

Eastern Oklahoma LAND AUCTION

Diverse Offering of Quality Ranch Land Near the I-40 Corridor

855± *acres*

Offered in 21 Tracts



ONLINE BIDDING AVAILABLE



INFORMATION BOOK



Tract 20 Pond

Thursday, October 10 • 6pm CDT

Held at Checotah Community Center, 611 N Broadway St, Checotah, OK



Tracts 1-13
SW Corner

- 496± Contiguous Acres Near Warner, OK
- Numerous Potential Building Sites!
- Substantial Small Ruminant Fencing – Goat & Sheep Ready!
- Hwy 9 Frontage Just West of Eufaula, OK
- Established Hay Meadow & Well-Maintained Pasture
- 15 Total Ponds & Numerous Creek Bottoms

SCHRADER
Real Estate and Auction Company, Inc.

4% Buyer's Premium 405.332.5505

www.SchraderAuction.com
www.SchraderWellings.com

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

TERMS & CONDITIONS:

PROCEDURE: Tracts 1 through 21 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.

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, w/ 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: Shall be delivered at Closing.

REAL ESTATE TAXES: 2024 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 w/ the referenced real estate, & the term "Property" shall not include any mineral rights.

ACREAGE & TRACTS: All acreages & dimensions 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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Tracts 1-13 SW Corner

REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

THURSDAY, OCTOBER 10, 2024

855± ACRES – MUSKOGEE & MCINTOSH COUNTIES, 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, October 3, 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
855± Acres • Muskogee & McIntosh Counties, Oklahoma
Thursday, October 10, 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, October 10, 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, Thursday, October 3, 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.

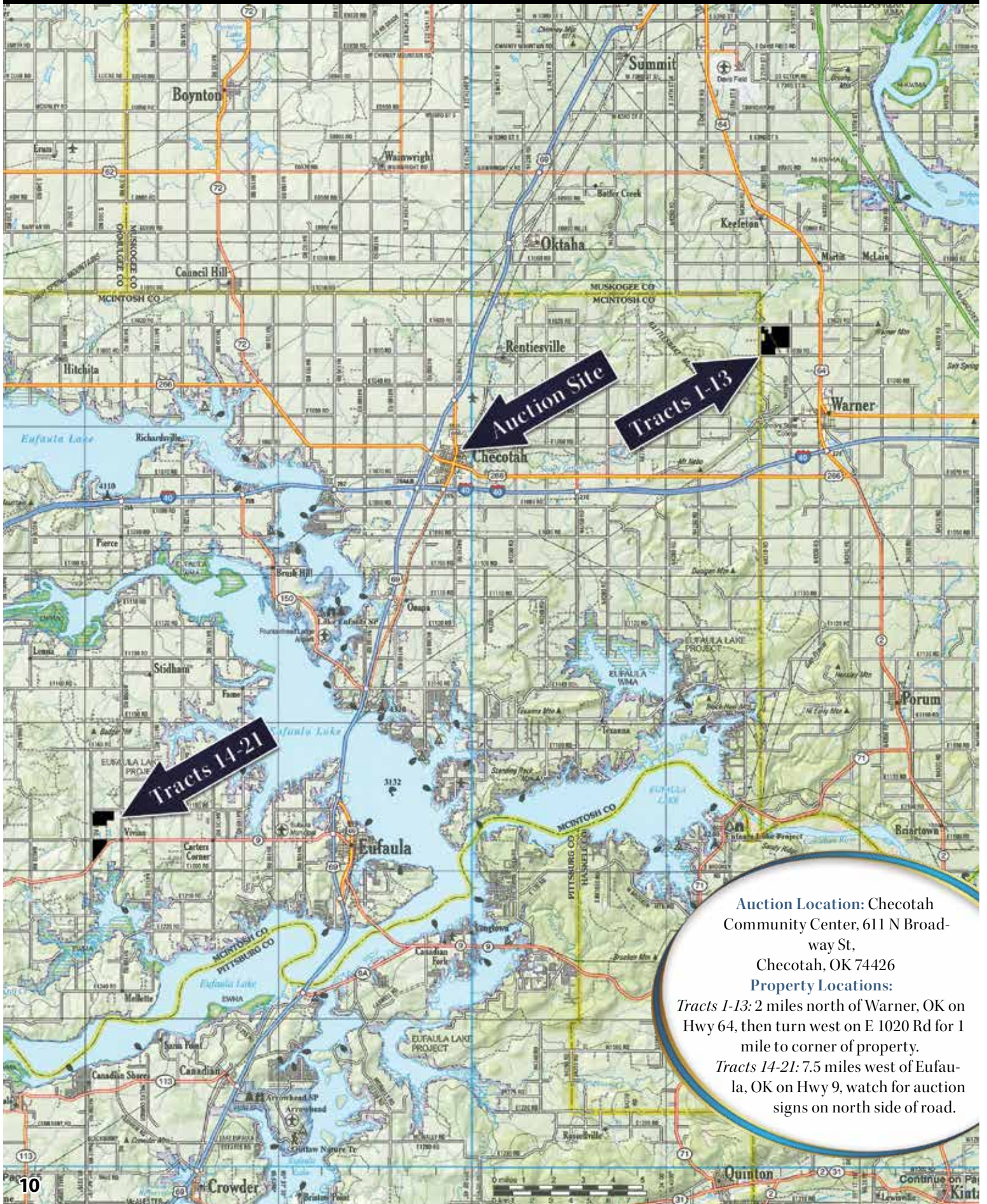
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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 & TRACT MAPS

