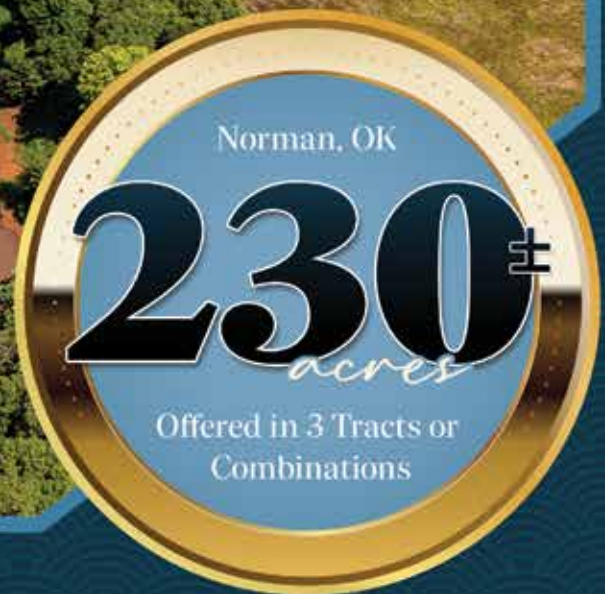


# **COURT ORDERED** *3 Stunning Tracts* **LAND AUCTION** *Along the Little River!*

# **INFORMATION BOOK**

Southwest Corner View



*Tuesday,*  
**December 2**  
*at 6pm*

- Franklin Road & 60th Ave. NE
- Ridgetop Views of Surrounding Landscape
- Confluence of Little River & Elm Creek
- Excellent Potential Build Sites
- Quality Bottomland Soils
- Three Surface Ponds



## 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 AND AUCTION COMPANY, INC.

950 N Liberty Dr, Columbia City, IN 46725

260-244-7606 • 800-451-2709

[www.SchraderAuction.com](http://www.SchraderAuction.com)

#### TERMS & CONDITIONS:

**PROCEDURE:** Tracts 1 through 3 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 & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the whole property may compete. The property will be sold in the manner resulting in the highest total sale price.

**MINIMUM BID:** The Property is subject to a court ordered minimum bid of 2/3rds (66.67%) the appraised value.

**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, & 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. Final bids are subject to court approval.

**DEED:** Title will be conveyed by Sheriff's 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 30 days after court approval.

**POSSESSION:** Possession shall be at closing.

**REAL ESTATE TAXES:** Real Estate 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 with 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 representatives 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 & routinely check the auction website at [www.schraderauction.com](http://www.schraderauction.com) to inspect any changes or additions to the property information or terms of sale.

**AUCTION MANAGER:** Brent Wellings Branch Broker #158091

**EMAIL:** [brent@schraderauction.com](mailto:brent@schraderauction.com)

# BOOKLET INDEX

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• TAX STATEMENTS	PAGE 21
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Tract 3 - Pasture



# REGISTRATION FORMS

# **BIDDER PRE-REGISTRATION FORM**

**TUESDAY, DECEMBER 2, 2025**

**230± ACRES – NORMAN, 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 [brent@schraderauction.com](mailto:brent@schraderauction.com),

no later than Tuesday, November 25, 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**  
**230± Acres • Norman, Oklahoma**  
**Tuesday, December 2, 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, December 2, 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, November 25, 2025**. Send your deposit and return this form via fax or email to: **260-244-4431** or **[auctions@schraderauction.com](mailto:auctions@schraderauction.com)** or **[brent@schraderauction.com](mailto: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.***

