

# Grand River Pioneer Ranch AUCTION

3± Mile West of Langley, OK on E 386 Rd



Tracts 1-2 NW View

# 137± Acres

*Offered in 6 Tracts*

with 3,300± Feet of Grand River Frontage

## Tuesday, June 3<sup>rd</sup> at 6PM

Auction Location: GRDA – Ecosystems and Education Center, 420 OK-28, Langley, OK

# INFORMATION BOOKLET

House

Stocked Ponds



**SCHRADER**

4% Buyer's Premium Real Estate and Auction Company, Inc.

405-332-5505 | [SchraderWellings.com](http://SchraderWellings.com) | [SchraderAuction.com](http://SchraderAuction.com) | 800-451-2709

## 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 6 will be offered in individual tracts, in any combination of these tracts, or as the whole property. 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 whole 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 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, 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.

**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 is made as to the existence or value of any minerals or the nature or extent of Seller's interest therein.

**SURVEY:** The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

**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 Com-

pany, 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**
- **SOIL INFORMATION  
(Soils, Topography, Flood Maps)**
- **TAX STATEMENTS**
- **PROPERTY RECORD CARDS**
- **PHOTOS**

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



**Whole Property - NW View**

# **REGISTRATION FORMS**

# **BIDDER PRE-REGISTRATION FORM**

**TUESDAY, JUNE 3, 2025**

**137± ACRES – LANGLEY, 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](mailto:auctions@schraderauction.com) or fax to 260-244-4431, no later than Tuesday, May 27, 2025.  
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**  
**137± Acres • Langley, Oklahoma**  
**Tuesday, June 3, 2025**

**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 3, 2025 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](http://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](mailto: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, May 27, 2025**. Send your deposit and return this form via fax or email to: **260-244-4431 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:**

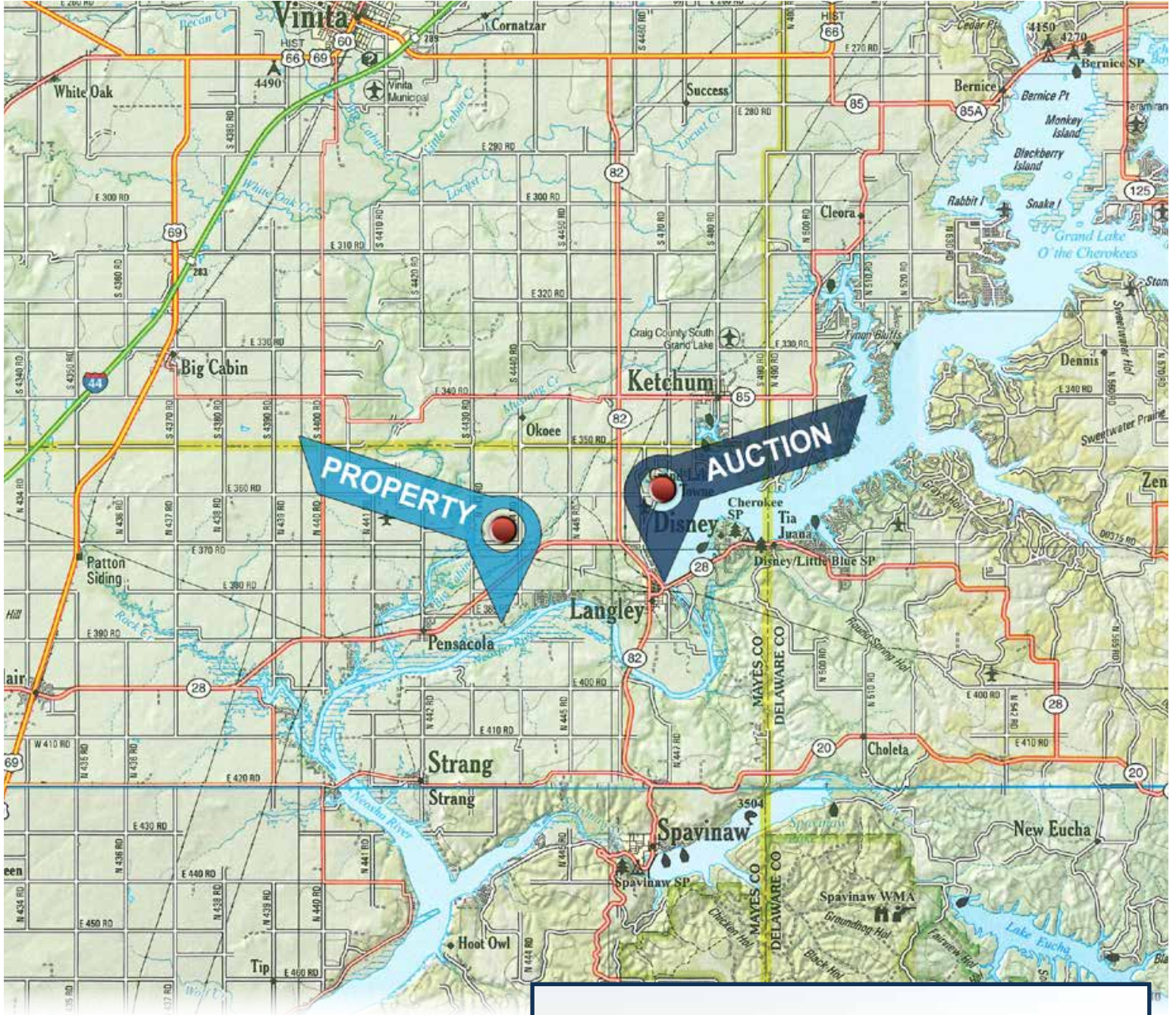
E-mail address of registered bidder: \_\_\_\_\_

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**

# LOCATION MAP

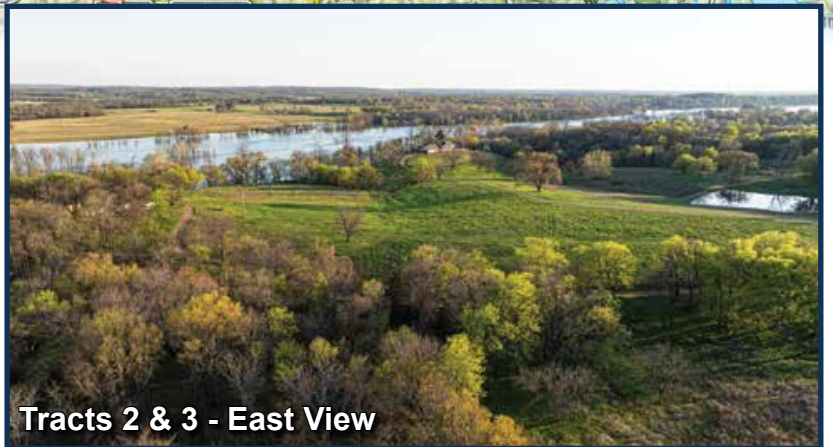


## PROPERTY LOCATION:

3± Mile West of Langley, OK  
on E 386 Rd.

