

The Eufaula Lake 40 LAND AUCTION

with Convenient Access to Lake Eufaula & I-40



- Excellent Potential Building Sites
- Short Drive to Eufaula Lake & I-40
- Hunting & Recreational Potential
- Perimeter Fencing
- Well Maintained Pastureland
- Heavily Wooded Creek Bottom

Thursday, July 31 • 6pm
held on-site

405.332.5505
SchraderWellings.com



INFORMATION Booklet

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.

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950 N Liberty Dr, PO Box 508, Columbia City, IN 46725
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www.SchraderAuction.com
Corporate Office Lic#112774

OKLAHOMA OFFICE:

101 N. Main St., Stillwater, OK 74075
405.332.5505
www.SchraderWellings.com
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*Auction
Manager*

BRENT WELLINGS • 405.332.5505 • brent@schraderauction.com

Charles Brent Wellings - Real Estate Lic#158091

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BIDDER PRE-REGISTRATION FORM

THURSDAY, JULY 31, 2025

40± ACRES – MCINTOSH COUNTY, OKLAHOMA

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,
Email to auctions@schraderauction.com or brent@schraderauction.com, no later than Thursday, July 24, 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? _____

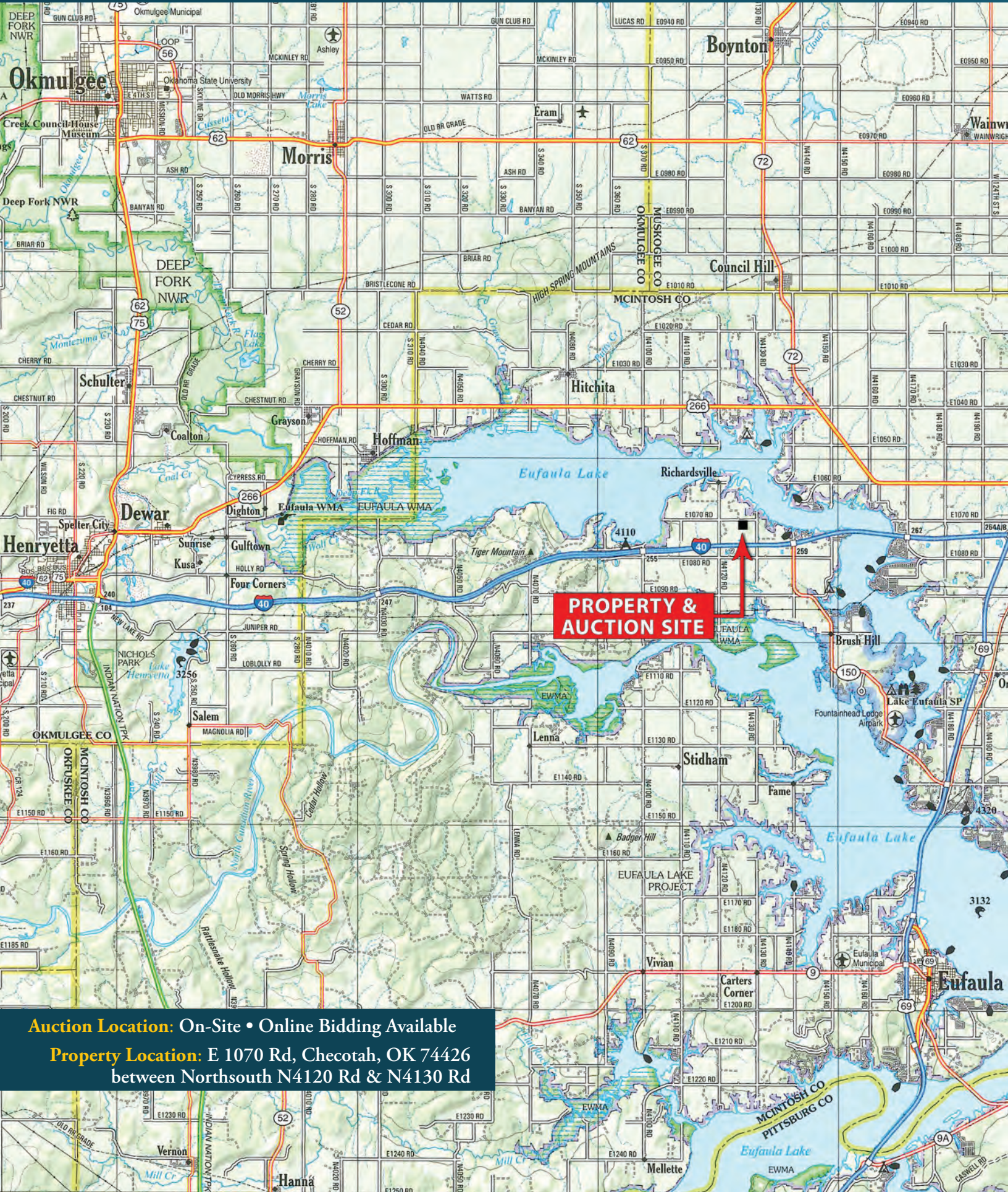
Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.