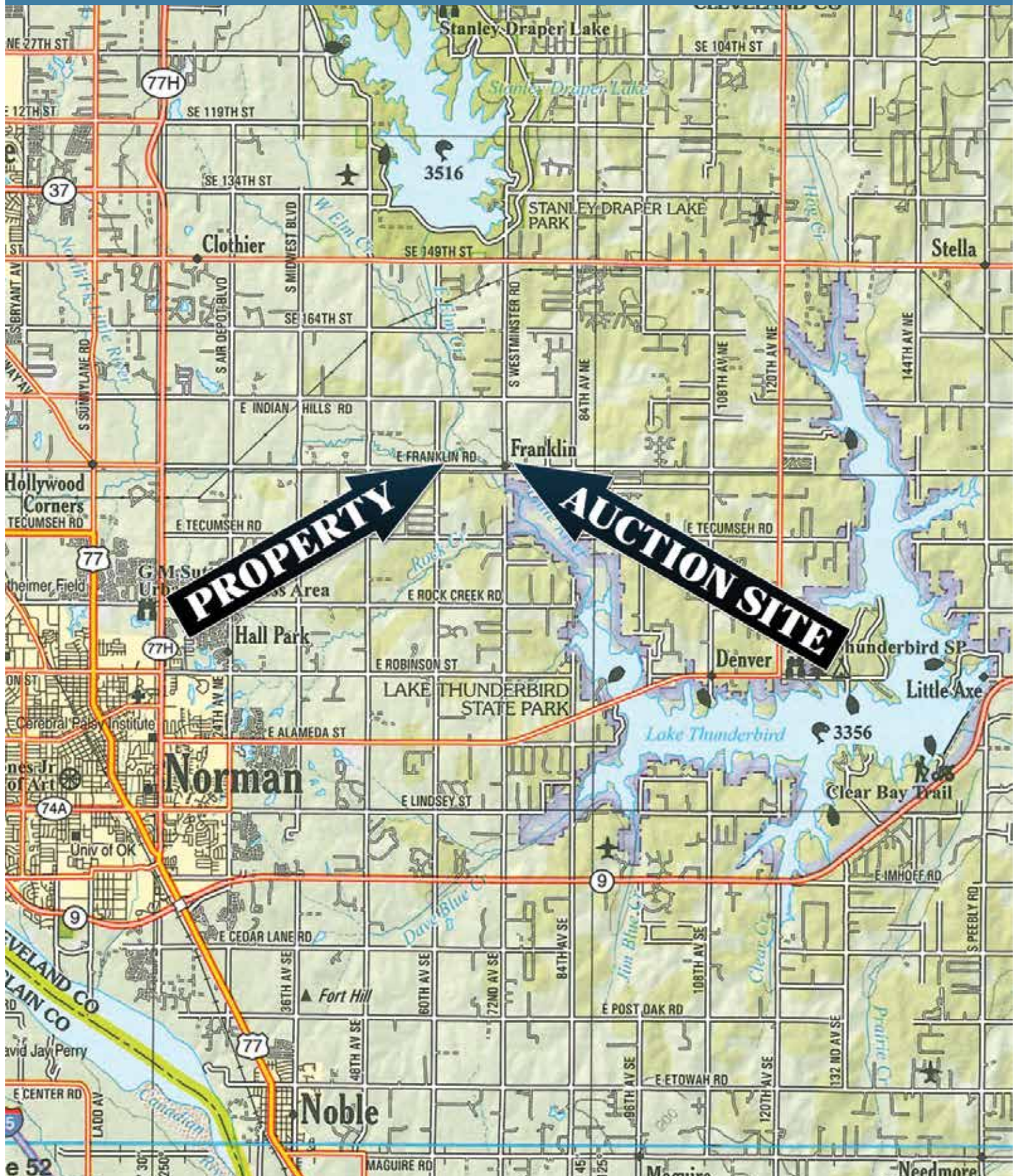
**Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:**