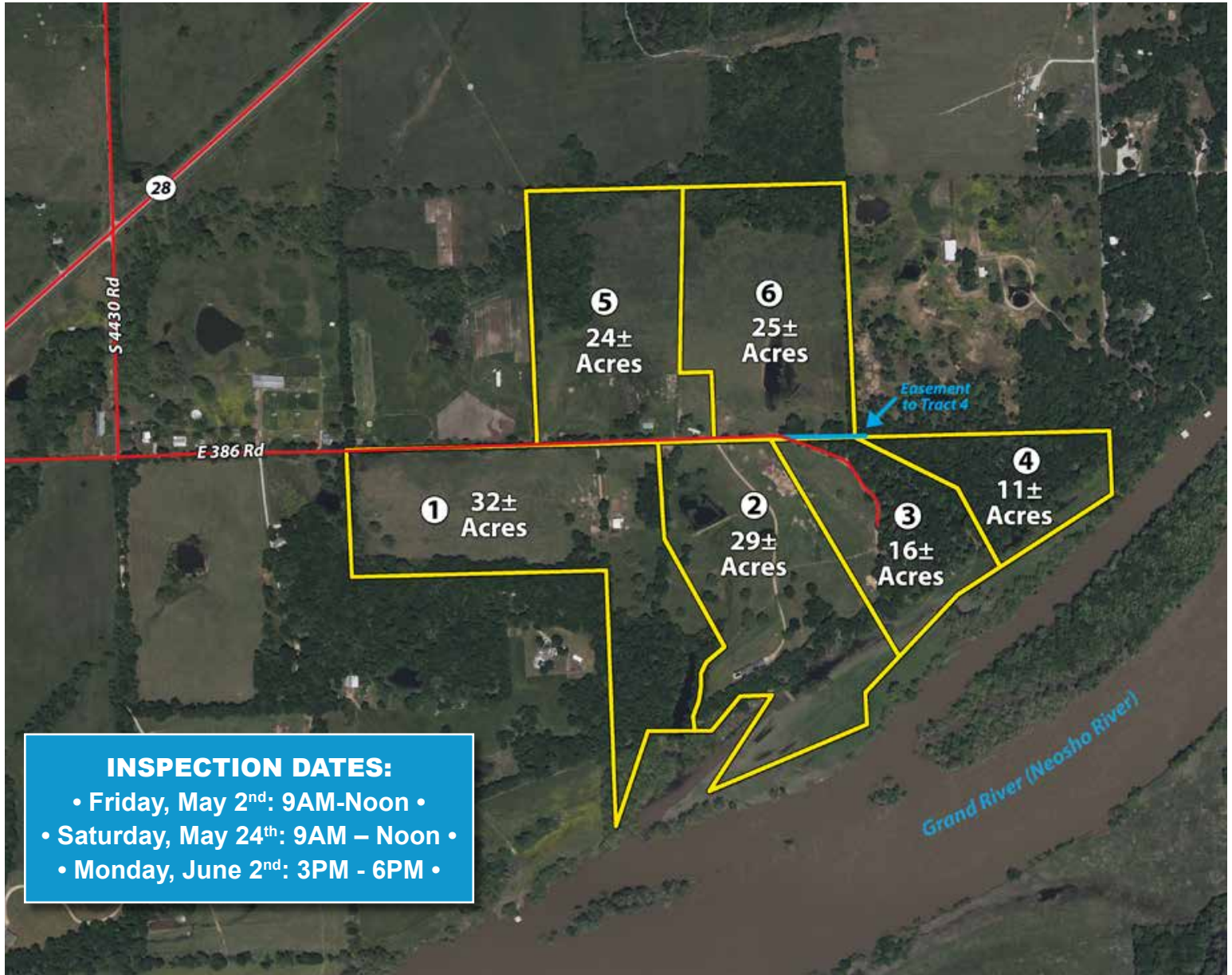
## AUCTION LOCATION:

GRDA – Ecosystems and Education Center,  
420 OK-28, Langley, OK 74350.



Tracts 2 & 3 - East View

# AERIAL TRACT MAP



## TRACT DESCRIPTIONS:

**TRACT 1: 32± ACRES** that includes a stunning pond along the river bottom and exceptional views. This tract also has an open face pole barn, water well & cattle working pens. The upper portion of the property features a 20± acre field with ideal topography for a variety of uses.

**TRACT 2: 29± ACRES** which features the primary home, a stunning pond, old growth Oak trees and an unmatched view of the river bottom below. The primary residence is 4,448 Sq. Ft, with 4 Bedrooms, 4 Bathrooms, stone fireplace, 2nd story balcony and an unmatched view of the Grand River below! With ample bed and bath space, the home could make an excellent potential vacation rental prospect.

**TRACT 3: 16± ACRES** set atop another stunning hill with views of the river. An older mobile home is currently on this parcel, providing established electric and septic already in place for a future build.

**TRACT 4: 11± ACRES** with limitless potential for a future homesite or recreational retreat.

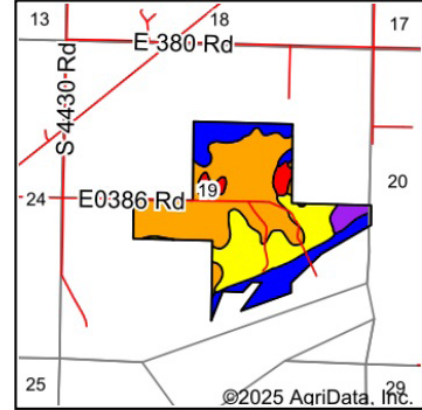
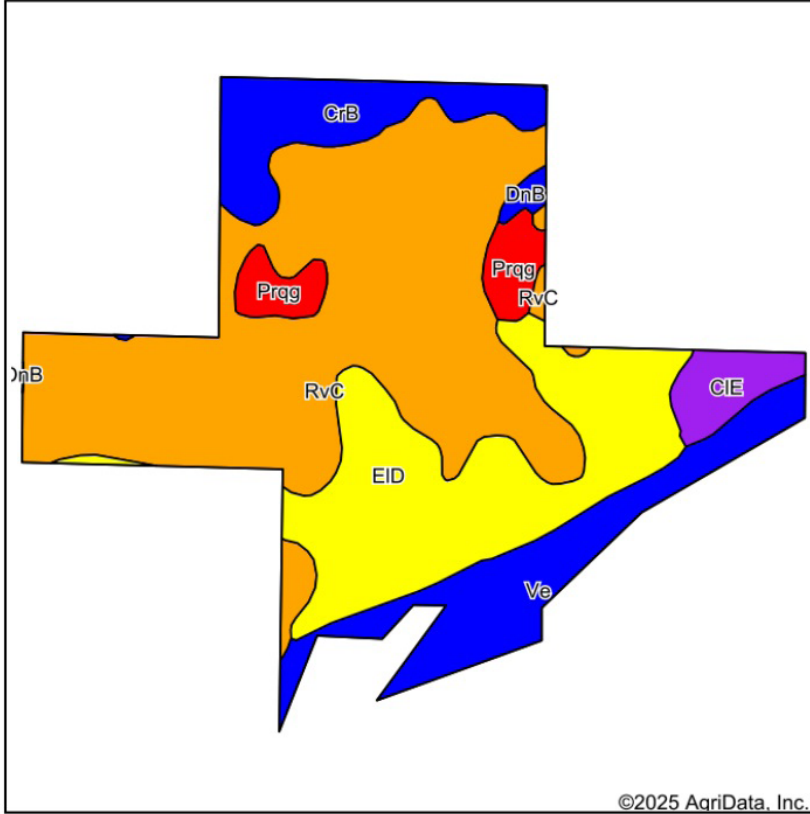
**TRACT 5: 24± ACRES** located on the north side of the property that currently has an older mobile home and pole barn in place. Excellent potential building site off the river, with an attractive balance of open land and mature timber.

**TRACT 6: 25± ACRES** of primarily open pasture and mature timber in the back. Also includes a nice pond!



# **SOIL INFORMATION**

# SOIL MAP



State: **Oklahoma**  
 County: **Mayes**  
 Location: **19-23N-21E**  
 Township: **East Mayes**  
 Acres: **141.13**  
 Date: **5/1/2025**



Soils data provided by USDA and NRCS.

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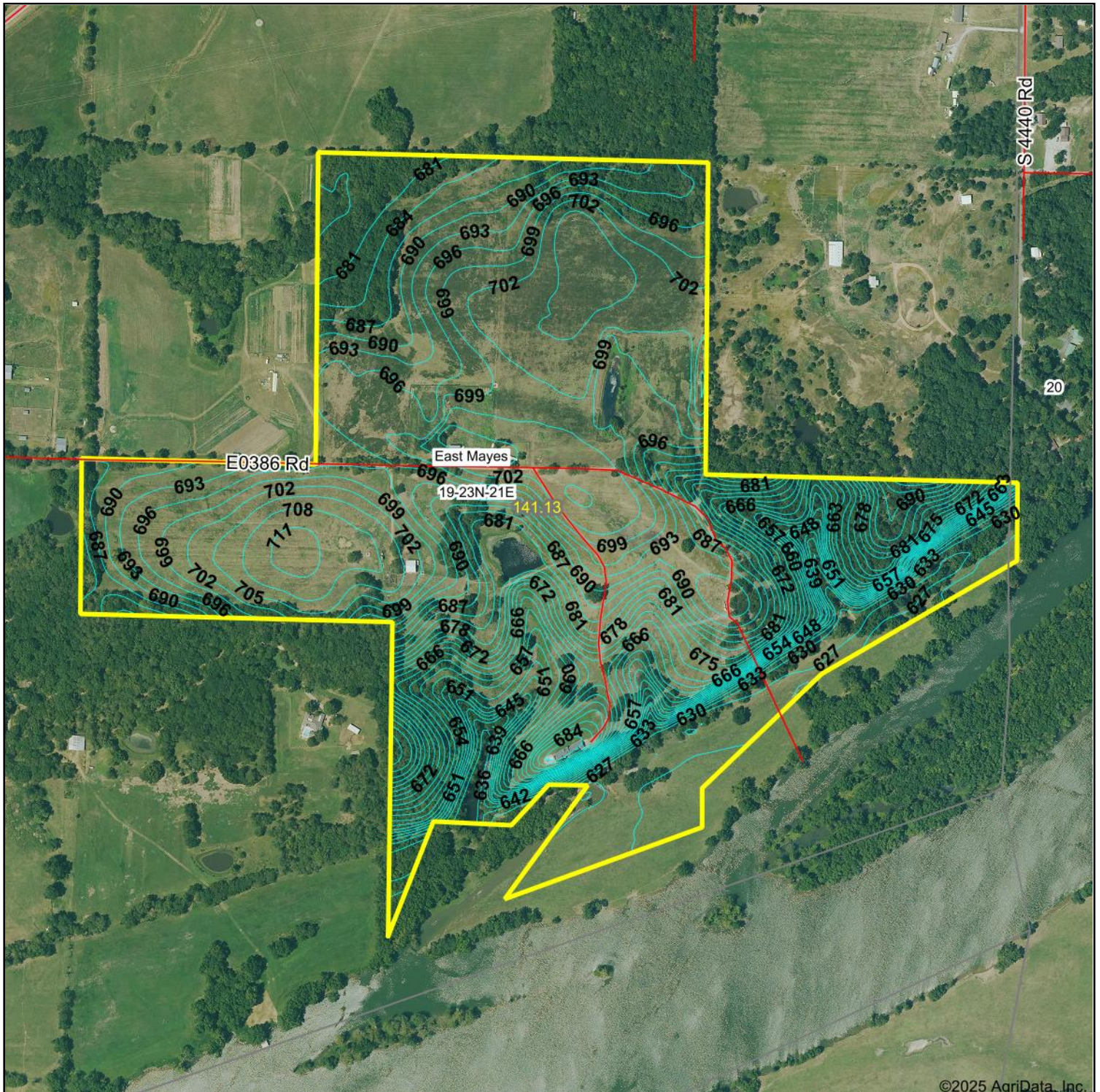
Maps Provided By:

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Area Symbol: OK097, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Caucasian bluestem Tons	Corn Bu	Grain sorghum Bu	Improved bermudagrass AUM	Orchardgrass red clover Tons	Soybeans Bu	Tall fescue AUM	Tall fescue Tons	Wheat Bu
RvC	Riverton gravelly loam, 1 to 5 percent slopes	68.17	48.4%		IIIe		5	39	6		19	5	5	25
EID	Eldorado gravelly silt loam, 1 to 8 percent slopes	33.51	23.7%		IVe									
Ve	Verdigris silty clay loam, 0 to 1 percent slopes, occasionally flooded	16.57	11.7%		IIw									
CrB	Craig silt loam, 1 to 3 percent slopes	11.86	8.4%		IIs									
Prqg	Pits, gravel and quarry	5.67	4.0%		VIII									
CIE	Clarksville very gravelly silt loam, 5 to 20 percent slopes, stony	4.51	3.2%		VIe		1		1	1		3	3	
DnB	Dennis silt loam, 1 to 3 percent slopes	0.84	0.6%		IIe									
<b>Weighted Average</b>					<b>3.33</b>	<b>*-</b>	<b>2.4</b>	<b>18.8</b>	<b>2.9</b>	<b>*-</b>	<b>9.2</b>	<b>2.5</b>	<b>2.5</b>	<b>12.1</b>

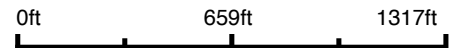
# TOPO CONTOURS MAP



©2025 AgriData, Inc.



Source: USGS 10 meter dem  
 Interval(ft): 3.0  
 Min: 620.2  
 Max: 712.0  
 Range: 91.8  
 Average: 681.0  
 Standard Deviation: 24.21 ft



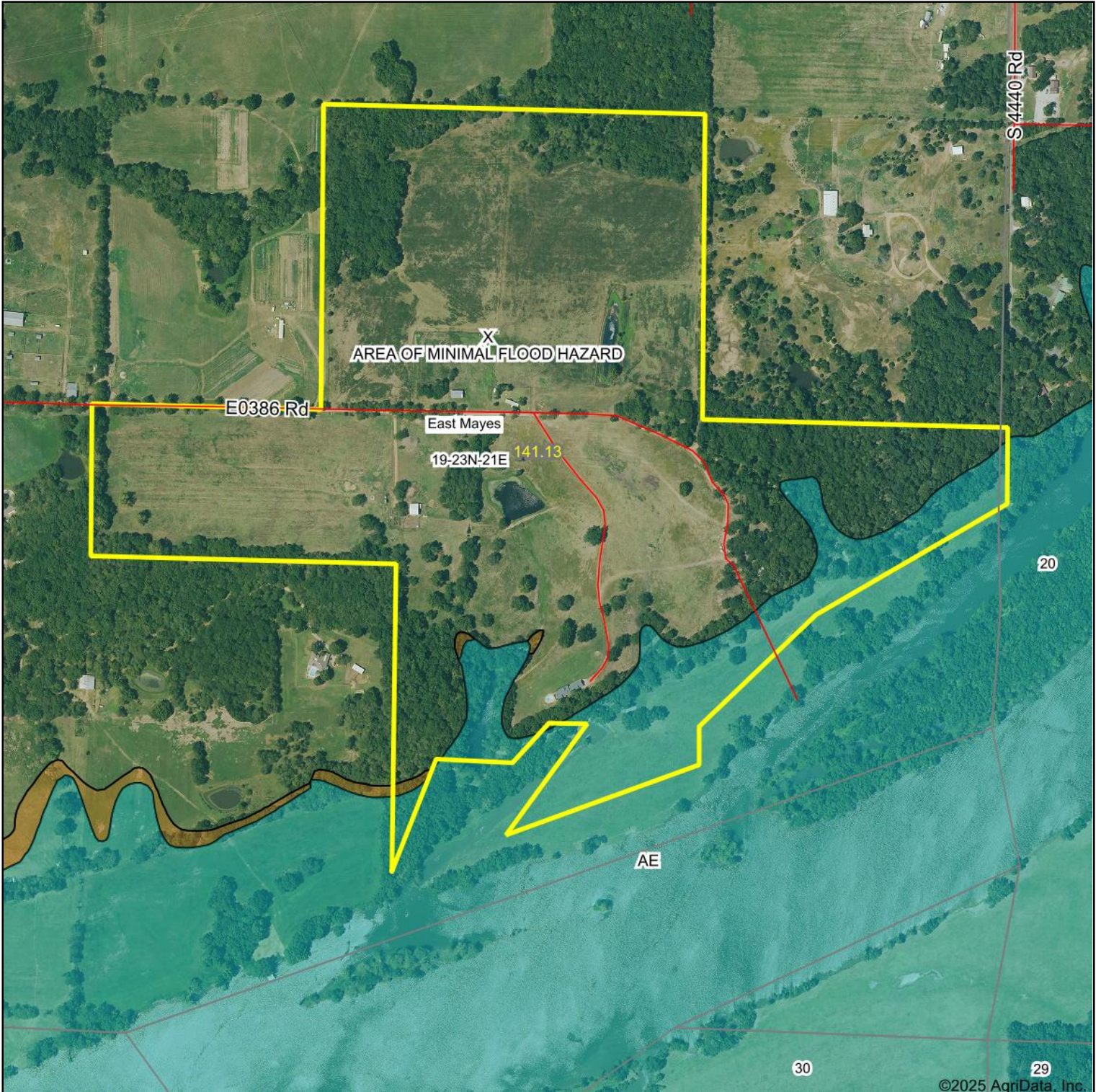
5/1/2025

**19-23N-21E**  
**Mayes County**  
**Oklahoma**

Boundary Center: 36° 27' 31.34, -95° 6' 7.92



# FLOOD MAP



Boundary Center: 36° 27' 31.34, -95° 6' 7.92

0ft 674ft 1347ft



**19-23N-21E**  
**Mayes County**  
**Oklahoma**



5/1/2025



# **TAX STATEMENTS**

# TAX STATEMENTS

## Tax Roll Inquiry

Mayes County Treasurer



**Bobbie Martin, Treasurer**  
1 Court Place, Suite 100 Pryor, OK 74361  
Phone: 918-825-0160  
Fax: 918-825-2913  
E-Mail: [mayescotreas@mayes.okcounties.org](mailto:mayescotreas@mayes.okcounties.org)



### Owner Name and Address

AMERICA'S HEARTLAND LLC A/K/A  
AMERICA'S HEARTLAND 10 LLC  
1300 HUTTON DE SUITE 110  
CARROLLTON TX 75006-0000

### Taxroll Information

Tax Year : 2024  
Property ID : 0000-19-23N-21E-1-002-00  
Location : 19232112  
School District : R6 RURAL LANGLEY/KETCHUM  
Type of Tax : Real Estate Mills : 82.66  
Tax ID : 11537

### Legal Description and Other Information:

19-23-21 NWSE,SWNE,E2E2SE,LOT3,LOT 8 LESS GRDA,N2NESW 136.80 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	3201	Base Tax	2,549.00
Improvements	26715	Penalty	0.00
Mobile Home Value	921	Fees	0.00
Net Assessed	30837	Payments	2,549.00
		Total Paid	2,549.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
01/06/2025	22855	Check	Taxes	2,549.00	AMERICA'S HEARTLAND LLC->Check# 6883

# **PROPERTY RECORD CARDS**

# PROPERTY RECORD CARDS

Parcel: 0000-19-23N-21E-1-002-00

Mayes County Report

ID: 490011537

As of: 4/29/2025

## Property Owner

**Name:** AMERICA'S HEARTLAND LLC A/K/A AMERICA'S HEARTLAND 10 LLC

**Mailing Address:** 1300 HUTTON DE SUITE 110  
CARROLLTON, TX 75006-

**Type:** (AI) Agri Improved

**Tax Dist:** (9) Langley Rural

**Size (Acres):** 136.800

**Extended Legal:** 19-23-21 NWSE,SWNE,E2E2SE,LOT3,LOT 8 LESS GRDA,N2NESW

## Property Information

**Physical Address:** 0 19232112

**Subdivision:**

**Block / Lot:** N/A / N/A

**S-T-R:** 19-23N-21E

### Market and Assessed Values:

### Taxes:

	Fair Cash	Taxable Fair Cash	Full Assessed (12.00% Market Value)	Estimated Taxes:	
					\$6,739
<b>Land:</b>	\$174,495	\$174,495	\$19,543	<b>Homestead Credit:</b>	\$0
<b>Building:</b>	553,529	553,529	61,995		
<b>Total:</b>	\$728,024	\$728,024	\$81,538		

Note: Tax amounts are estimates only. Contact the county tax collector for exact amounts.

