Description and Other Information:

NE/4 LESS A PARCEL OF LAND BEG 526.39 N AND 16.50 W SE/C OF NE; N 377.30; S20.3220W 175.45; S 49.21; S21.0100E 175.45 TO POB-SHORT ON AC DUE TO GOVT LOTS & LESS 1.21 AC FOR COUNTY RD- 01 01S 03W 156.96 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	3034	Base Tax	240.00
Improvements	0	Penalty	0.00
Net Assessed	3034	Fees	0.00
		Payments	240.00
		Total Paid	240.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
11/30/2023	5106	Check	Taxes	240.00	BLEVINS & ASSOCIATES LAW PLLC->Check# 6515

TAX/PARCEL INFORMATION

Parcel: 0000-01-01S-03W-1-001-00

Carter County Report

ID: 100027802

As of: 8/15/2024

Property Owner

Name: 1306 FUNDING LLC

Mailing Address: PO BOX 1565
PURCELL, OK 73080-

Type: (AV) Agri Use/Vacant

Tax Dist: (22) FOX RURAL

Size (Acres): 156.960

Extended Legal: NE/4 LESS A PARCEL OF LAND BEG 526.39 N AND 16.50 W SE/C OF NE; N 377.30; S20.3220W 175.45; S 49.21; S21.0100E 175.45 TO POB-SHORT ON AC DUE TO GOVT LOTS &; LESS 1.21 AC FOR COUNTY RD- 01 01S 03W

Property Information

Physical Address:

Subdivision:

Block / Lot: N/A / N/A

S-T-R: 01-01S-03W

Market and Assessed Values:

	Fair Cash	Taxable Fair Cash	Full Assessed (12.00% Market Value)
Land:	\$25,281	\$25,281	\$3,034
Building:	0	0	0
Total:	\$25,281	\$25,281	\$3,034

Land:

Land Use	Size	Units
IP(A35)	4.45	Acres
TM(A35)	3.53	Acres
CR(A29)	2.33	Acres
TM(A29)	13.76	Acres
CR(A28)	29.03	Acres
TM(A28)	16.14	Acres
IP(A26)	0.51	Acres
TM(A26)	6.92	Acres
TM(A47)	3.89	Acres
IP(A47)	21.85	Acres
CR(A36)	44.51	Acres
TM(A36)	10.04	Acres

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantor	Code	Type
3/23/2022	7199	319	Warr. Deed	67.50	\$45,000	OSBORNE BOBBY	Assembla	ge
2/25/2021	7001	324	Warr. Deed	79.50	\$53,000	HARRIS BESSIE	Assembla	ge

Not a Legal Document.
Subject to terms and conditions.

www.actdatascout.com

TAX/PARCEL INFORMATION

Parcel: 0000-01-01S-03W-1-001-00

Carter County Report

ID: 100027802

As of: 8/15/2024

Photos



Map:



PHOTOS

PHOTOS



SE VIEW - TRACT 1



NE VIEW - TRACT 2

PHOTOS



PHOTOS



TRACT 1



TRACT 1

PHOTOS



PHOTOS



TRACT 1



TRACT 2

PHOTOS



PHOTOS



PHOTOS



TRACT 2



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