

INFORMATION BOOKLET

North Enid Homesite & Development

73[±] Acres

offered in 7 Desirable Tracts

Land Auction!

Minerals Offered

- Premier N. Enid Location
- City Sewer On-Site
- Excellent Large Acreage Homesites
- Residential Development Potential

LAND TOUR/INSPECTION DATES:

Meet Brent Wellings on Tract 1

- Wednesday, July 9th: 4-6PM •
- Monday, July 28th: 4-6PM •

Wednesday, July 30th at 2PM



TIMED ONLINE ONLY

VIRTUAL

LIVE WITH ONLINE

AUCTION LOCATION:

Chisholm Trail Expo Center - Board Room
111 W Purdue Ave, Enid, OK 73701

405-332-5505

SchraderAuction.com

SchraderWellings.com

4% Buyer's Premium

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 through 7 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 title by Trustees 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: The sale of the Property will include the minerals currently owned by Seller. 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. Seller will provide a cursory mineral ownership report for review prior to auction, however, Buyers are responsible for verifying status of mineral ownership to their satisfaction.

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.

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



Tracts 1-6_NW Corner

REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

WEDNESDAY, JULY 30, 2025

73± ACRES – NORTH ENID, 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 Wednesday, July 23, 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
73± Acres • North Enid, Oklahoma
Wednesday, July 30, 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 Wednesday, July 30, 2025 at 2:00 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, Wednesday, July 23, 2025**. 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.

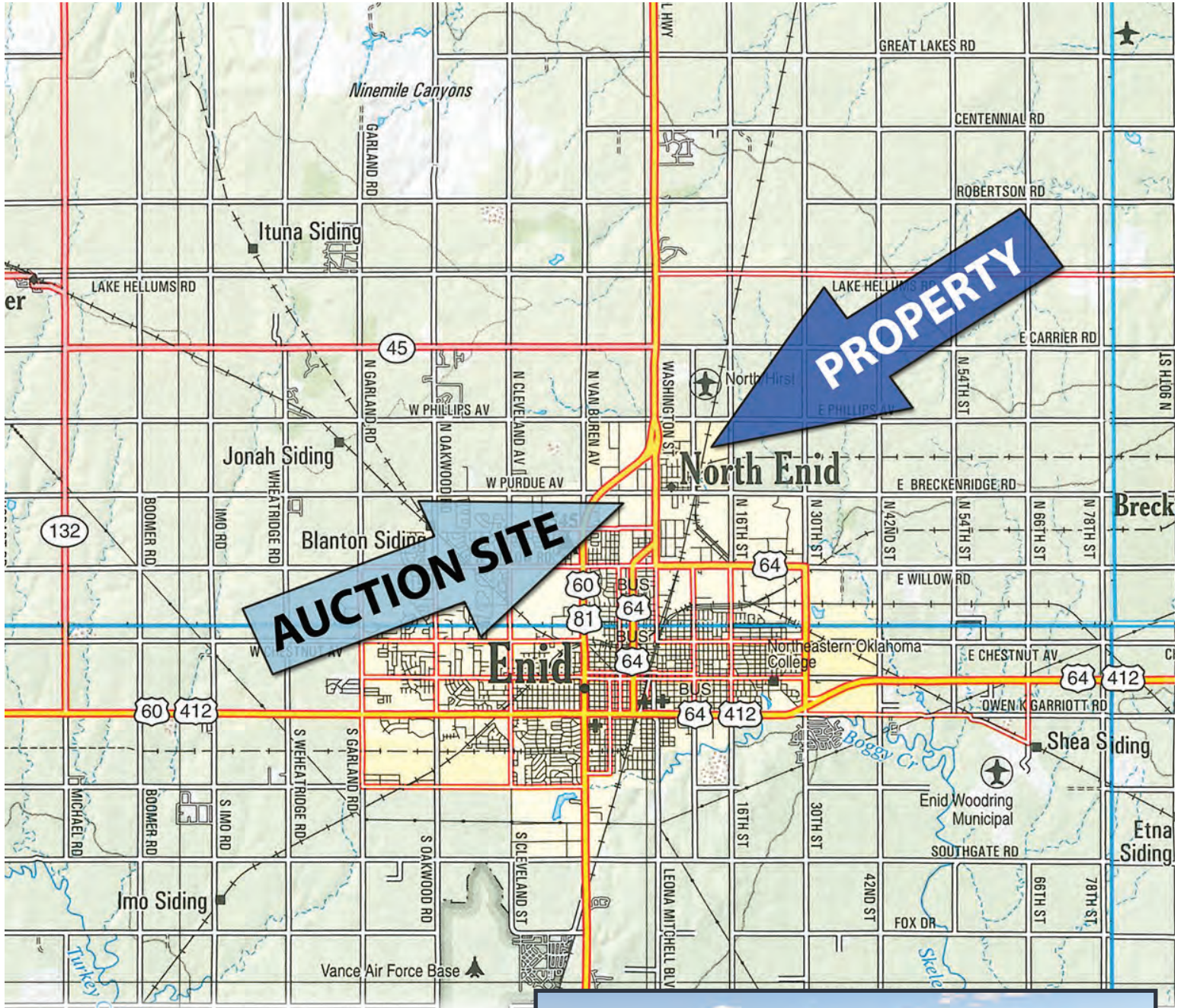
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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 LOCATION:

Chisholm Trail Expo Center – Board Room
111 W Purdue Ave, Enid, OK 73701

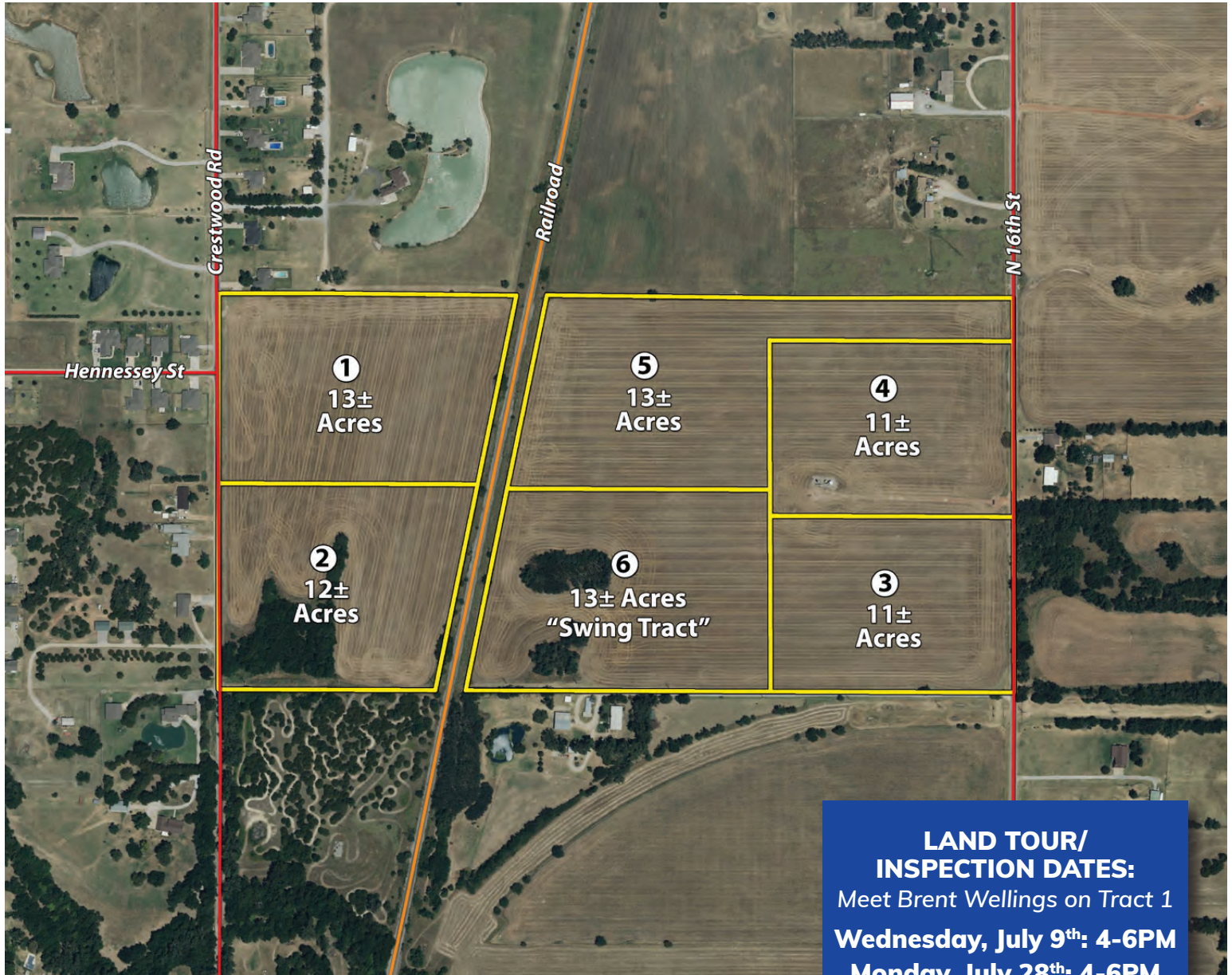
PROPERTY LOCATION:

Crestwood Street, Across from Chisholm
Creek Village Entrance



Tract 6

AERIAL TRACT MAP



TRACT DESCRIPTIONS:

Tract 1: 13± acres along Crestwood Road, excellent potential building site.

Tract 2: 12± acres along Crestwood Road, excellent potential building site with a great prospective location for a pond or water feature.

Tract 3: 11± acres along N 16th Street, another excellent potential building site.

Tract 4: 11± acres along N 16th Street, excellent potential building site.

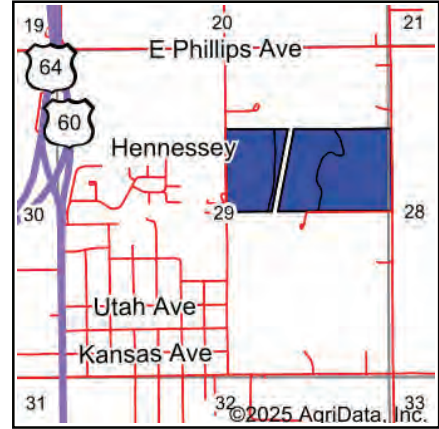
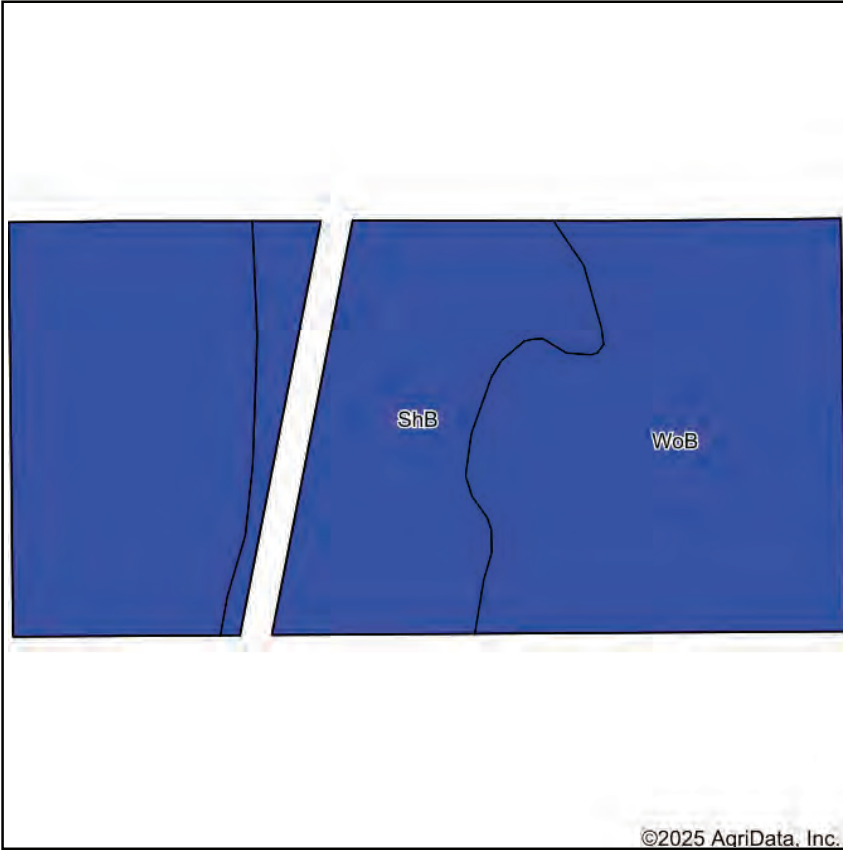
Tract 5: 13± acres along N 16th Street, excellent potential building site.