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**

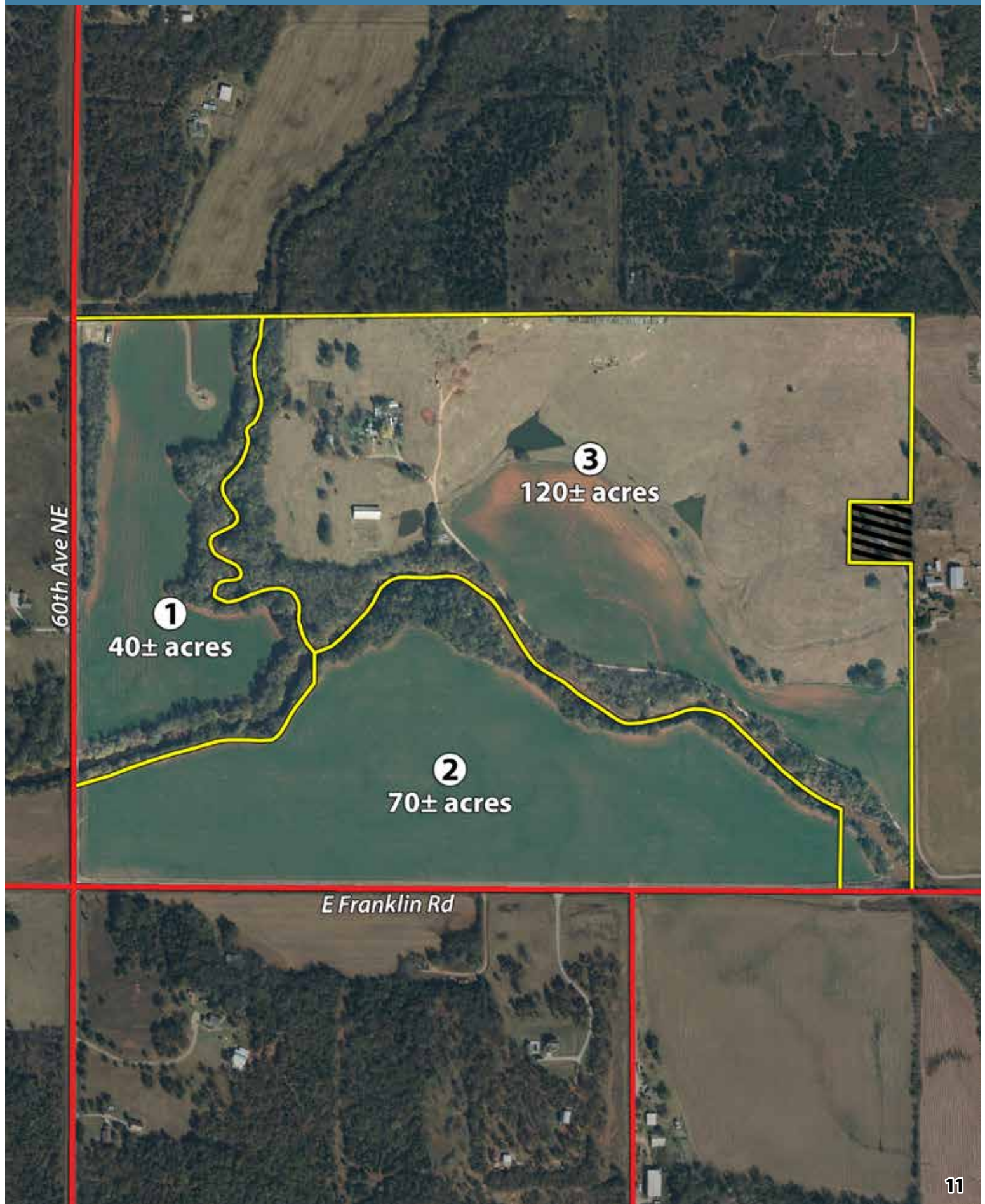
# LOCATION & TRACT MAPS



**AUCTION LOCATION:** Franklin Baptist Church Fellowship Hall, 7327 E Franklin Rd, Norman, OK 73026

**PROPERTY LOCATION:** 6401 E Franklin Rd, Norman, OK 73026

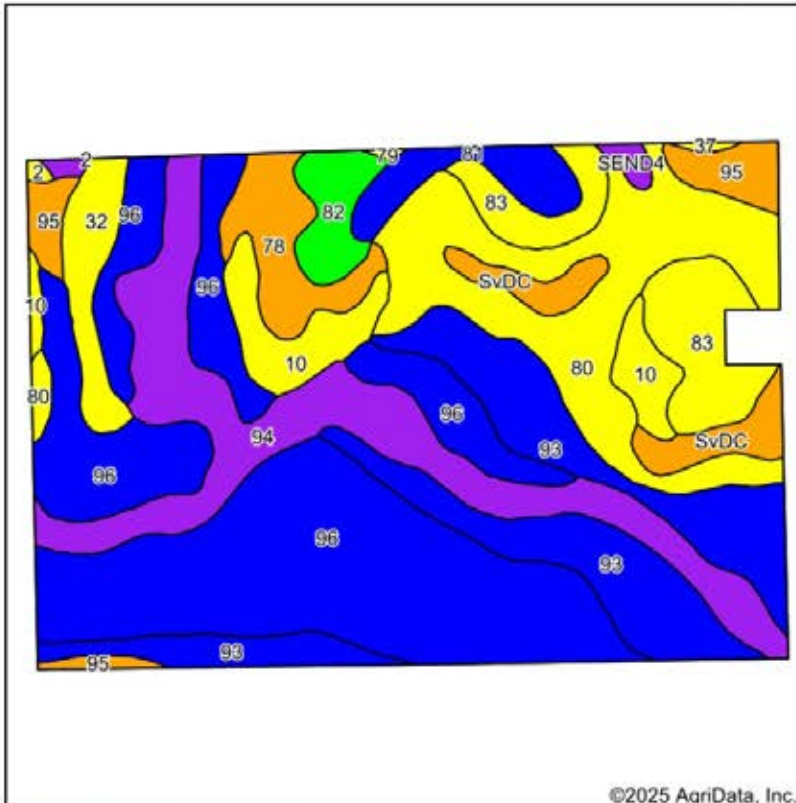
# LOCATION & TRACT MAPS



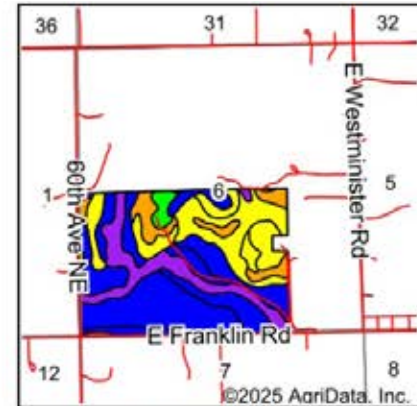


# SOILS MAP

# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**  
 County: **Cleveland**  
 Location: **6-9N-1W**  
 Township: **East Cleveland**  
 Acres: **230.17**  
 Date: **10/9/2025**

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

Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: OK027, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Alfalfa hay Tons	Cotton lint Lbs	Grain sorghum Bu	Improved bermudagrass AUM	Introduced bluestem AUM	Oats Bu	Peanuts Lbs	Soybeans Bu	Wheat Bu
96	Ashport silt loam, 0 to 1 percent slopes, occasionally flooded	72.26	31.2%		Ilw		5	21	48	8	8		80	27	33
93	Port silt loam, 0 to 1 percent slopes, occasionally flooded	33.96	14.8%		Ilw	Ilw	5	13	49	9			48		34
94	Port silt loam, 0 to 1 percent slopes, frequently flooded	30.82	13.4%		Vw					6	5				
80	Teller fine sandy loam, 5 to 8 percent slopes	30.55	13.3%		IVe			15	33	5	5	36			25
83	Norge silt loam, 5 to 8 percent slopes, eroded	13.25	5.8%		IVe		1	225	27	4	5		45		15
10	Teval silt loam, 3 to 8 percent slopes	10.13	4.4%		IVe		2	18	36	4	5		184		21
78	Teller fine sandy loam, 3 to 5 percent slopes	7.94	3.4%		IIIe			12	35	5	5	37	51		25