### Land:

Land Use	Size	Units
TM(34A)	27.5068	Acres
IP(34A)	44.088	Acres
IP(14A)	0.6409	Acres
TM(12A)	3.5247	Acres
IP(12A)	12.4782	Acres
IP(18A)	8.7827	Acres
TM(18A)	14.6493	Acres
NP(18A)	2.1259	Acres
TM(09A)	2.9037	Acres
NP(09A)	0.4363	Acres
TM(40A)	0.89	Acres
NP(40A)	13.4537	Acres

### Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantor	Code	Type
5/30/2024	1540	620	Warr. Deed	1672.50	\$1,115,000	HIDY FAMILY TRUST	Q	
12/11/2020	1427	307	Warr. Deed	0.00	\$0	PIONEER PROPERTIES, LLC	05	

### Details for Residential Card 1:

Not a Legal Document.  
Subject to terms and conditions.  
[www.actdatascout.com](http://www.actdatascout.com)

# PROPERTY RECORD CARDS

Parcel: 0000-19-23N-21E-1-002-00

Mayes County Report

ID: 490011537

As of: 4/29/2025

Occupancy	Story	Construction	Total Liv	Grade	Year Built	Age	Condition	Beds
Single Family	TWO	Frame, Plywood or Hardboard	3,524	6	1978	47	Average	4

**Exterior Wall:** Frame, Plywood

**Heat / Cool:** Central

**Roof Cover:** Wood Shake Shingle

**Year Remodeled:**

## Base Structure:

Item	Label	Description	Area
1	1 1st Msn Cls A	1 1st Msn Cls A	1
2	1 1st Frm Cls A	1 1st Frm Cls A	1
3	Raised Slab Porch with Roof	Raised Slab Porch with Roof	400
4	Raised Slab Porch with Roof	Raised Slab Porch with Roof	280
5	Raised Slab Porch	Raised Slab Porch	15
6	Raised Slab Porch	Raised Slab Porch	24
7	Open Slab Porch	Open Slab Porch	1090
8	Raised Slab Porch	Raised Slab Porch	264

## Outbuildings and Yard Improvements:

Item	Size/Dim	Quality	Age
BARN/ATT SHED	2600	A	
1 1st Msn Cls A	1		
BARN/ATT SHED	1100	A	
1 1st Frm Cls A	1		
POOL/DECK	0		
Raised Slab Porch with Roof	400		
Raised Slab Porch with Roof	280		
Raised Slab Porch	15		
Raised Slab Porch	24		
Open Slab Porch	1090		
Raised Slab Porch	264		

## Details for Residential Card 2:

Occupancy	Story	Construction	Total Liv	Grade	Year Built	Age	Condition	Beds
Mobile Home	ONE	Aluminum Lap	924	2	1987	38	Average	3

**Not a Legal Document.**  
 Subject to terms and conditions.  
[www.actdatascout.com](http://www.actdatascout.com)

# PROPERTY RECORD CARDS

Parcel: 0000-19-23N-21E-1-002-00

## Mayes County Report

ID: 490011537

As of: 4/29/2025

**Exterior Wall:** Aluminum Lap  
**Heat / Cool:** Central

**Roof Cover:** Galvanized Metal  
**Year Remodeled:**

### Base Structure:

Item	Label	Description	Area
1	Enclosed Porch, Solid Walls	Enclosed Porch, Solid Walls	280
2	Raised Slab Porch with Roof	Raised Slab Porch with Roof	200

### Outbuildings and Yard Improvements:

Item	Size/Dim	Quality	Age
METAL SHOP	540		
Enclosed Porch, Solid Walls	280		
Raised Slab Porch with Roof	200		

# PROPERTY RECORD CARDS

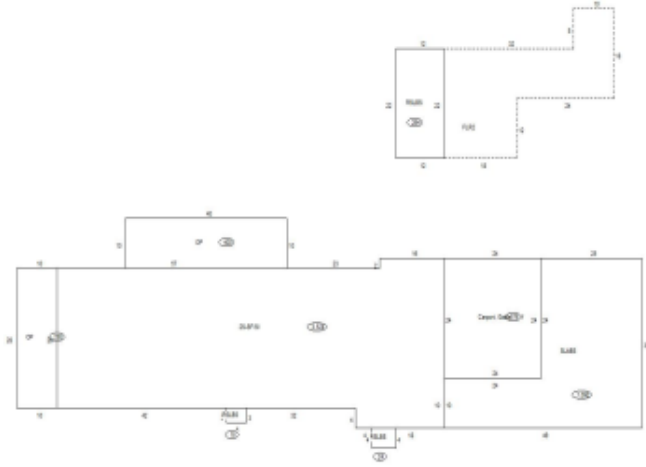
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Mayes County Report

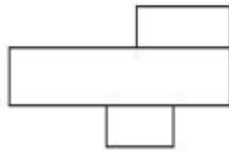
ID: 490011537

As of: 4/29/2025

## Sketches



SHOP  
540



# PROPERTY RECORD CARDS

Parcel: 0000-19-23N-21E-1-002-00

Mayes County Report

ID: 490011537

As of: 4/29/2025

Map:

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**Not a Legal Document.**  
Subject to terms and conditions.  
[www.actdatascout.com](http://www.actdatascout.com)