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: _____

LOCATION MAP

LOCATION MAP



PROPERTY & AUCTION SITE

Auction Location: On-Site • Online Bidding Available

Property Location: E 1070 Rd, Checotah, OK 74426
between Northsouth N4120 Rd & N4130 Rd

TRACT MAP

TRACT MAP

LAND TOUR DATES: 9AM – NOON
Thursday, July 10 & Tuesday, July 29

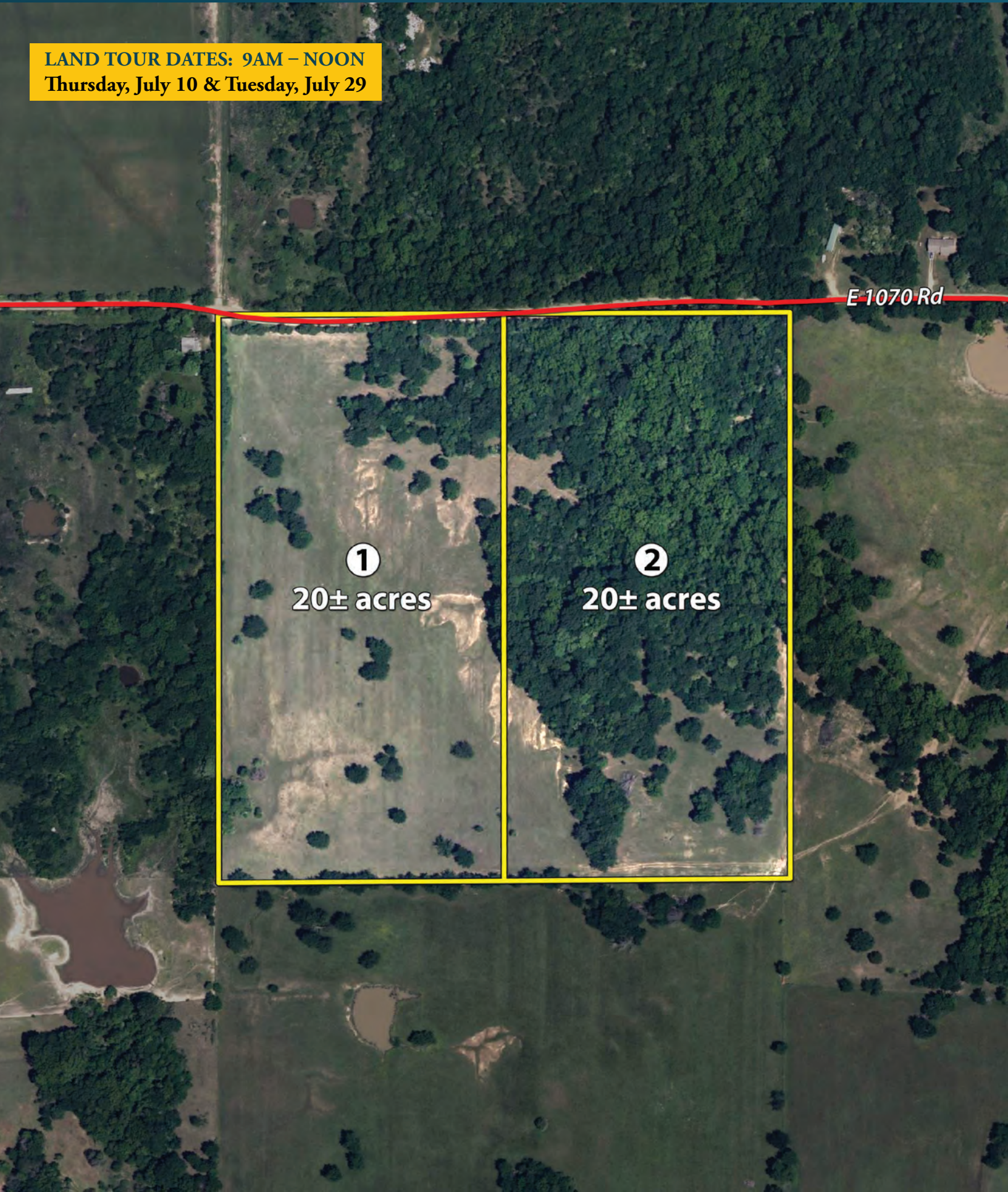
E 1070 Rd

①

20± acres

②

20± acres





TRACT DESCRIPTIONS



The Eufaula Lake 40 LAND AUCTION

with Convenient Access to Lake Eufaula & I-40

Thursday, July 31
starts at 6pm • held on-site



Come discover the versatility and potential of this 40± acre spread, packed with a lot of features. Containing excellent pastureland for agricultural minded buyers and combining that with a densely wooded creek bottom provides excellent wildlife habitat. As soon as you enter the property, you will notice the pasture portion has been excellently maintained and the property has new perimeter fencing on two sides. A quick walk through the dense cover along the eastern portion of the property will reveal a thriving wildlife habitat with Oak, Pecan, Elm, Cedar and Hackberry trees. Located just minutes from Lake Eufaula and Interstate 40, this property offers the perfect combination of seclusion and accessibility. Don't miss your chance—bid your price at auction on July 31st!

Located just minutes from Lake Eufaula and Interstate 40, this property offers the perfect combination of seclusion and accessibility. Don't miss your chance—bid your price at auction on July 31st!

TRACT 1: 20± acres of primarily open pastureland and a mixture of trees, creating an excellent potential building site and setting to enjoy!

TRACT 2: 20± acres of densely wooded creek bottom and open pastureland on the north. Excellent hunting and recreational tract with plenty of potential build sites!

Auction Terms & 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.

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 title by Warranty Deed.

EVIDENCE OF TITLE; TITLE INSURANCE: Sellers shall furnish at Sellers' expense an updated title insurance commitment disclosing fee simple title to the real estate in the name of Sellers (free and clear of any material encumbrance that does not constitute a Permitted Exception) as of a date after the Auction and prior to closing, subject to all standard

requirements, conditions and exceptions and subject to the Permitted Exceptions. If Buyer and/or Buyer's lender elect(s) to purchase title insurance, the cost of issuing the owner's and/or lender's title insurance policy, and any desired endorsements, shall be at Buyer's sole expense.

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: 2025 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 outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

NEW DATE, CORRECTIONS AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes or additions to the property information.