# SOILS MAP CONTINUED

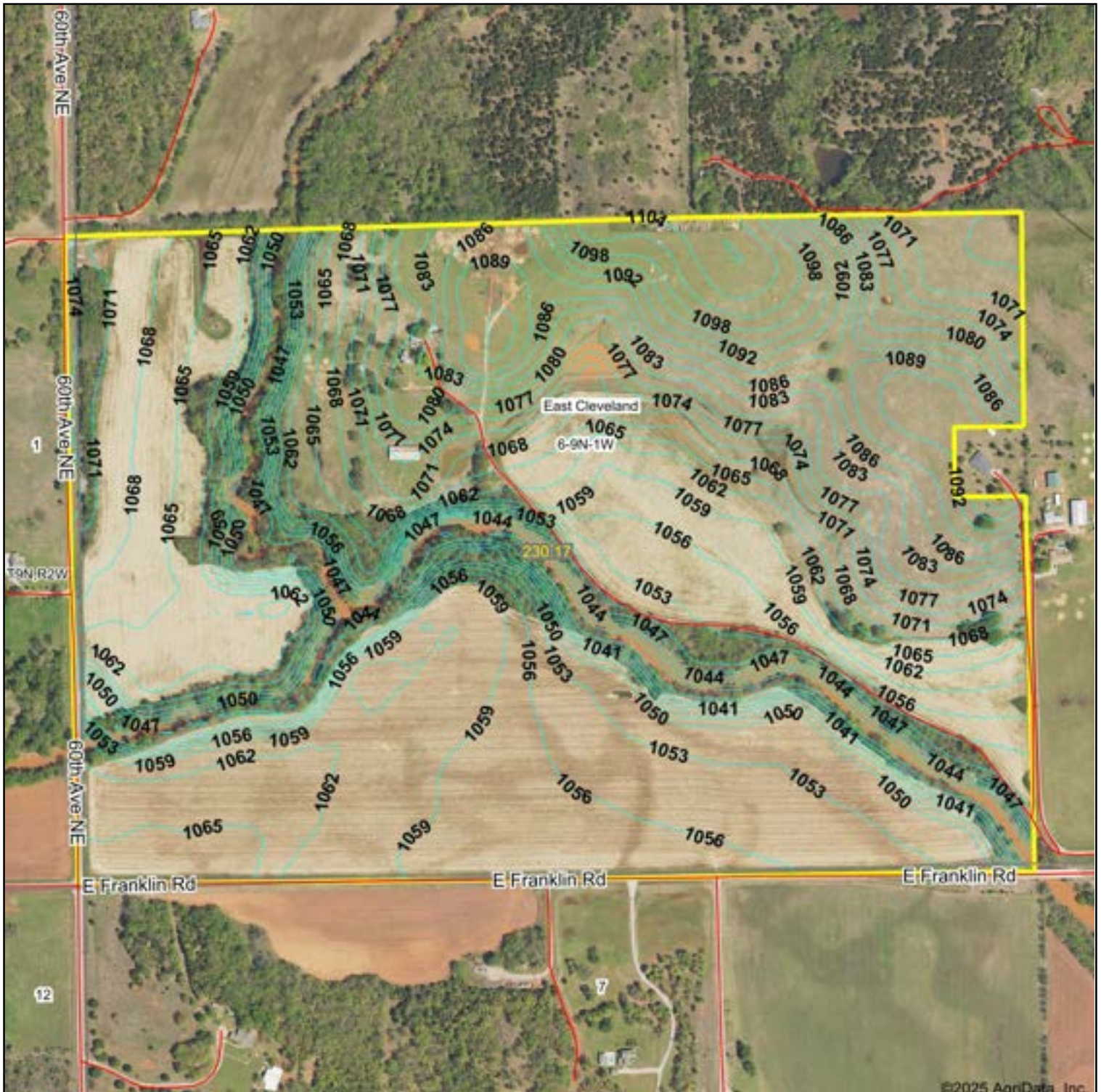
SvDC	Stephenville-Darnell complex, 1 to 5 percent slopes	8.43	2.8%		IIIe			2		4	2				12
32	Lomili silty clay, 0 to 1 percent slopes, occasionally flooded	6.28	2.7%		IVw		4	400	41	7	9			2	26
95	Pulaski fine sandy loam, 0 to 1 percent slopes, occasionally flooded	6.10	2.7%		IIIe	IIIe	4	376	48	7	5		1360	2	30
81	Norge silt loam, 1 to 3 percent slopes	5.71	2.5%		Ile	Ile	4	419	54	6	5		119		35
82	Norge silt loam, 3 to 5 percent slopes	4.78	2.1%		I	I	4	433	55	6	5		119		35
SEND4	Stephenville-Darnell-Newalla complex, 3 to 8 percent slopes, gullied	0.85	0.4%		VIe					3	2				
SEND	Stephenville-Darnell-Newalla complex, 3 to 8 percent slopes	0.41	0.2%		Ve			5		2	2				3
2	Harrah fine sandy loam, 5 to 8 percent slopes	0.27	0.1%		IVe			21	3	4			80		2
37	Harrah fine sandy loam, 5 to 8 percent slopes, moderately eroded	0.27	0.1%		IVe		2	13	31	4	5	2	873		16
79	Teller fine sandy loam, 5 to 8 percent slopes, eroded	0.16	0.1%		IVe					4	5				
Weighted Average					3.02	*-	2.9	65	36	6.7	5.2	6.1	87.2	8.6	24.8