LOCATION MAP

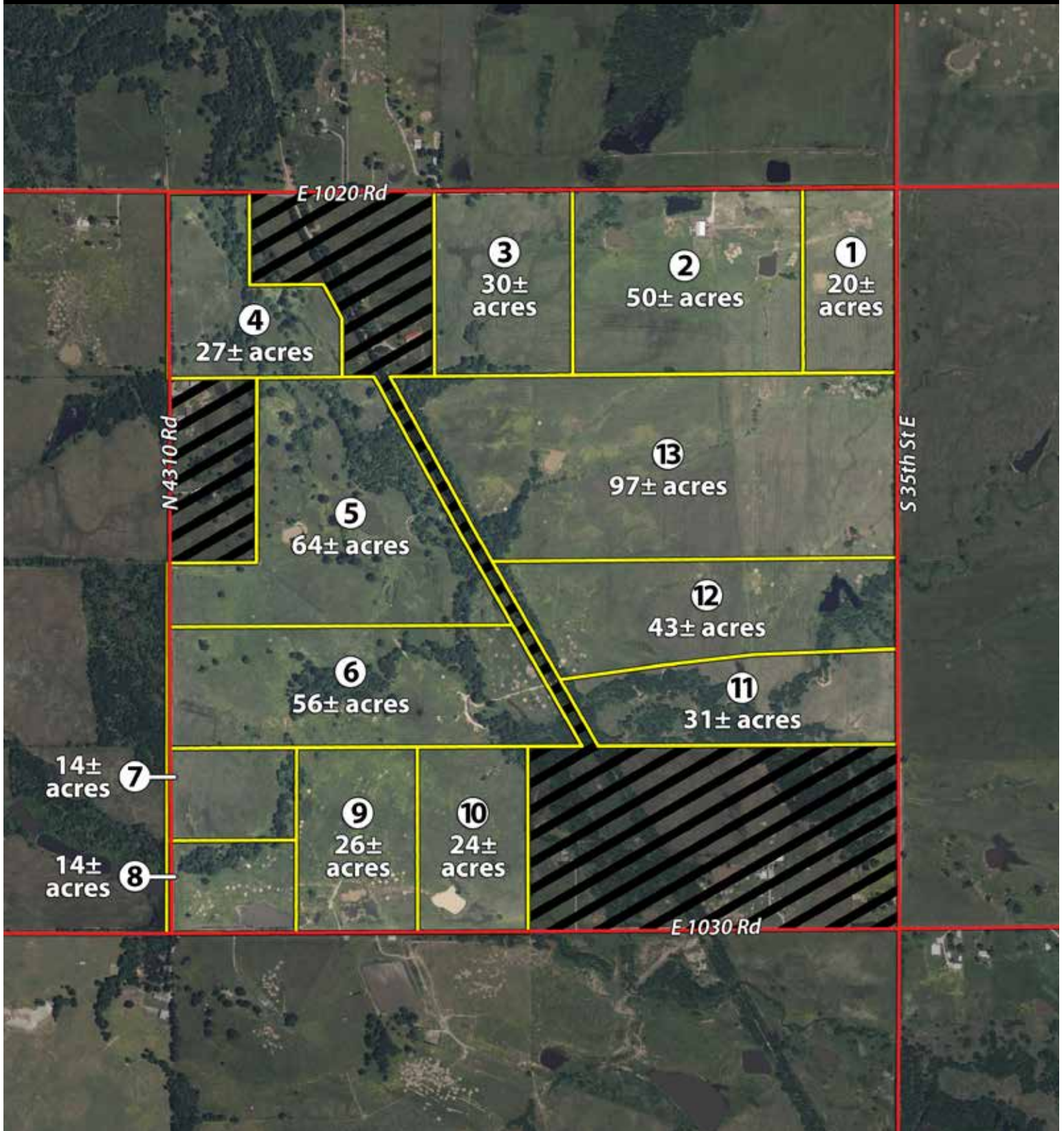


Auction Location: Checotah Community Center, 611 N Broadway St, Checotah, OK 74426

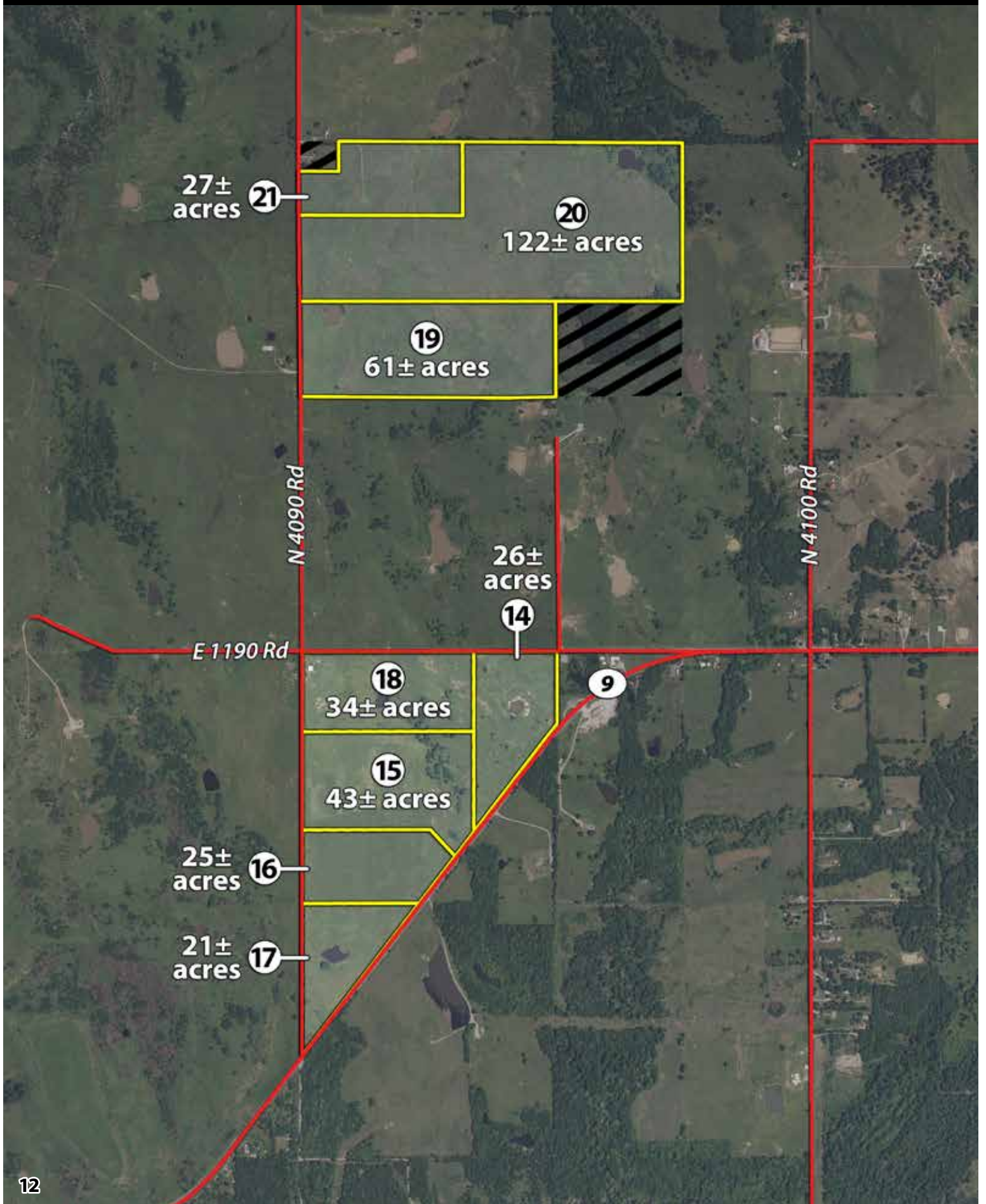
Property Locations:

- Tracts 1-13:* 2 miles north of Warner, OK on Hwy 64, then turn west on E 1020 Rd for 1 mile to corner of property.
- Tracts 14-21:* 7.5 miles west of Eufaula, OK on Hwy 9, watch for auction signs on north side of road.

TRACT MAPS

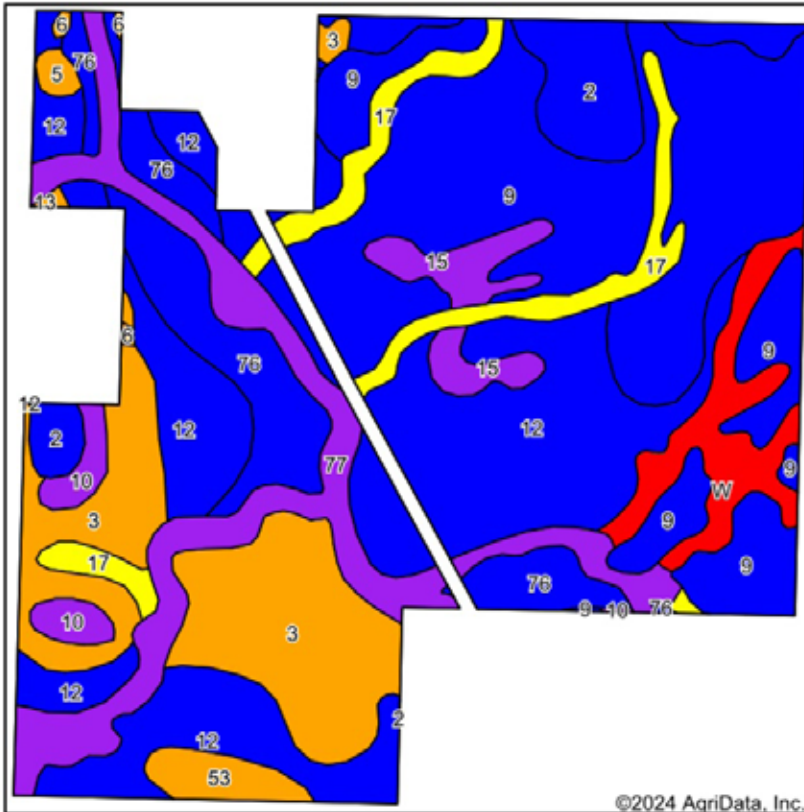


TRACT MAPS

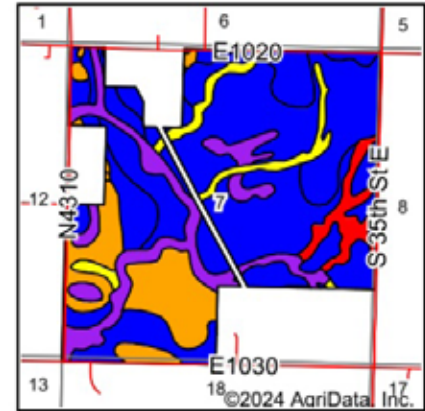


SOILS MAPS

SOILS MAPS - TRACTS 1-13



Soils data provided by USDA and NRCS.