Tract 6: 13± acres “Swing Tract” – great location to combine with adjoining tracts, must be purchased in combination with an adjacent tract or by an adjoining landowner that already has access.

Tract 7: Seller’s interest in the existing mineral estate, including 6 month avg. royalty revenue of \$116.21/mo from the Thompson-Winchester #1 Natural Gas well. Cursory Ownership report will be provided prior to auction.

SOIL INFORMATION

SOIL MAP



State: **Oklahoma**
 County: **Garfield**
 Location: **29-23N-6W**
 Township: **Enid**
 Acres: **77.71**
 Date: **6/20/2025**



Soils data provided by USDA and NRCS.

Area Symbol: OK047, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay Tons	Cotton lint Lbs	Grain sorghum Bu	Grain sorghum Irrigated Bu	Improved bermudagrass AUM	Introduced bluestem AUM	Weeping lovegrass AUM	Weeping lovegrass Irrigated AUM	Wheat Bu	
WoB	Waynoka loam, 1 to 3 percent slopes	55.01	70.8%		Ile		7	4	4		1		1	1	35
ShB	Lovedale fine sandy loam, 1 to 3 percent slopes	22.70	29.2%		Ile	3		42			6	5	6		28
Weighted Average						2.00	0.9	5	15.1	2.8	2.5	1.5	2.5	0.7	33

Soils data provided by USDA and NRCS.

TOPO CONTOURS MAP



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Real Estate and Auction Company, Inc.

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 10 meter dem
Interval(ft): 3.0
Min: 1,246.4
Max: 1,263.1
Range: 16.7
Average: 1,256.4
Standard Deviation: 2.62 ft