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



# TOPOGRAPHY MAP

# TOPOGRAPHY MAP



Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 1,038.8

Max: 1,107.8

Range: 69.0

Average: 1,066.7

Standard Deviation: 13.19 ft

0ft 626ft 1252ft



10/9/2025

6-9N-1W  
Cleveland County  
Oklahoma

Boundary Center: 35° 16' 47.51, -97° 20' 48.04

Maps Provided By:

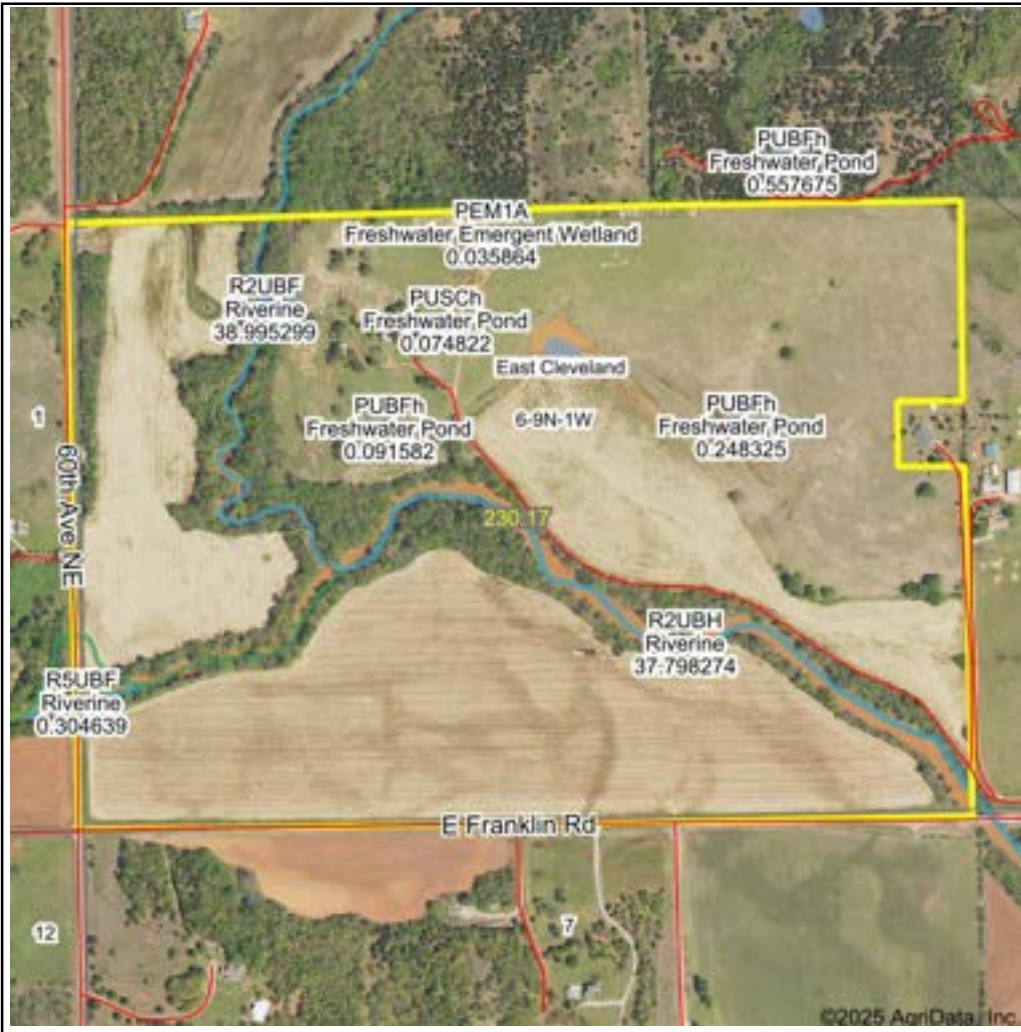


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www.AgriDataInc.com

# FLOOD MAP

# FLOOD MAP



State: **Oklahoma**  
 Location: **6-9N-1W**  
 County: **Cleveland**  
 Township: **East Cleveland**  
 Date: **10/9/2025**