State: Oklahoma
 County: Muskogee
 Location: 7-12N-19E
 Township: Warner
 Acres: 496.39
 Date: 8/21/2024



Maps Provided By:

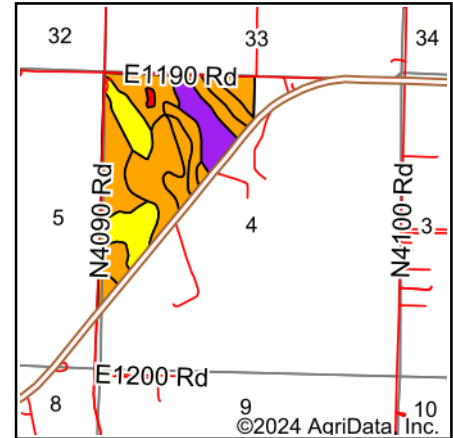
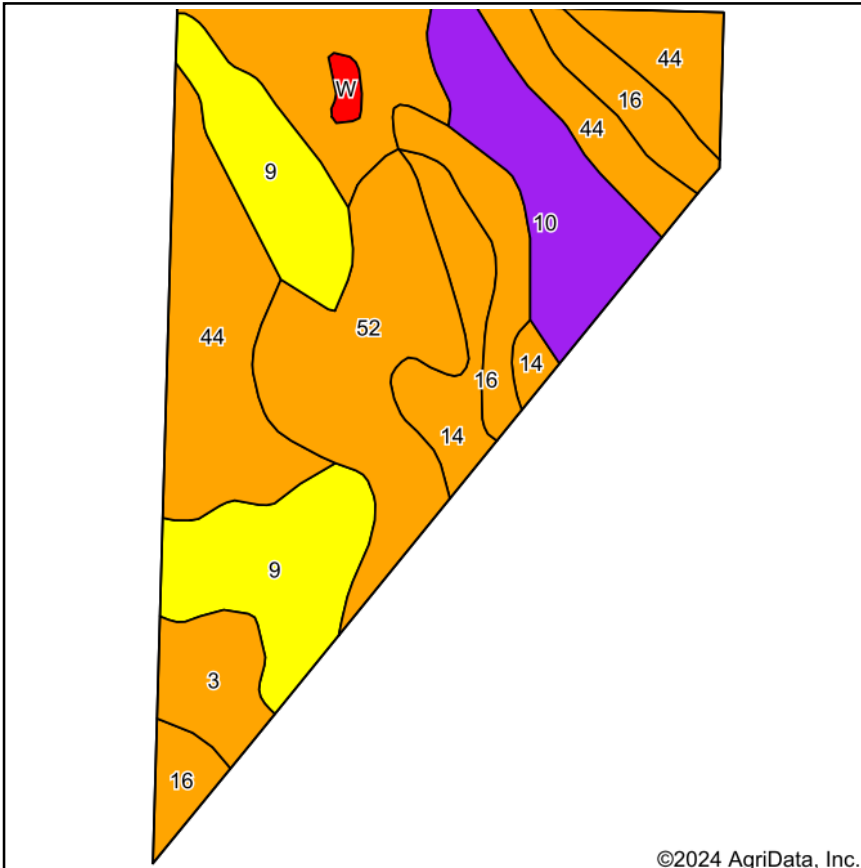
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: OK101, Soil Area Version: 19

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	
9	Choteau loam, 1 to 3 percent slopes	137.94	27.9%		Ile	70	58	62	67	70	
12	Dennis silt loam, 1 to 3 percent slopes	113.86	22.9%		Ile	79	78	59	64	69	
3	Bates loam, 3 to 5 percent slopes	61.57	12.4%		IIle	55	47	52	50	55	
77	Verdigris silt loam, 0 to 1 percent slopes, frequently flooded	47.23	9.5%		Vw	63	63	50	52	20	
76	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	38.60	7.8%		IIw	82	82	63	75	55	
17	Dennis-Verdigris complex, 0 to 12 percent slopes	24.21	4.9%		IVe	72	69	60	64	56	
2	Bates loam, 1 to 3 percent slopes	24.04	4.8%		Ile	65	65	57	52	59	
W	Water	20.10	4.0%		VIII						
15	Dennis silt loam, 3 to 5 percent slopes, gullied	12.11	2.4%		Vle	43	7	8	43		
10	Coweta fine sandy loam, 5 to 12 percent slopes	6.90	1.4%		Vle	31	30	30	24	27	
53	Parsons silt loam, 1 to 3 percent slopes	6.57	1.3%		IIIs	59	57	59	58	58	
5	Bates-Coweta complex, 1 to 3 percent slopes	1.68	0.3%		IIle	45	37	41	37	43	
6	Bates-Coweta complex, 3 to 5 percent slopes	0.82	0.2%		IIle	42	36	39	34	40	
13	Dennis silt loam, 3 to 5 percent slopes	0.76	0.2%		IIle	77	77	62	68	71	
Weighted Average						2.92	*n 66	*n 60.4	*n 54.2	*n 58.4	*n 55.3

SOILS MAPS - TRACTS 14-18



State: **Oklahoma**
 County: **McIntosh**
 Location: **4-9N-15E**
 Township: **Eufaula**
 Acres: **150.24**
 Date: **8/21/2024**



Maps Provided By:

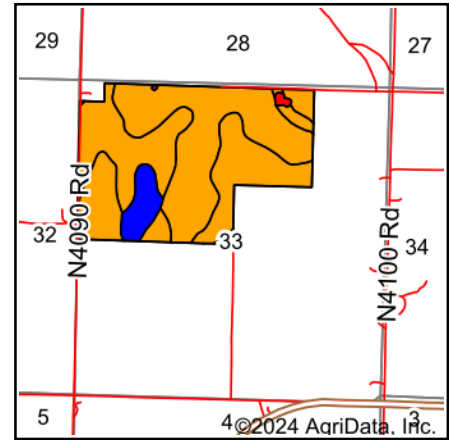
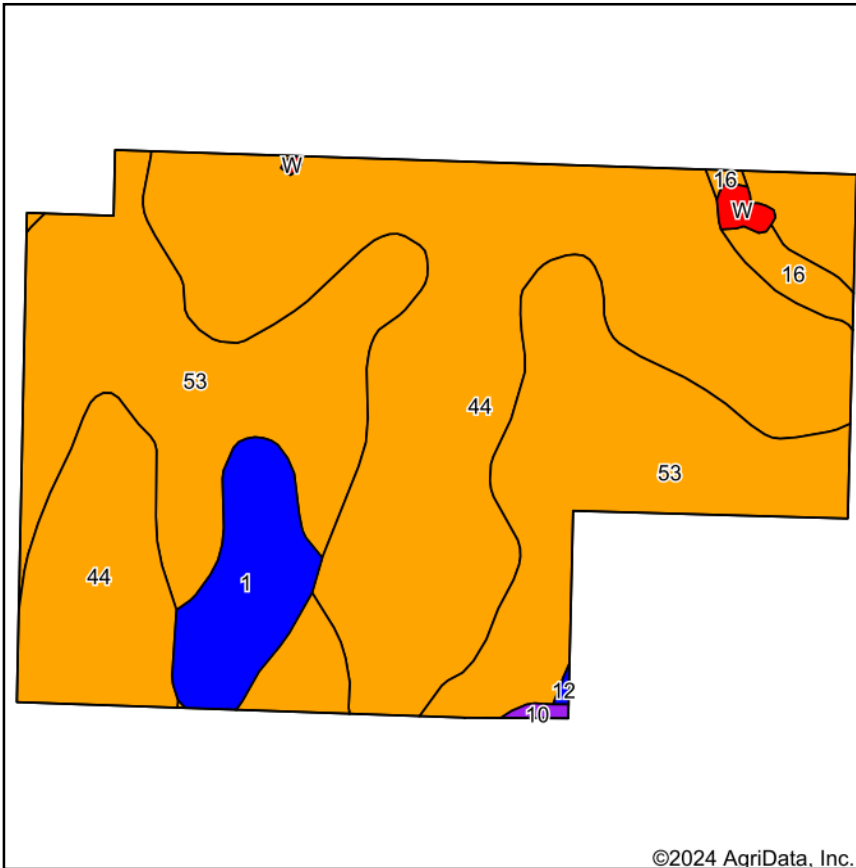


Soils data provided by USDA and NRCS.