**PHOTOS**

# PHOTOS



**TRACTS 1-2 NW VIEW**



**TRACT 1 - BARN & WINDMILL**

# PHOTOS



**TRACT 1 - NW VIEW**



**TRACT 1 - SW VIEW**

# PHOTOS

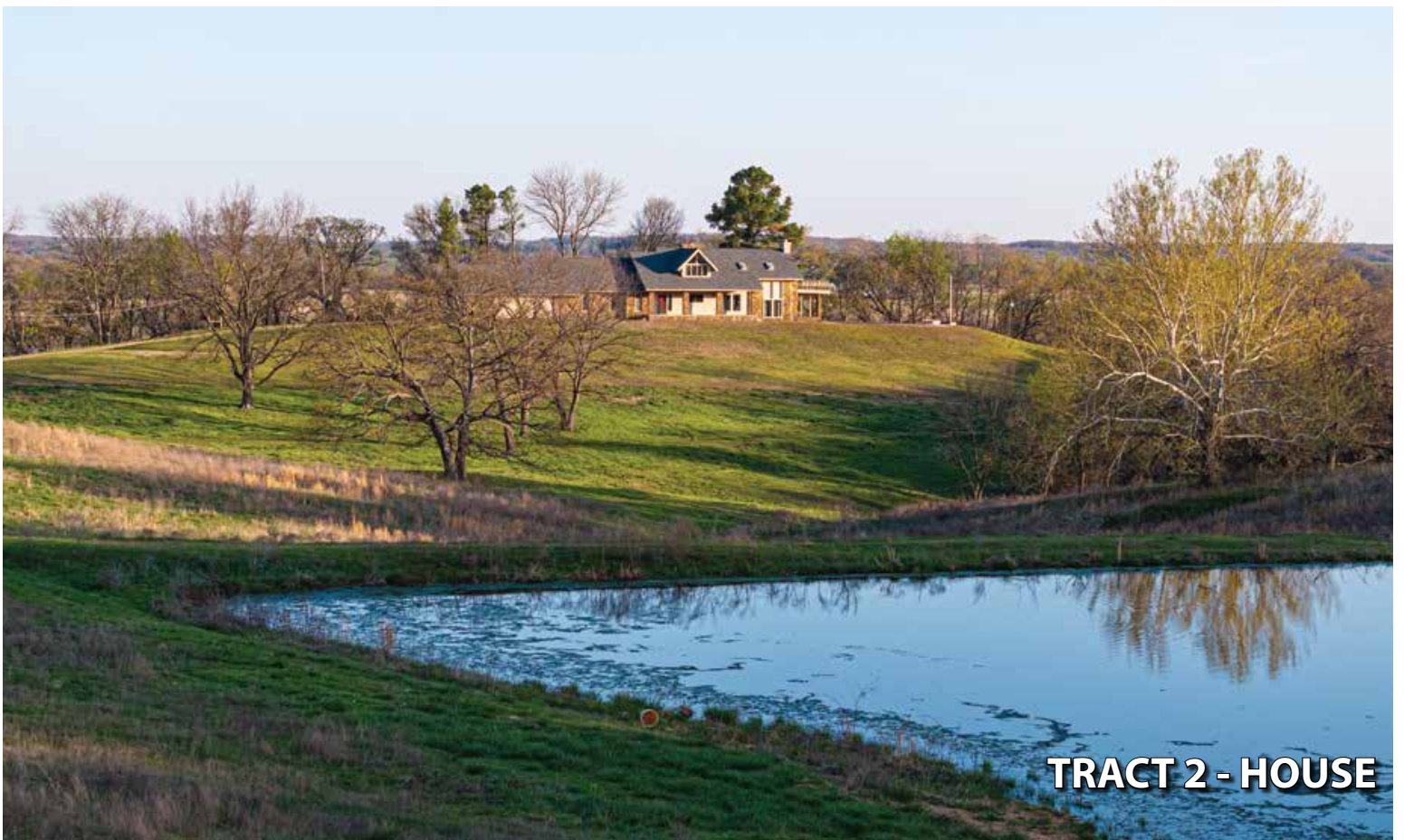


**TRACT 2 - HOUSE & POND**



**TRACT 2 - HOUSE**

# PHOTOS



**TRACT 2 - HOUSE**



**TRACT 2 - HOUSE**

# PHOTOS



**TRACT 2 - NORTH VIEW**



**TRACT 2 - POND & HOUSE**

# PHOTOS



**TRACTS 2 & 3 - EAST VIEW**



**TRACT 4 - RIVER VIEW**

# PHOTOS