Auction Manager:
Brent Wellings

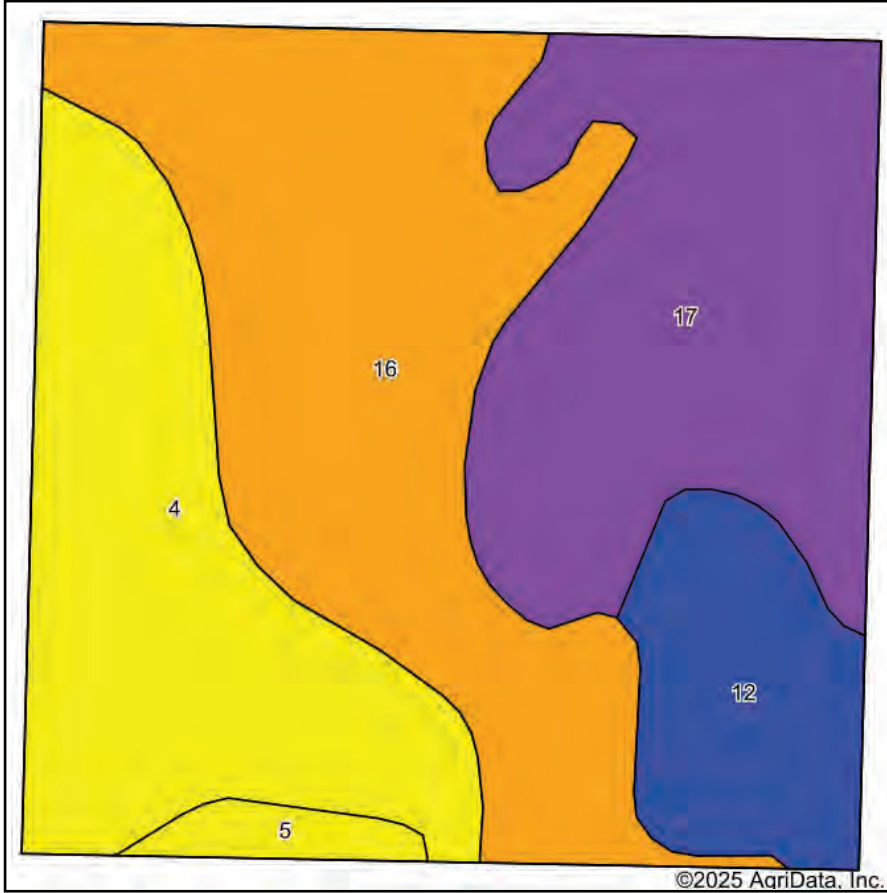
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SOILS MAP

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
 County: **McIntosh**
 Location: **1-11N-15E**
 Township: **Hitchita-Pierce**
 Acres: **39.82**
 Date: **6/20/2025**



Area Symbol: OK091, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grain sorghum Bu	Improved bermudagrass AUM	Peanuts Lbs	Soybeans Bu	Tall fescue AUM	Wheat Bu	
16	Dennis-Verdigris complex, 0 to 8 percent slopes	13.81	34.7%		IIIe								
17	Endsaw-Hector association, 12 to 20 percent slopes	10.96	27.5%		VIe								
4	Pharoah silt loam, 0 to 1 percent slopes	10.11	25.4%		IVw								
12	Dennis silt loam, 1 to 3 percent slopes	4.19	10.5%		Ile								
5	Pharoah silt loam, 1 to 3 percent slopes, eroded	0.75	1.9%		IVw	58	57	1	70	26	5	27	
Weighted Average						3.99	1.1	1.1	*-	1.3	0.5	0.1	0.5

TOPOGRAPHY MAP

TOPOGRAPHY MAP



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Source: USGS 1 meter dem
Interval(ft): 2.0
Min: 605.6
Max: 650.7
Range: 45.1
Average: 626.8
Standard Deviation: 9.42 ft

0ft 275ft 550ft



6/20/2025

1-11N-15E
McIntosh County
Oklahoma

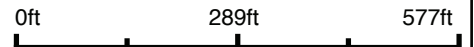
Boundary Center: 35° 27' 43.64, -95° 40' 11.01

FLOOD ZONE MAP

FLOOD ZONE MAP



Map Center: 35° 27' 43.64, -95° 40' 11.01



1-11N-15E
McIntosh County
Oklahoma



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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6/20/2025

Flood related information provided by FEMA



PROPERTY RECORD CARD

PROPERTY RECORD CARD

Parcel: 0000-01-11N-15E-1-002-00
As of: 7/10/2025

McIntosh County Report

ID: 460006397

Property Owner

Name: 1306 FUNDING, LLC

Mailing Address: 138 W MAIN ST
PURCELL, OK 73080-

Type: (AV) Agri Use/Vacant

Tax Dist: (102) CHECOTAH RURAL

Size (Acres): 40.020

Extended Legal: LOT 2 SEC 1-11-15 234/377 455/467-70 462/356 1194/535 1209/469 1210/278

Property Information

Physical Address:

Subdivision:

Block / Lot: N/A / N/A

S-T-R: 01-11N-15E

Market and Assessed Values:

	Fair Cash	Taxable Fair Cash	Full Assessed (11.00% Market Value)
Land:	\$4,202	\$4,202	\$462
Building:	0	0	0
Total:	\$4,202	\$4,202	\$462

Land:

Land Use	Size	Units
NP(4A)	13	Acres
NP(47A)	15	Acres
NP(47A)	0.02	Acres
TM(17A)	12	Acres

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantor	Code	Type
3/9/2024	1194	535	Quit Claim	7.50	\$5,000	WEAVER, MARK/DEFOR REST WEAVER	Inc. Personal Prop.	