Area Symbol: OK091, Soil Area Version: 20										
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
44	Parsons silt loam, 0 to 1 percent slopes	47.30	31.4%		Illw	83	82	66	69	62
9	Coweta-Bates complex, 3 to 8 percent slopes	27.48	18.3%		IVe	43	40	40	35	41
52	Taloka silt loam, 0 to 1 percent slopes	24.65	16.4%		IIIs	62	59	58	62	62
10	Coweta-Talihina complex, 5 to 12 percent slopes	16.61	11.1%		VIe	32	31	31	25	29
16	Dennis-Verdigris complex, 0 to 8 percent slopes	16.32	10.9%		IIle	72	67	62	70	70
14	Dennis silt loam, 3 to 5 percent slopes, eroded	9.86	6.6%		IIle	67	67	55	56	62
3	Bates loam, 3 to 5 percent slopes, eroded	7.05	4.7%		IIle	47	40	43	37	47
W	Water	0.97	0.6%		VIII					
Weighted Average					3.55	*n 62.1	*n 59.8	*n 53.4	*n 54.1	*n 54.3

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

SOILS MAPS - TRACTS 19-21



State: **Oklahoma**
 County: **McIntosh**
 Location: **33-10N-15E**
 Township: **Eufaula**
 Acres: **209.45**
 Date: **8/21/2024**



Soils data provided by USDA and NRCS.

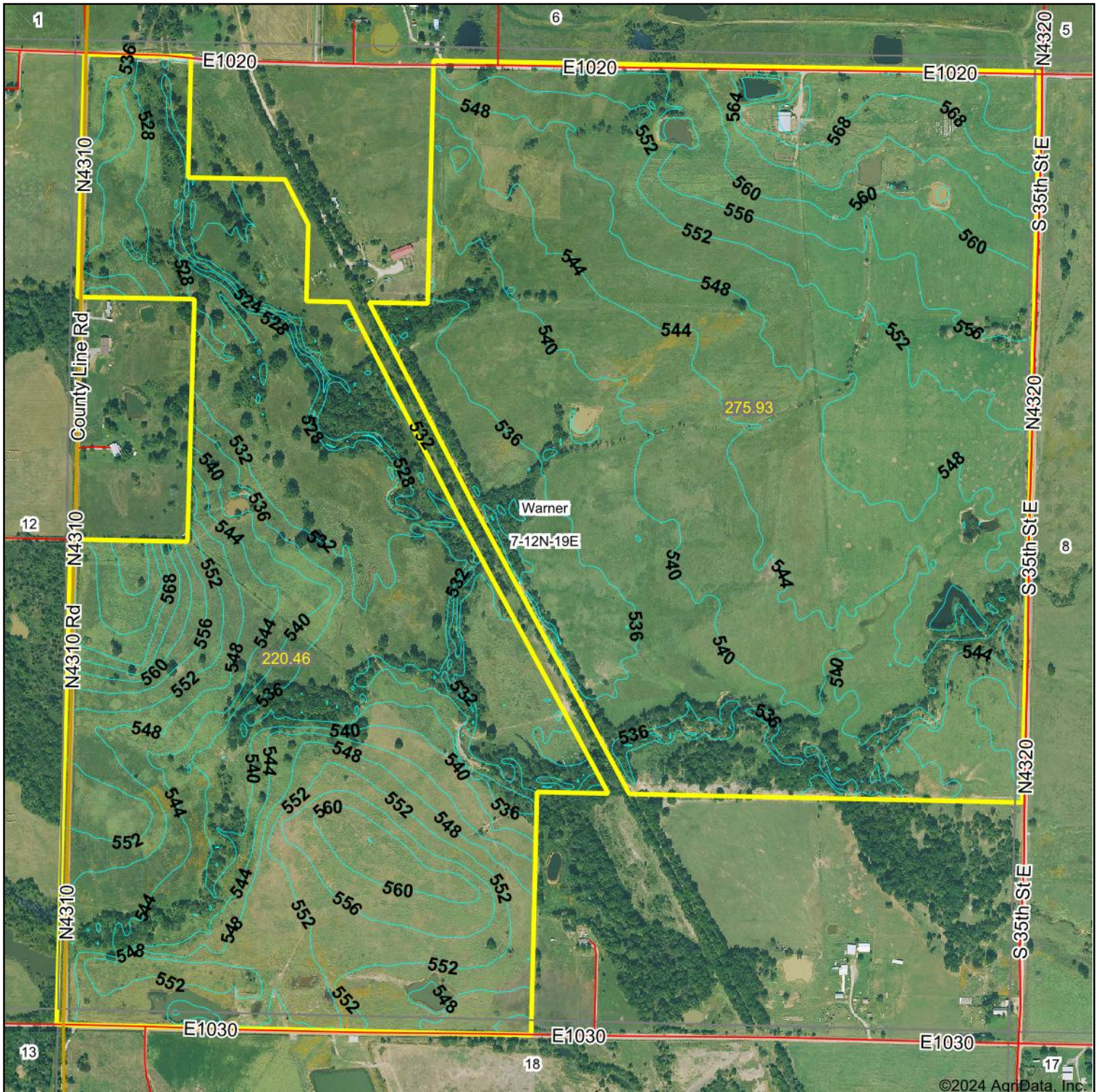
Area Symbol: OK091, Soil Area Version: 20

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
44	Parsons silt loam, 0 to 1 percent slopes	109.12	52.2%		IIIw	83	82	66	69	62
53	Taloka silt loam, 1 to 3 percent slopes	82.80	39.5%		IIIs	63	54	57	61	63
1	Bates loam, 1 to 3 percent slopes	12.57	6.0%		Ile	65	65	57	52	59
16	Dennis-Verdigris complex, 0 to 8 percent slopes	3.21	1.5%		IIIe	72	67	62	70	70
W	Water	1.15	0.5%		VIII					
10	Coweta-Talihina complex, 5 to 12 percent slopes	0.42	0.2%		VIe	32	31	31	25	29
12	Dennis silt loam, 1 to 3 percent slopes	0.18	0.1%		Ile	79	78	59	64	69
Weighted Average					2.97	*n 73.3	*n 69.1	*n 61.4	*n 64.4	*n 61.9