**TRACTS 5 & 6 - CROSSFENCE**



**TRACTS 5 & 6 - NW VIEW**



# PHOTOS



**TRACTS 5 & 6 - NORTH VIEW**



**RIVER FRONTAGE VIEW**

# PHOTOS



**SW CORNER RIVER VIEW**



**WHOLE PROPERTY - NW VIEW**

# PHOTOS



**TRACT 1 - CATCH PENS**



**TRACT 1 - CREEK**

# PHOTOS

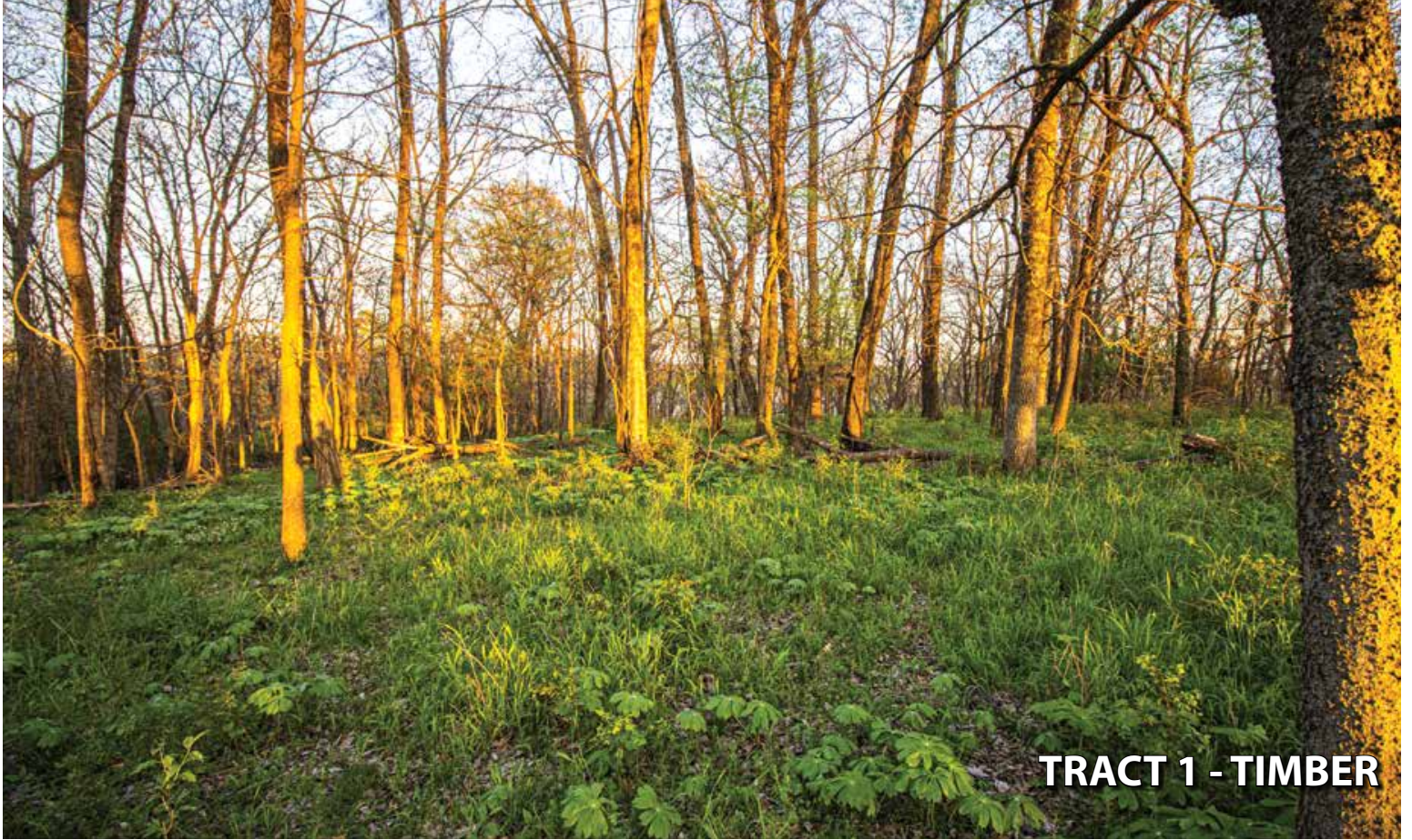


**TRACT 1 - POLE BARN**



**TRACT 1 - POND**

# PHOTOS

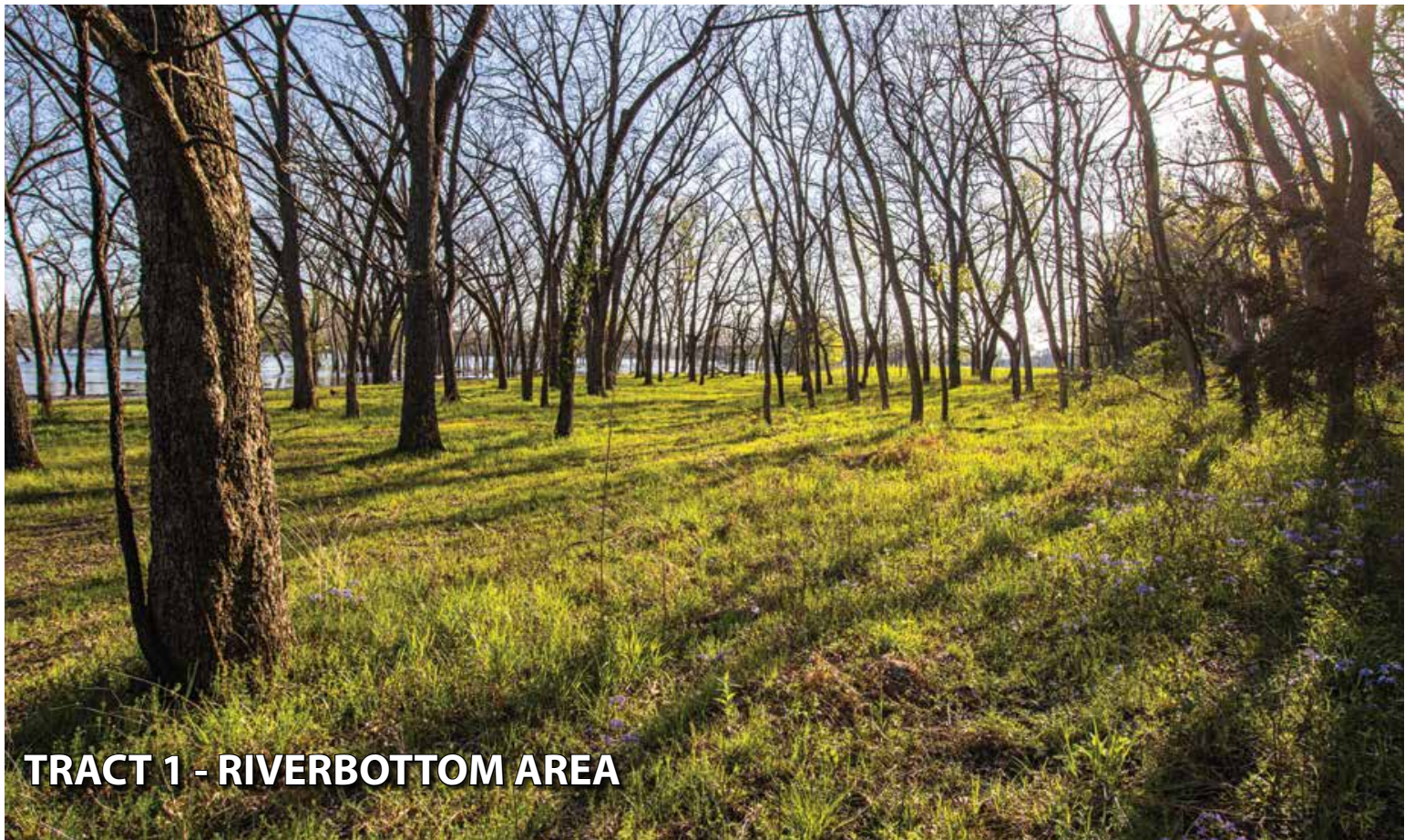
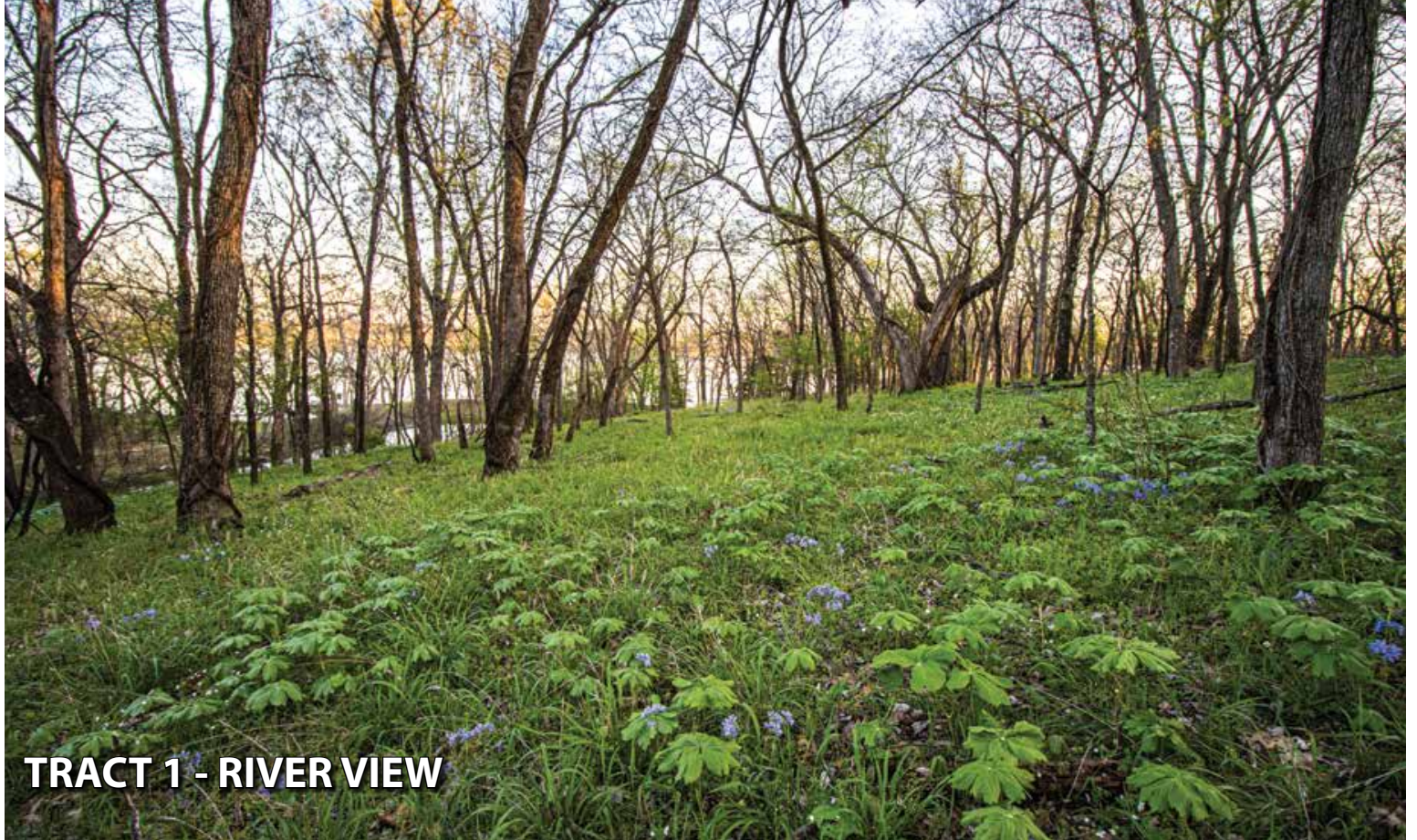