0ft 460ft 919ft

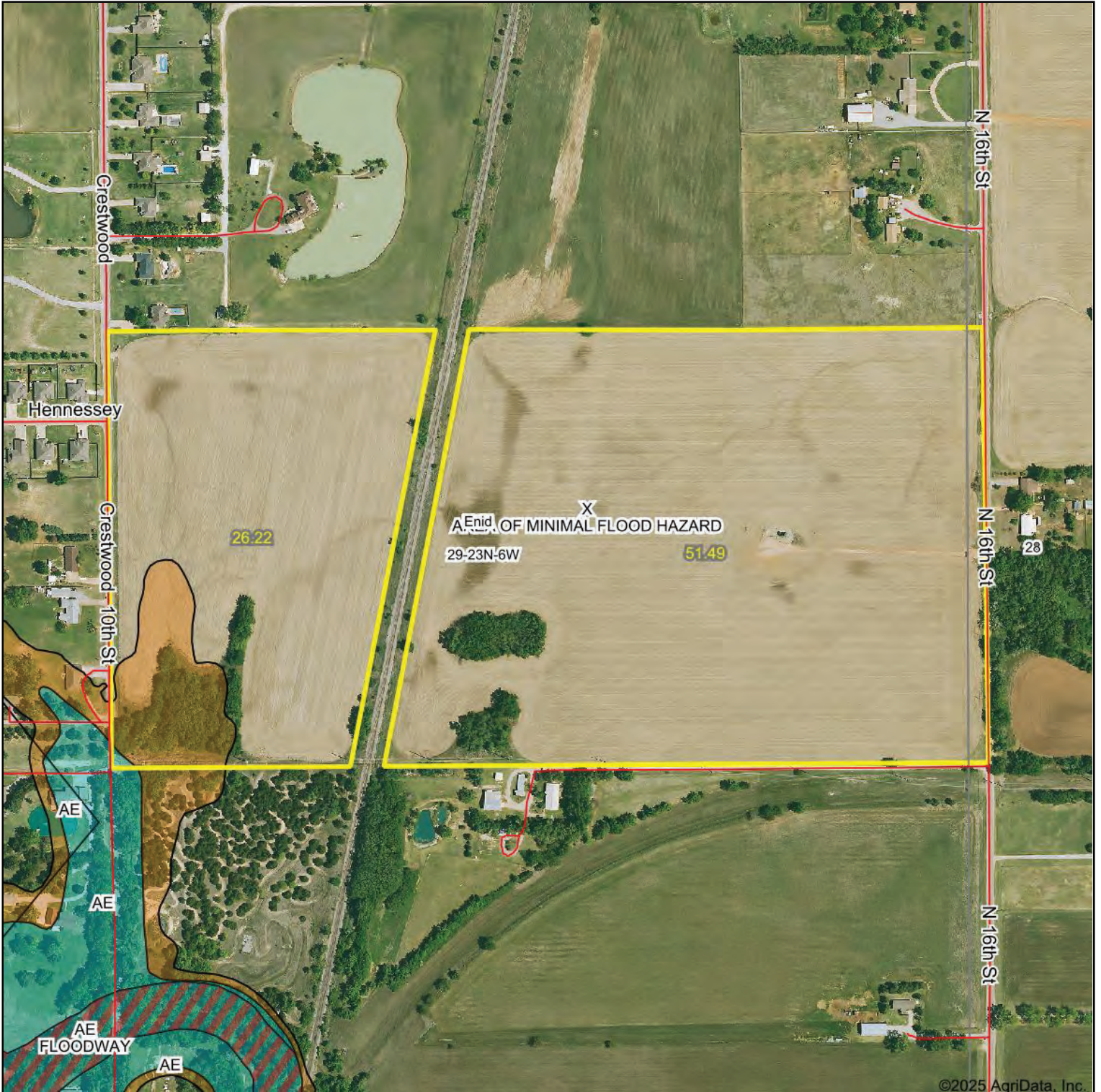


6/20/2025

29-23N-6W
Garfield County
Oklahoma

Boundary Center: 36° 26' 36.5, -97° 51' 33.25

FLOOD MAP



Map Center: 36° 26' 36.5, -97° 51' 33.25

0ft 473ft 946ft

29-23N-6W
Garfield County
Oklahoma



6/20/2025

Flood related information provided by FEMA

TAX STATEMENTS

TAX STATEMENTS

Tax Roll Inquiry

Garfield County Treasurer



Kevin R. Postier, Treasurer
114 W. Broadway, Room 104 Enid, OK 73701
Phone: 580-237-0246
Fax: 0--
E-Mail: kpostier@gctreasurer.org



Owner Name and Address

CRITTENDEN, WILLIAM S ET AL TRUST
PO BOX 2036
CHICKASHA OK 73023-0000

Taxroll Information

Tax Year : 2024
Property ID : 0000-29-23N-06W-1-500-00
Location :
School District : N42 NORTH ENID 42 Mills : 104.26
Type of Tax : Real Estate
Tax ID : 231603

Legal Description and Other Information:

S/2 NE/4 29-23-6 Acres-73 sd-N42 ET AL TRUST- BETTY LOU CRITTENDEN 73.00 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	2558	Base Tax	267.00
Improvements	0	Penalty	0.00
Net Assessed	2558	Fees	0.00
		Payments	267.00
		Total Paid	267.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/23/2024	12504	Check	Taxes	267.00	CRITTENDEN REV TST->Check# 9469

PROPERTY RECORD CARDS

PROPERTY RECORD CARDS



Garfield County Assessor's Office

Garfield County Assessor's Office

Parcel ID: 0000-29-23N-06W-1-500-00

CRITTENDEN, WILLIAM S ET AL TRUST
PO BOX 2036
CHICKASHA OK 73023-0000

Market Value
\$20,460

OVERVIEW

Account	240031603
Parcel ID	0000-29-23N-06W-1-500-00
Property Address	-
Owner	CRITTENDEN, WILLIAM S ET AL TRUST
Mailing Address	PO BOX 2036
Acres/Lot	73 Acres
Legal Description	S/2 NE/4 29-23-6 Acres-73 sd-N42 ET AL TRUST- BETTY LOU CRITTENDEN
Neighborhood	984 - 5221 NORTH ENID
Lot # / Block #	0000 / 0000
Subdivision	0
Property Usage	Urban Agricultural
School District	N42-NORTH ENID 42

CURRENT ASSESSMENT

	Market Value	Assessed Value
Land	\$20,460	\$2,558
Improvements	\$0	\$0
Mobile Home	\$0	\$0
Total	\$20,460	\$2,558

Exemptions

Homestead Exemption	NO
Additional Homestead Ex.	NO
Veteran Exemption	NO
Senior Freeze	NO