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

TOPOGRAPHY MAPS

TOPOGRAPHY MAPS - TRACTS 1-13



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Source: USGS 10 meter dem

Interval(ft): 4.0

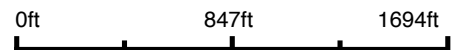
Min: 521.4

Max: 579.1

Range: 57.7

Average: 545.1

Standard Deviation: 10.7 ft



8/21/2024

7-12N-19E
Muskogee County
Oklahoma

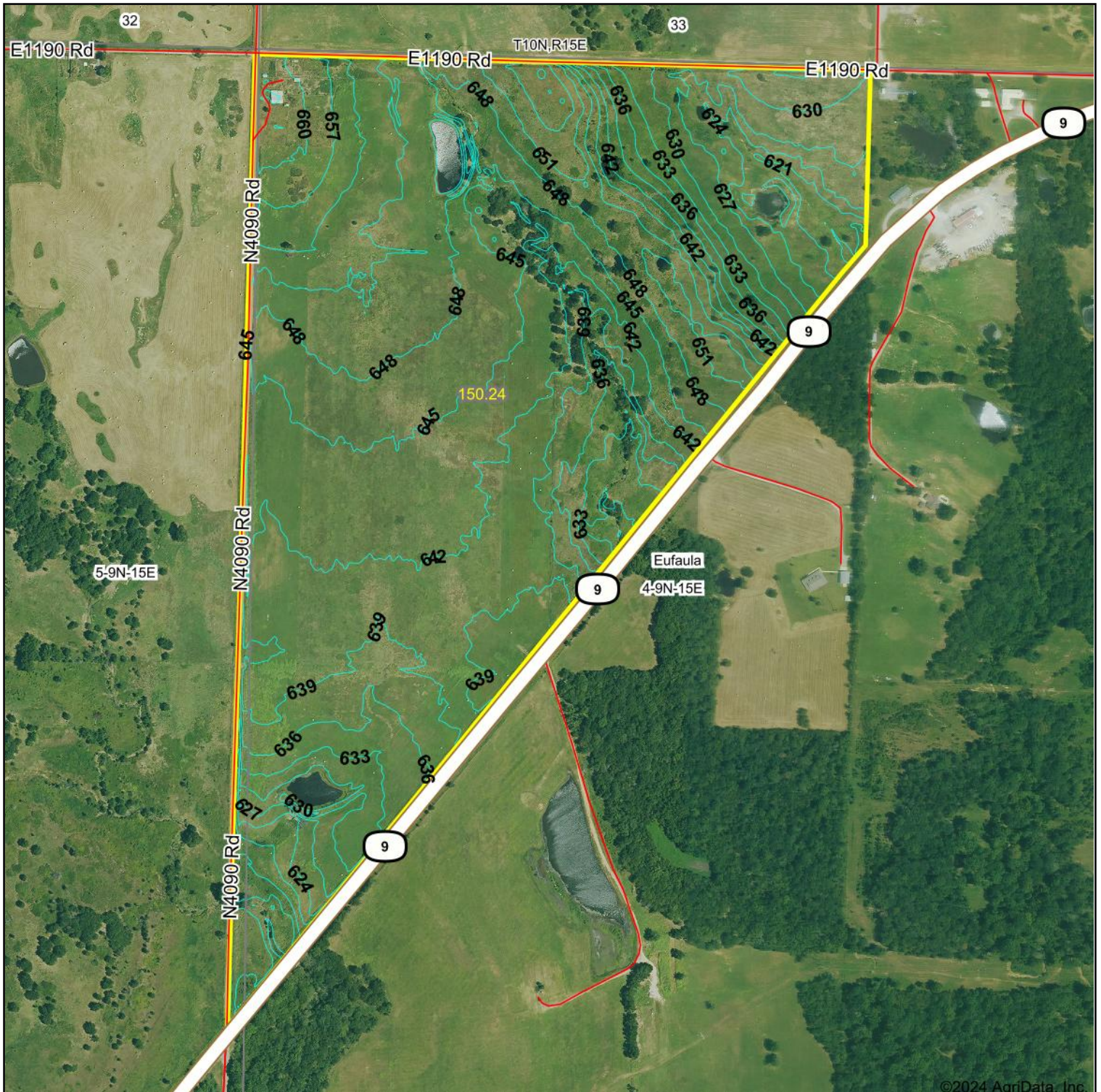
Boundary Center: 35° 31' 46.34, -95° 20' 10.17

Maps Provided By:



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TOPOGRAPHY MAPS - TRACTS 14-18



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Source: USGS 3 meter dem

Interval(ft): 3.0

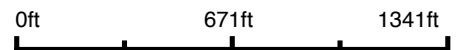
Min: 608.9

Max: 663.8

Range: 54.9

Average: 640.8

Standard Deviation: 9.65 ft



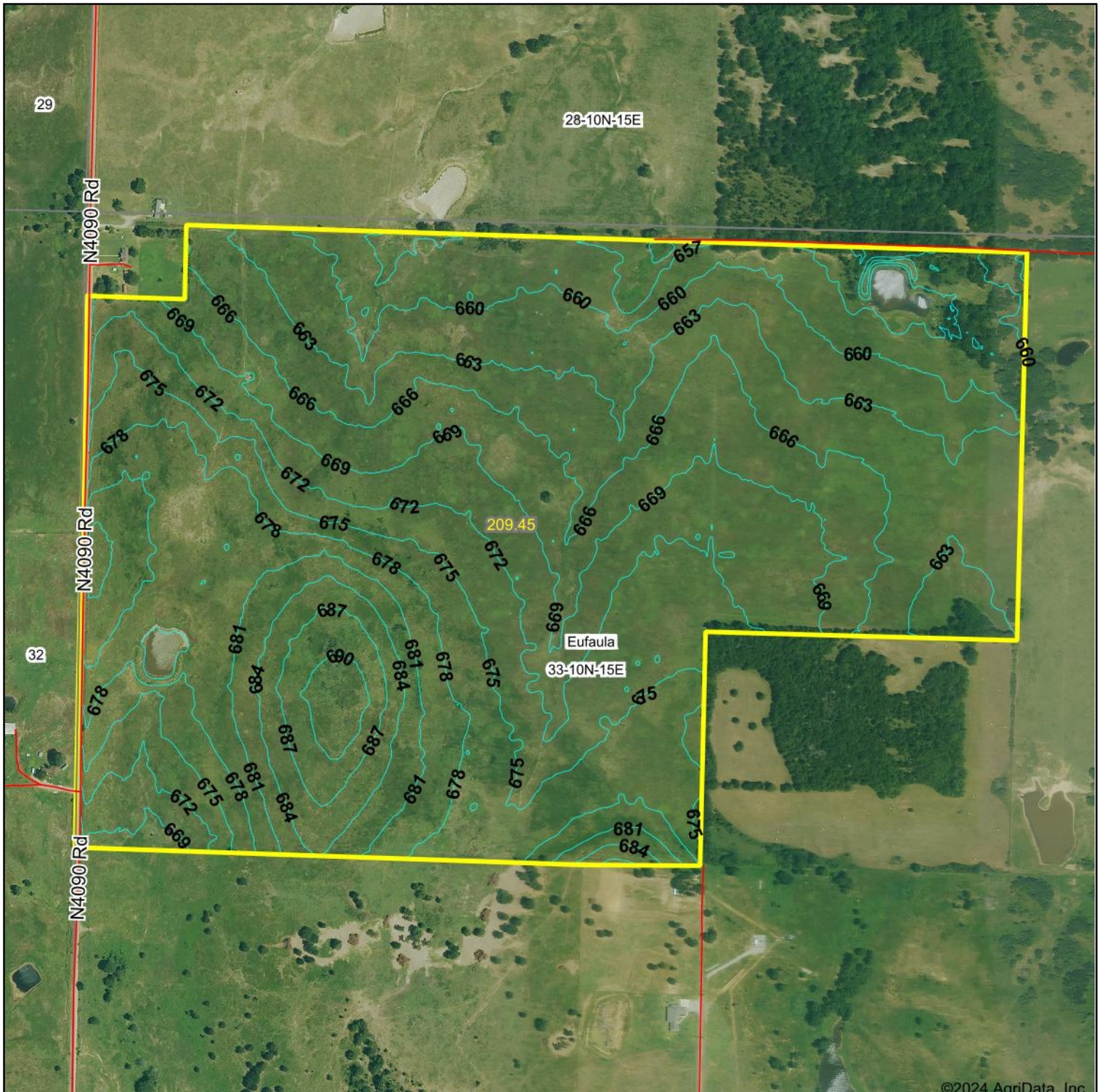
8/21/2024

4-9N-15E
McIntosh County
Oklahoma



Boundary Center: 35° 17' 1.91, -95° 43' 45.98

TOPOGRAPHY MAPS - TRACTS 19-21



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Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 652.6