**TRACT 1 - TIMBER**



**TRACT 1 - WINDMILL**

# PHOTOS



# PHOTOS



**TRACT 1 - WORKING PENS**



**TRACT 2 - CAVE**

# PHOTOS



**TRACT 2 - ENTRANCE**



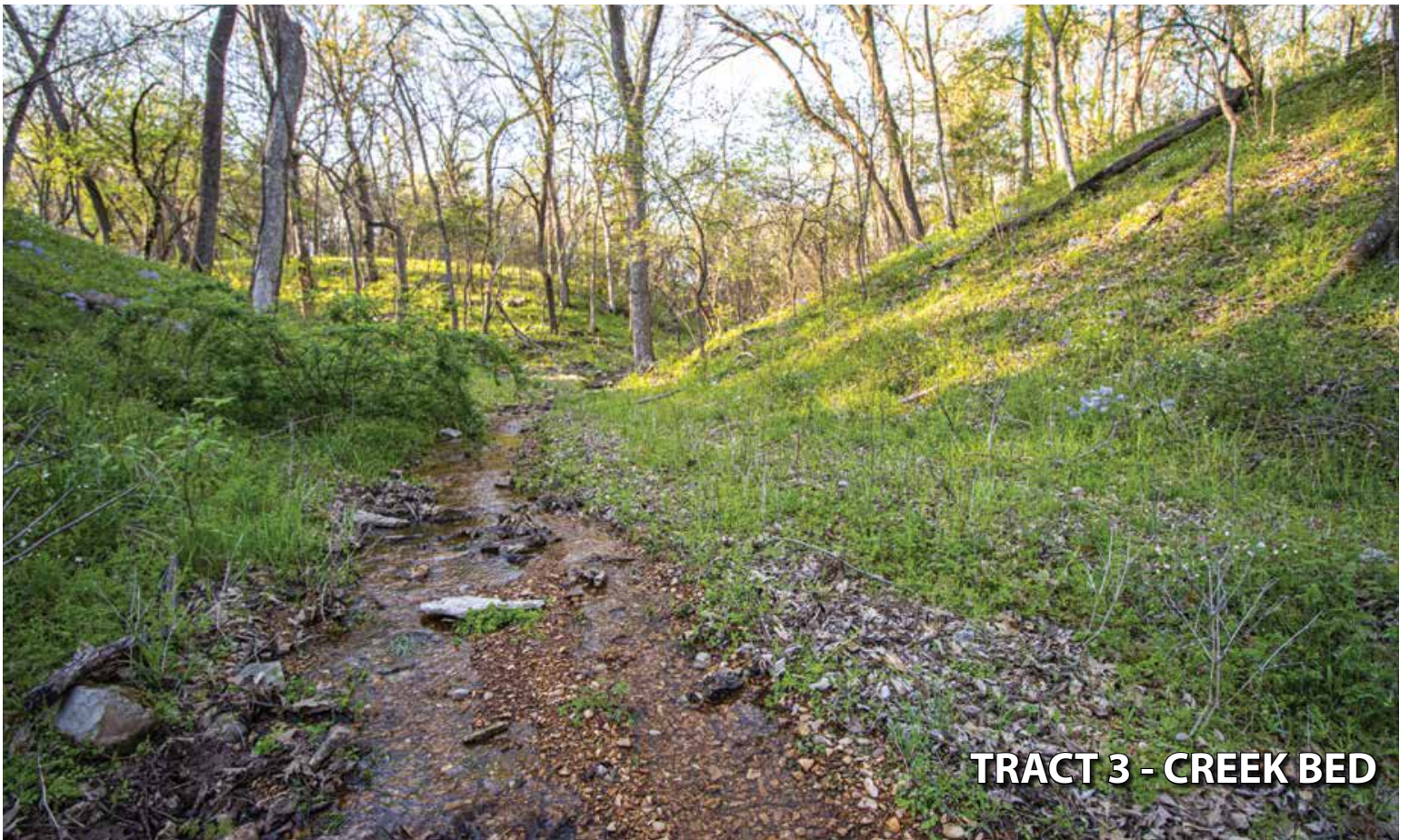
**TRACT 2 - PASTURE**



# PHOTOS



**TRACT 2 - POND**



**TRACT 3 - CREEK BED**

# PHOTOS



**TRACT 3**



**TRACT 3 - MOBILE HOME**

# PHOTOS

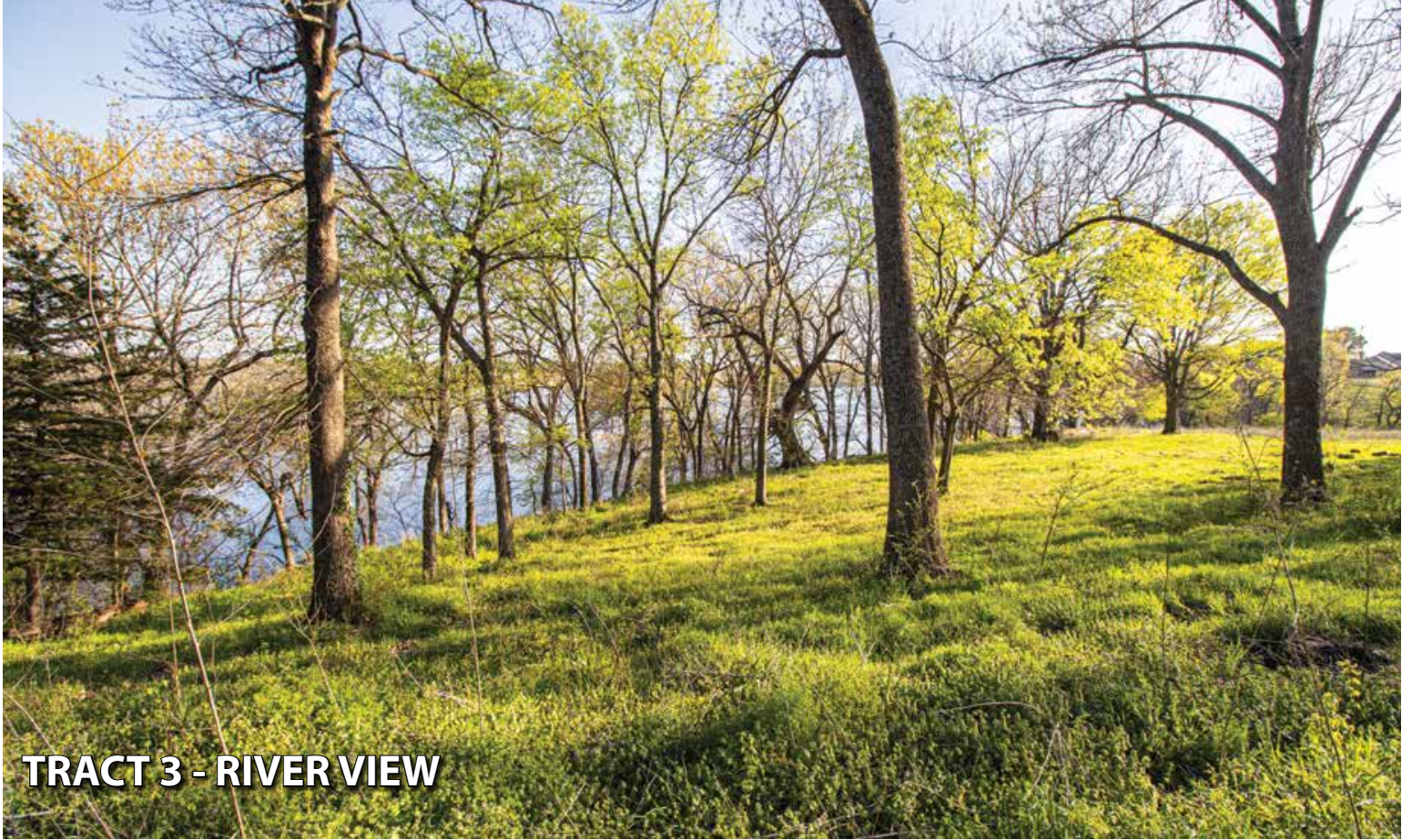


**TRACT 3 - GARAGE**

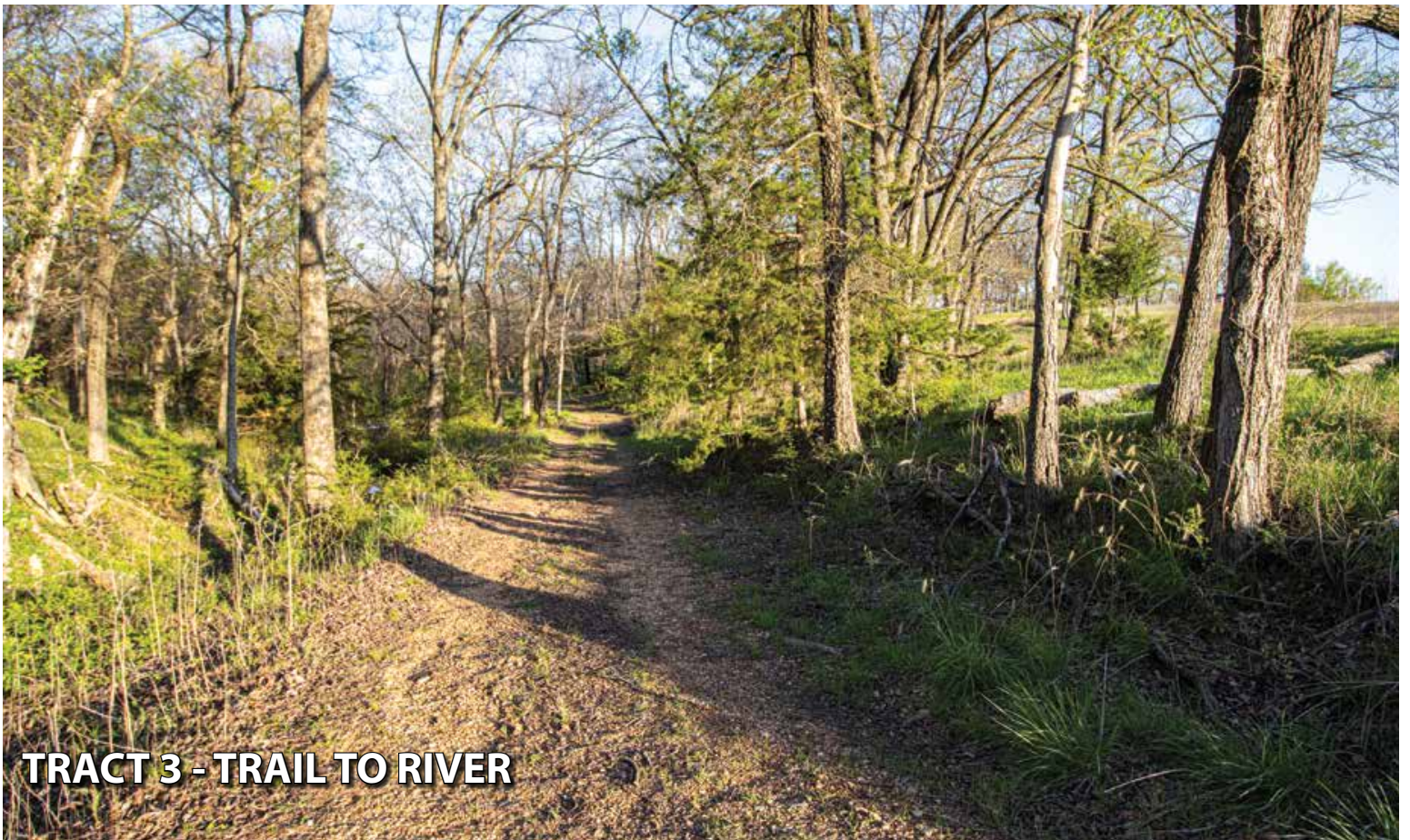


**TRACT 3 - PASTURE**

# PHOTOS

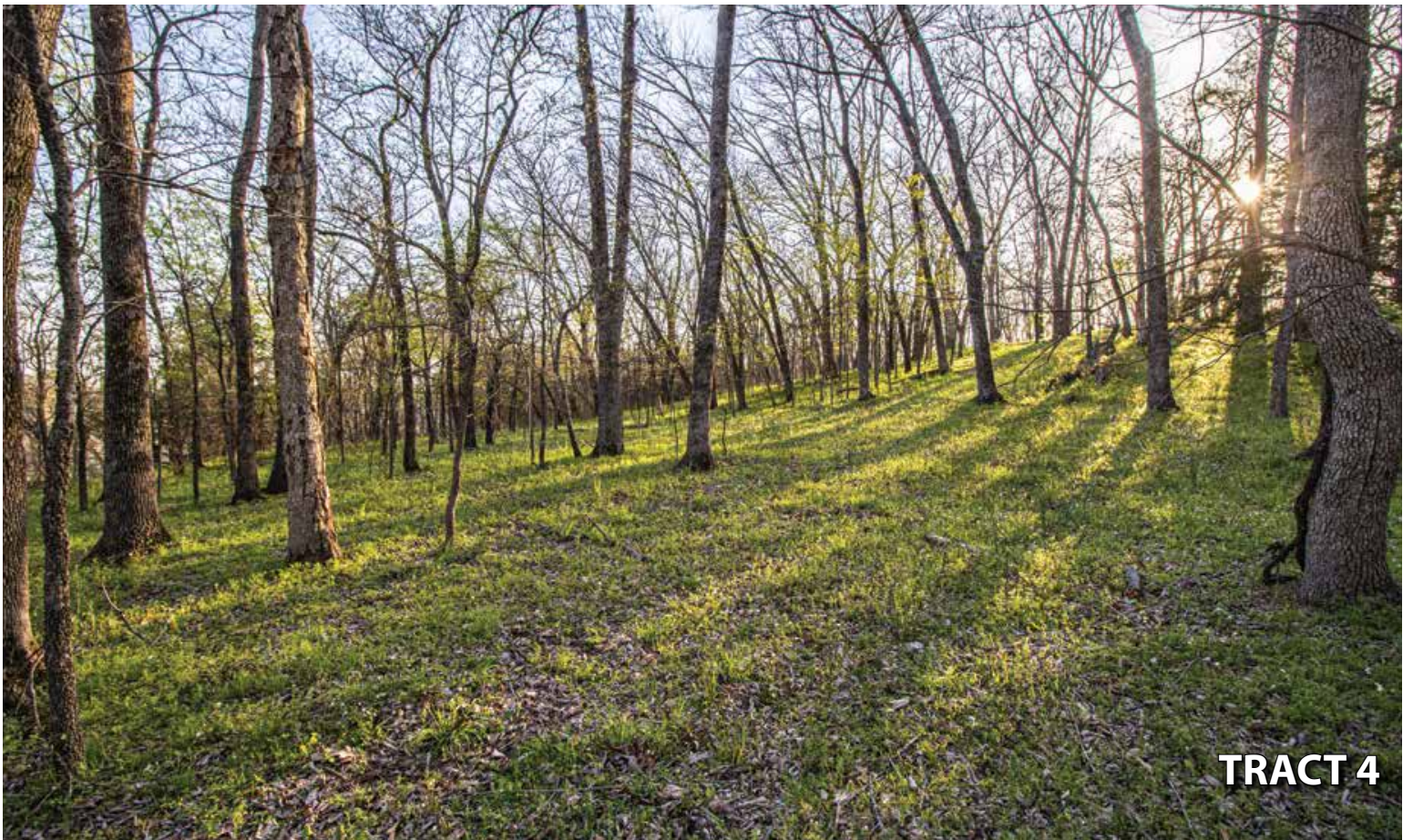