LAND DETAILS

FRONTAGE	DEPTH	UNITS	LOT / ACRE / SQFT	VALUE
-	-	73	Acres	\$0

AGRICULTURAL DETAILS

SOIL CODE	DESCRIPTION	USE CODE	LPI	ACRES	AG USE VALUE
SHB	SHELLA FI SA. LO 1-3	CR	64	18	\$6,163
WOB	WEYMOTH-OST LOAMS UN	CR	52	46	\$12,797
WOB	WEYMOTH-OST LOAMS UN	NP	52	9	\$1,498

BUILDING DETAILS

PROPERTY RECORD CARDS

RESIDENTIAL BUILDING DETAILS

Residential Building (1)

Type	-	Foundation	-
Architecture	-	Exterior Walls 1	-
Style	-	Exterior Walls 2	-
Bedrooms	-	Roof Cover	-
Bathrooms	-	HVAC 1	-
Half Bathrooms	0	HVAC 2	-
Fixture Count	-	Quality	-
Year Built	-	Condition	-
Actual Age	-	Garage	-
Effective Age	-	Garage Stalls	-
Total Area	-		

MISC IMPROVEMENTS

DESCRIPTION	DIMENSIONS / SIZE	UNITS / SQFT	YEAR BUILT
No items to display			

SITE ITEMS

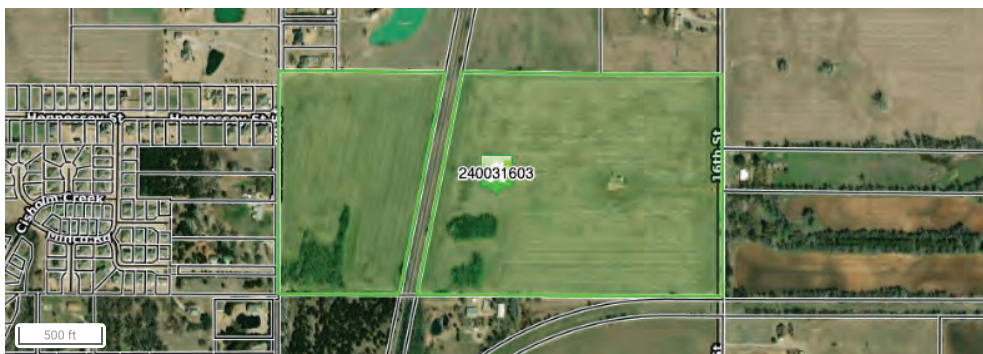
DESCRIPTION	DIMENSIONS	UNITS / SQFT	YEAR BUILT	QUALITY
No items to display				

TRANSFER HISTORY

SALE DATE	SALE PRICE	DEED TYPE	DEED BOOK	DEED PAGE	GRANTOR	QUALIFICATION CODE
01/03/2001	\$0	WD	1516	485	CRITTENDEN WILLIAM S	04

VALUATION HISTORY

YEAR	SCHOOL DISTRICT	FAIR CASH VALUE	TAXABLE FAIR CASH VALUE (CAPPED)	ASSESSED VALUE	HOMESTEAD EXEMPTIONS	OTHER EXEMPTIONS	NET ASSESSED VALUE	LEVY	TAX
2024	I-42Chi	\$20,460	\$20,460	\$2,558	\$0	\$0	\$2,558	\$104.26	\$267
2023	I-42Chi	\$20,460	\$20,460	\$2,558	\$0	\$0	\$2,558	\$104.09	\$266



PROPERTY RECORD CARDS



PROPERTY RECORD CARDS



Data last updated: 06/27/2025

PHOTOS

PHOTOS



TRACTS 1-6 - NW CORNER



TRACTS 1-6 - NE CORNER

PHOTOS



PHOTOS



TRACTS 1-2 - NE CORNER



TRACTS 1-2 - NW CORNER

PHOTOS



TRACTS 1-2 - SE CORNER



SE CORNER VIEW

PHOTOS



PHOTOS



PHOTOS



TRACT 3 - SE CORNER



TRACTS 3-6 - NE CORNER

PHOTOS



TRACTS 3-6 - NW CORNER



TRACTS 3-6 - SW CORNER

PHOTOS



PHOTOS



PHOTOS



TRACT 6



TRACT 6

PHOTOS



TRACTS 1-2 - ROAD FRONTAGE



TRACT 1 - SEWER

PHOTOS



PHOTOS



TRACTS 4-5 - ROAD FRONTAGE



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