Max: 692.5

Range: 39.9

Average: 670.8

Standard Deviation: 8.37 ft



8/21/2024

33-10N-15E
McIntosh County
Oklahoma

Boundary Center: 35° 18' 1.92, -95° 43' 38.28

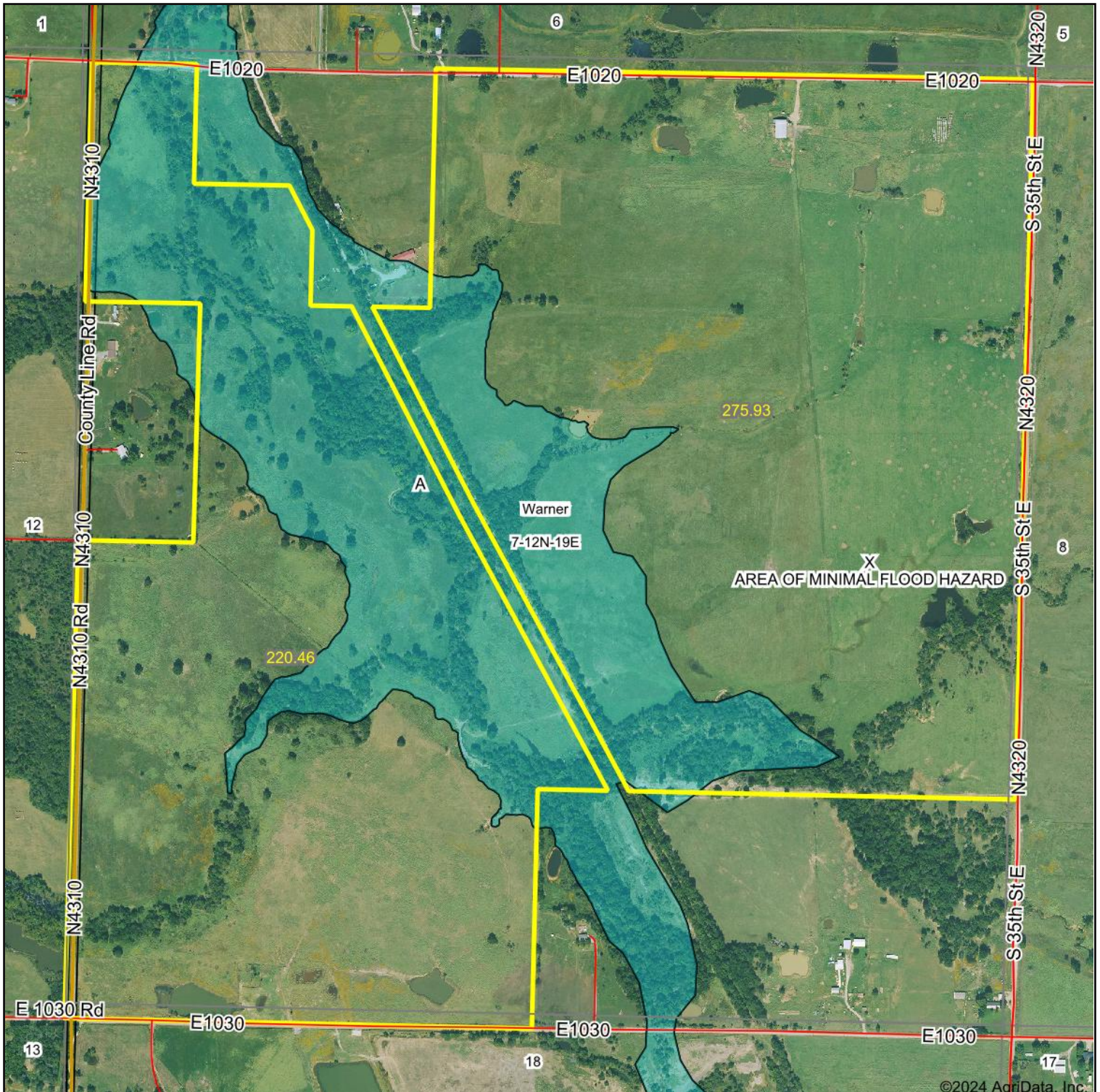
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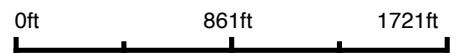
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FLOOD MAPS

FLOOD MAPS - TRACTS 1-13



Map Center: 35° 31' 46.34, -95° 20' 10.17



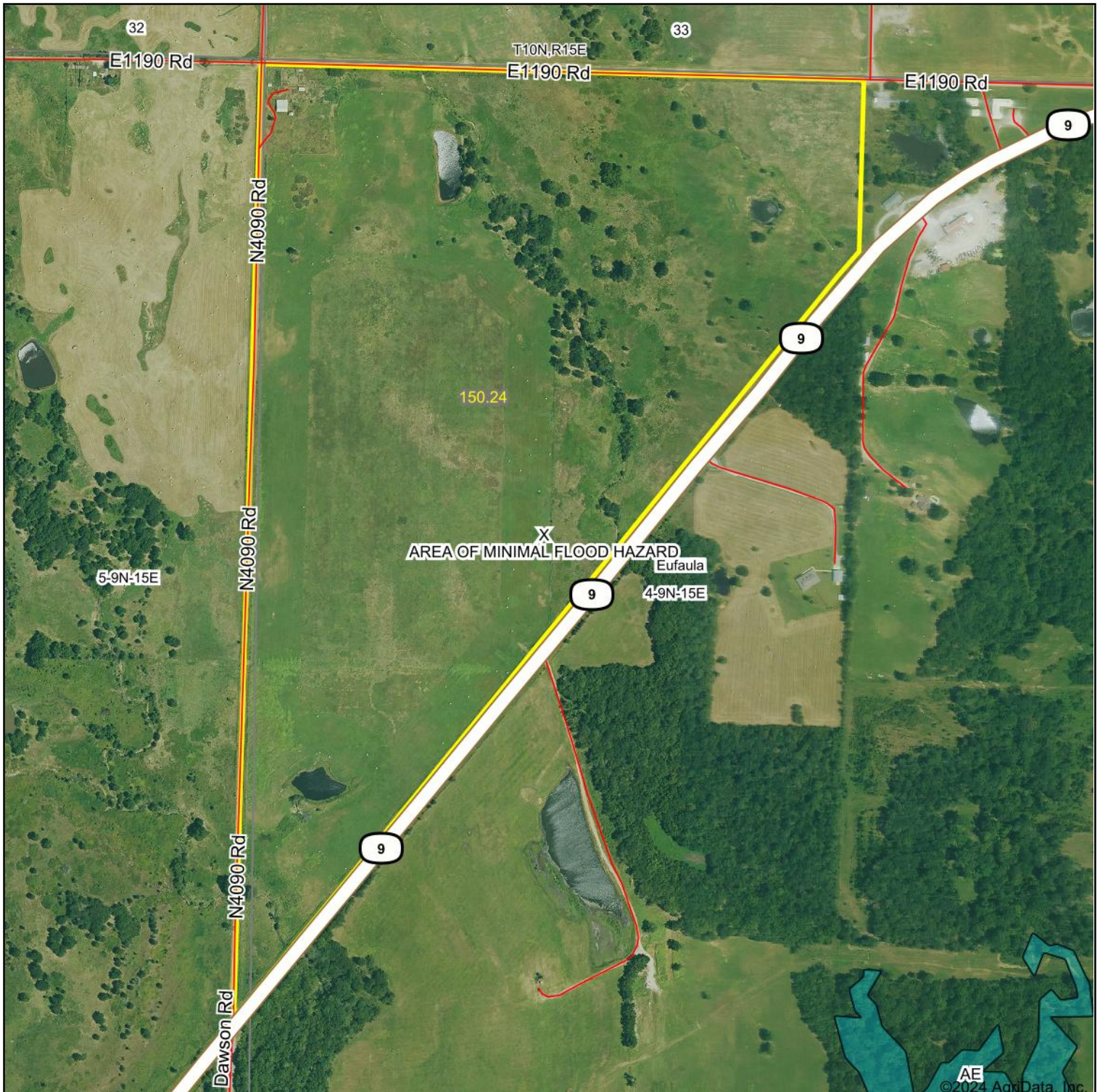
7-12N-19E
Muskogee County
Oklahoma



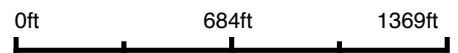
Maps Provided By:
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8/21/2024