**TRACT 3 - RIVER VIEW**



**TRACT 3 - TRAIL TO RIVER**

# PHOTOS



# PHOTOS



**TRACT 5 - BARN**



**TRACT 5 - MOBILE HOME**

# PHOTOS



**TRACT 5 - WOODS**



**TRACT 5**

# PHOTOS



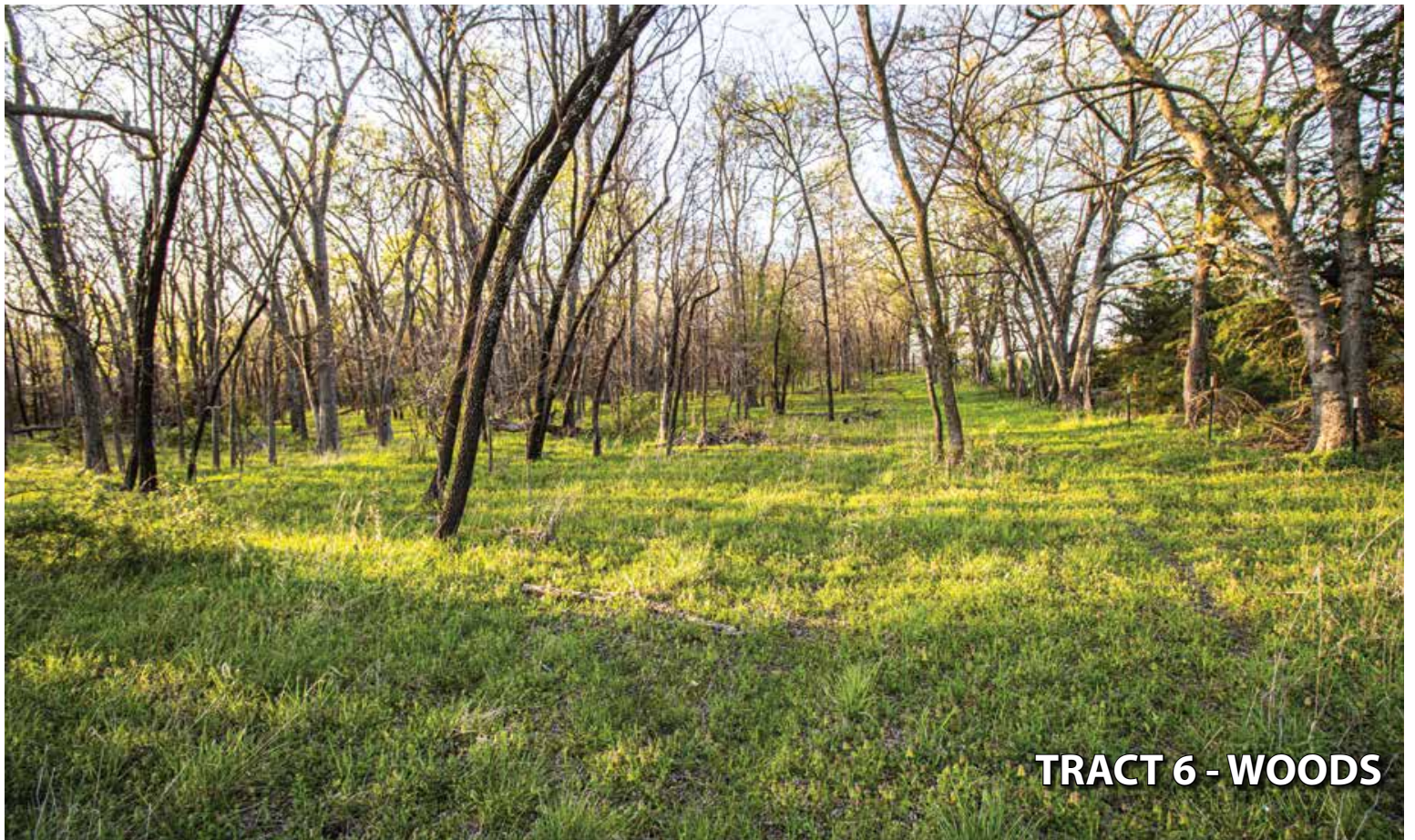
**TRACT 6 - PASTURE**



**TRACT 6 - POND**



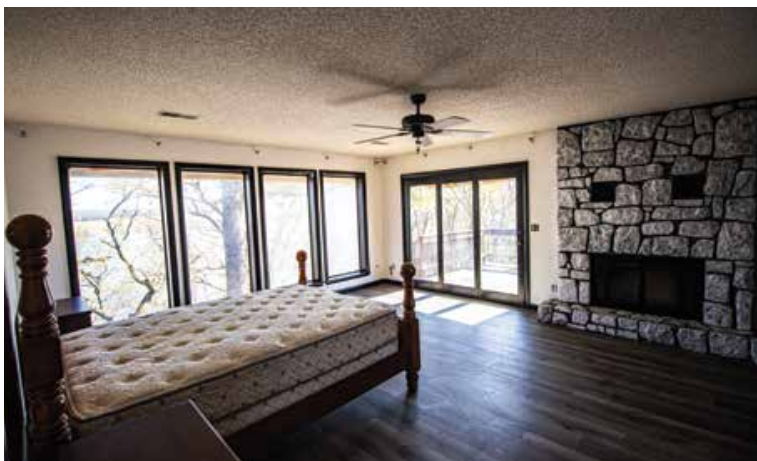
# PHOTOS



# PHOTOS



# PHOTOS



# PHOTOS



**TRACT 2 - HOUSE - EXTERIOR**



**TRACT 2 - HOUSE - EXTERIOR**

# PHOTOS



TRACT 2 - HOUSE - EXTERIOR



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