PROPERTY RECORD CARD

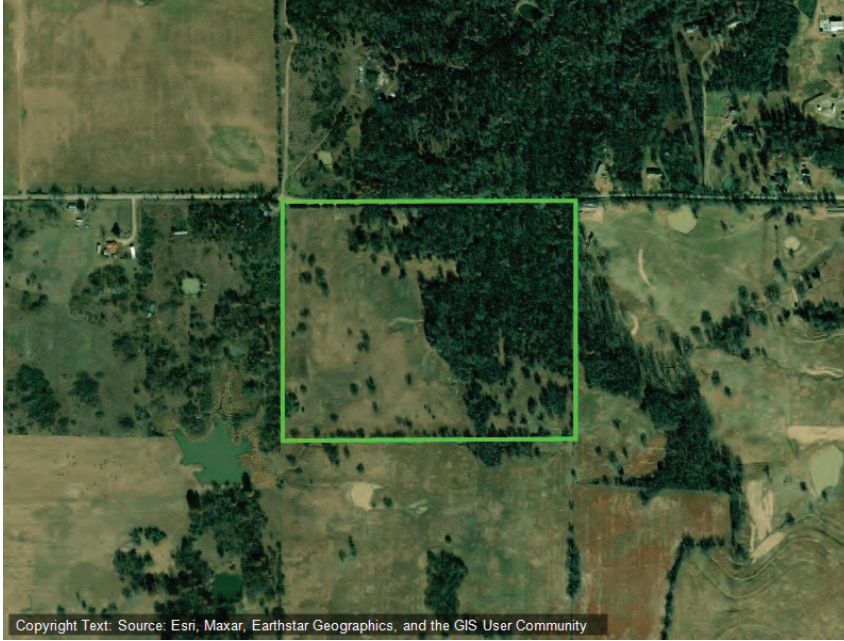
Parcel: 0000-01-11N-15E-1-002-00

McIntosh County Report

ID: 460006397

As of: 7/10/2025

Map:



Copyright Text: Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

TAX STATEMENT

TAX STATEMENT

Tax Roll Inquiry

McIntosh County Treasurer



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



Owner Name and Address

1306 FUNDING, LLC
138 W MAIN ST
PURCELL OK 73080-0000

Taxroll Information

Tax Year : 2024
Property ID : 0000-01-11N-15E-1-002-00
Location :
School District : I019R CHECOTAH RURAL Mills : 86.15
Type of Tax : Real Estate
Tax ID : 6397

Legal Description and Other Information:

LOT 2 SEC 1-11-15 234/377 455/467-70 462/356 1194/535 1209/469 1210/278 40.02 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	462	Base Tax	40.00
Improvements	0	Penalty	0.00
Net Assessed	462	Fees	0.00
		Payments	40.00
		Total Paid	40.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
10/29/2024	871	Check	Taxes	40.00	1306 FUNDING, LLC->Check# 100

The background is a gradient of blue, transitioning from a lighter shade at the top and bottom to a darker shade in the middle. Several thin, white, wavy lines curve across the top and bottom of the page, creating a sense of motion and depth.

PROPERTY PHOTOS

SOUTHWEST CORNER



NORTHWEST CORNER



SOUTHEAST CORNER



NORTHEAST CORNER



TRACT 1



TRACT 1



TRACT 1



TRACT 1



TRACT 1



TRACT 2





TRACT 2



TRACT 2







Auction Manager:

BRENT WELLINGS • 405.332.5505

brent@schraderauction.com

Charles Brent Wellings - Real Estate Lic#158091



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