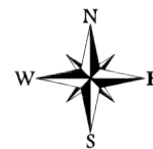
FLOOD MAPS - TRACTS 14-18



Map Center: 35° 17' 1.91, -95° 43' 45.98



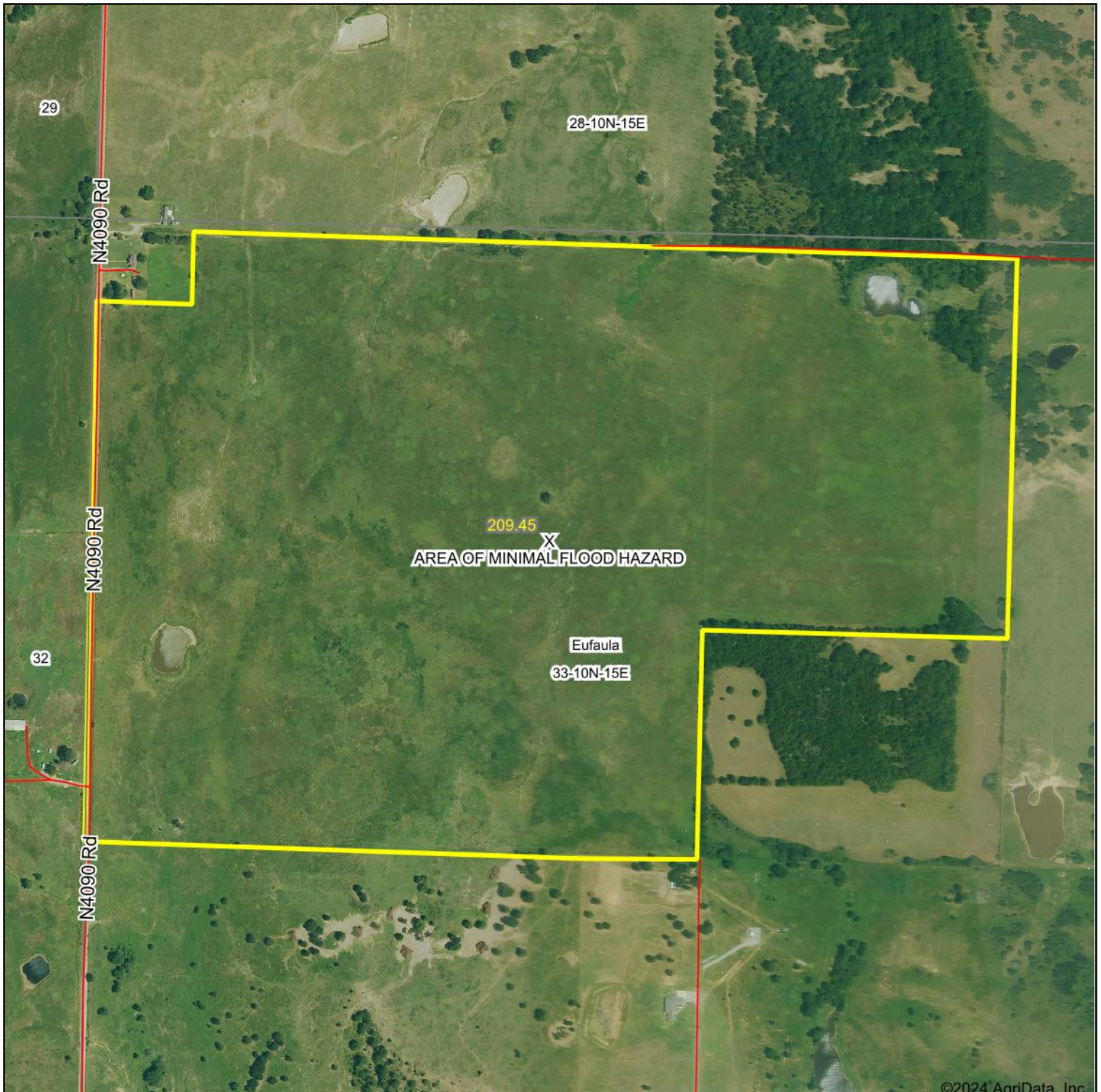
4-9N-15E
McIntosh County
Oklahoma



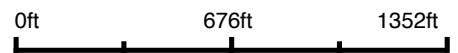
8/21/2024

Flood related information provided by FEMA

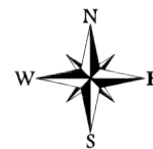
FLOOD MAPS - TRACTS 19-21



Map Center: 35° 18' 1.92, -95° 43' 38.28



33-10N-15E
McIntosh County
Oklahoma



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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8/21/2024

TAX STATEMENTS

TAX STATEMENTS

Tracts 1-13

Tax Roll Inquiry

Muskogee County Treasurer



Shelly Sumpster, Treasurer
400 West Broadway, Rm 220 Muskogee, OK 74401
Phone: 918-682-0811
Fax: 918-682-8907
E-Mail: donotreply@muskogeetreasurer.org



Owner Name and Address

DIAMOND T RANCH, LLC
P.O. BOX 779
BRISTOW OK 74010-0000

Taxroll Information

Tax Year : 2023
Property ID : 0000-07-12N-19E-1-100-00
Location :
School District : 74B WARNER Mills : 91.27
Type of Tax : Real Estate
Tax ID : 23176

Legal Description and Other Information:

T12N R19E S07 SECTION 7 LESS S 1/2 SE & LESS W 1/2 NE NW & LESS NE10 ACRES LOT 1 & LESS W 1/2 SW NW & LESS 7.38 ACRES RAILROAD 496.37 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	10066	Base Tax	1,539.00
Improvements	6794	Penalty	0.00
Net Assessed	16860	Fees	0.00
		Payments	1,539.00
		Total Paid	1,539.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/27/2023	28490	Check	Taxes	1,539.00	SPARKS RESOURCES, INC->Check# 3767

TAX STATEMENTS

Tracts 14-18

Tax Roll Inquiry

McIntosh County Treasurer



Betty Whisenhunt, Treasurer
P.O. Box 547 Eufaula, OK 74432
Phone: 918-689-2491
Fax: 0--
E-Mail: treasurer46@mcintoshcountyok.gov



Owner Name and Address

SILVER RANCH, LLC
P O BOX 779
BRISTOW OK 74010-0000

Taxroll Information

Tax Year : 2023
Property ID : 0000-04-09N-15E-2-001-00
Location :
School District : I001R EUFAULA RURAL Mills : 83.14
Type of Tax : Real Estate
Tax ID : 1053

Legal Description and Other Information:

W/2 NORTH AND WEST OF HWY #9 SEC 4-9-15 BEG NW/C OF SEC 4 N883440E 2641.33' S011220E 760.70' THENCE
ALONG HWY ROW S380416W 114.59' S364010W 4191.37' N010838W 4147.89 POB 1176/331 MS14/249 1140/17 1140/17
1180/188 149.36 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	2545	Base Tax	232.00
Improvements	243	Penalty	0.00
Net Assessed	2788	Fees	0.00
		Payments	232.00
		Total Paid	232.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/27/2023	17950	Check	Taxes	232.00	SPARKS RESOURCES INC.->Check# 3766

TAX STATEMENTS

Tracts 19, Part of 20 & 21

Tax Roll Inquiry

McIntosh County Treasurer



Betty Whisenhunt, Treasurer
P.O. Box 547 Eufaula, OK 74432
Phone: 918-689-2491
Fax: 0--
E-Mail: treasurer46@mcintoshcountyok.gov



Owner Name and Address

SILVER RANCH, LLC
P O BOX 779
BRISTOW OK 74010-0000

Taxroll Information

Tax Year : 2023
Property ID : 0000-33-10N-15E-2-001-00
Location : 409653 E 1190 RD EUFAULA
School District : 1001R EUFAULA RURAL Mills : 83.14
Type of Tax : Real Estate
Tax ID : 3091

Legal Description and Other Information:

NW SEC 33-10-15 LESS TRACT 557/682-5 MS14/249 1140/19 1180/188 159.59 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	3838	Base Tax	319.00
Improvements	0	Penalty	0.00
Net Assessed	3838	Fees	0.00
		Payments	319.00
		Total Paid	319.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/27/2023	17948	Check	Taxes	319.00	SPARKS RESOURCES INC.->Check# 3766

TAX STATEMENTS

Part of Tract 20

Tax Roll Inquiry

McIntosh County Treasurer



Betty Whisenhunt, Treasurer
P.O. Box 547 Eufaula, OK 74432
Phone: 918-689-2491
Fax: 0--
E-Mail: treasurer46@mcintoshcountyok.gov



Owner Name and Address

SILVER RANCH, LLC
P O BOX 779
BRISTOW OK 74010-0000

Taxroll Information

Tax Year : 2023
Property ID : 0000-33-10N-15E-2-004-00
Location :
School District : 1001R EUFAULA RURAL Mills : 83.14
Type of Tax : Real Estate
Tax ID : 40374

Legal Description and Other Information:

N30 AC OF S60 AC W2 NE & N2 NW NE 33-10N-15E 1140/17 1180/188 50.27 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	1143	Base Tax	95.00
Improvements	0	Penalty	0.00
Net Assessed	1143	Fees	0.00
		Payments	95.00
		Total Paid	95.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/27/2023	17947	Check	Taxes	95.00	SPARKS RESOURCES INC.->Check# 3766

PHOTOS

PHOTOS



Tract 1 NE Corner



32 Tract 2 Overhead

PHOTOS



Tract 2 Shop & Apartment



Tract 2 Pond & Shop

PHOTOS



Tract 2 West View



34 Tract 3 NW Corner

PHOTOS



Tract 4 NW Corner



Tract 5 Bottomland

PHOTOS



Tract 5 Pond



36 Tract 8 Pond

PHOTOS



Tract 12 Pond



Tracts 12 & 13 Ponds

PHOTOS



Tract 13 Pasture



38 Tract 17 Pond

PHOTOS



Tract 18 Pens & Barn



Tract 18 Pond & Pens

PHOTOS



Tract 18 Pond



40 Tract 20 Big Oak & Hay

PHOTOS



Tract 20 Hay Bales



Tract 20 Pond

PHOTOS



Tract 20 NE Corner



42 Tracts 1-13 NE Corner

PHOTOS



Tracts 1-13 SW Corner



Tracts 5 & 6 Ridgeline

PHOTOS



Tracts 5-10 NW Corner



44 Tracts 5-10 SW Corner

PHOTOS



Tracts 7-10 SE Corner



Tracts 11-13 SE Corner

PHOTOS



Tracts 14-18 NE Corner



46 Tracts 14-18 NW Corner

PHOTOS



Tracts 14-18 SW Corner



Tracts 19-21 NE Corner

PHOTOS



Tracts 19-21 SE Corner



48 Tract 1

PHOTOS



PHOTOS



Tract 2



50 Tract 2

PHOTOS



Tract 2



Tract 2

PHOTOS



Tract 2



52 Tract 2

PHOTOS



Tract 2



Tract 3

PHOTOS



PHOTOS



Tract 4



Tract 4

PHOTOS



Tract 4



56 Tract 5

PHOTOS



Tract 5



Tract 5

PHOTOS



Tract 5



58 Tract 5

PHOTOS



Tract 5

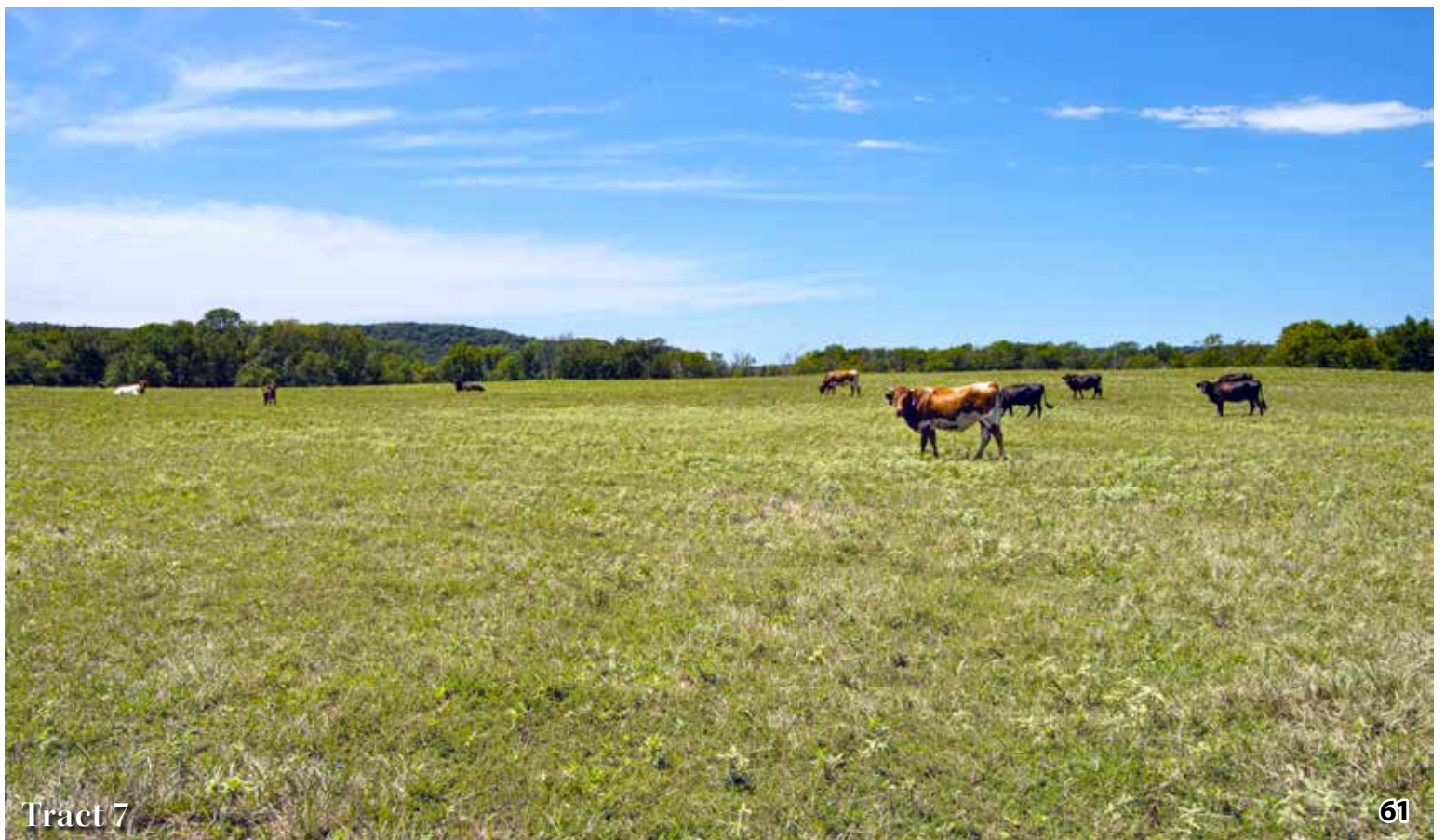


Tract 6 Creek

PHOTOS



PHOTOS



PHOTOS



Tract 7



62 Tract 8

PHOTOS



Tract 8



Tract 9

PHOTOS



Tract 10



64 Tract 10

PHOTOS



Tract 10



Tract 11

PHOTOS



Tract II



66 Tract II

PHOTOS



Tract 11



Tract 12

PHOTOS



Tract 12



68 Tract 12

PHOTOS



PHOTOS



Tract 13



70 Tract 13

PHOTOS



Tract 13



Tract 13

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PHOTOS



Tract 14



74 Tract 14

PHOTOS



Tract 14



Tract 15

PHOTOS



Tract 15



76 Tract 15

PHOTOS



PHOTOS



PHOTOS



Tract 16



Tract 17

PHOTOS



Tract 17



80 Tract 17

PHOTOS



Tract 18



Tract 18

PHOTOS



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Tract 18



Tract 18

PHOTOS



Tract 19



84 Tract 19

PHOTOS



PHOTOS



Tract 20



86 Tract 20

PHOTOS



Tract 20



Tract 20

PHOTOS



Tract 21



88 Tract 21

PHOTOS





Tracts 14-18 NE Corner

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