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



0ft 910ft 1821ft

Classification Code	Type	Acres
R2UBH	Riverine	2.10
R2UBF	Riverine	1.04
PFO1A	Freshwater Forested/Shrub Wetland	0.65
PUBFh	Freshwater Pond	0.63
PUSCh	Freshwater Pond	0.21
R5UBF	Riverine	0.17
PEM1A	Freshwater Emergent Wetland	0.04
Total Acres		4.84

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

# **TAX STATEMENTS**

# TAX STATEMENT TR 1 & PART OF TR 2 & 3

Tammy Richards, Cleveland County Treasurer  
201 S. Jones, Suite 100 Norman, OK 73069  
Phone: (405) 366-0217

## TAX STATEMENT

ACCOUNT NUMBER		RATE PER THOUSAND		TAX YEAR	TAX TYPE
66850		83.4200		2024	REAL ESTATE
ASSESSED VALUE	EXEMPTIONS	NET ASSESSED VALUE		TAX UNIT	TOTAL DUE
12163	0	12163		SD16	0.00

DIRECT QUESTIONS REGARDING ASSESSMENTS TO COUNTY ASSESSOR'S OFFICE - (405) 366-0230.  
SEE REVERSE SIDE FOR PAYMENT INSTRUCTIONS

JENKS, JAY M III  
JENKS, JEFFREY M-UND 1/2 INT  
6817 LOMO ALTO DR, APT #15  
DALLAS TX 75205

6-9-1W 152.84 AC LOTS 6, 7 & E/2 SW/4

6401 E FRANKLIN RD NOR 73071

TAXING ENTITY		MILLAGE RATE	TAX AMOUNT	MISC. INFORMATION
C001	Cleveland County			<i>Pay Online</i>  www.clevelandcountytreasurer.org 2.3% convenience fee
	General Fund	10.2800	125.25	
	Multi-Cnty Library	6.1100	74.44	
S016	County Health	2.5700	31.31	
	Robin Hill School District			
	General Fund	36.4800	443.69	
	Building Fund	5.2100	63.37	
	Sinking Fund	18.6600	226.95	
	4 Mill Levy	4.1100	49.99	
Totals		83.4200	1,015.00	

RETAIN THIS PORTION FOR YOUR RECORDS WHEN PAYING IN PERSON PRESENT ENTIRE STATEMENT.

DETACH AND RETURN THIS PORTION OF THE BILL WITH YOUR PAYMENT. PLEASE WRITE YOUR ACCOUNT NUMBER ON THE CHECK.

PAYABLE TO:

Cleveland County Treasurer

201 S. Jones, Suite 100, Norman, OK 73069

YEAR	LIEN #	TAX	INTEREST	FEES	TOTAL
------	--------	-----	----------	------	-------

Receipt(s) 2024-9254871 on 12/14/24 for \$1,015.00 by Donna Robertson

ACCOUNT NUMBER	GEO NUMBER
66850	SD16 9 1W 6003
TAX UNIT	TAX TYPE
SD16	REAL ESTATE

☐ Please indicate any change in account information on back.

Total Due: 0.00

JENKS, JAY M III  
JENKS, JEFFREY M-UND 1/2 INT  
6817 LOMO ALTO DR, APT #15  
DALLAS TX 75205

# TAX STATEMENT PART OF TR 2 & 3

**Tammy Richards, Cleveland County Treasurer**  
201 S. Jones, Suite 100 Norman, OK 73069  
Phone: (405) 366-0217

## TAX STATEMENT

ACCOUNT NUMBER		RATE PER THOUSAND		TAX YEAR	TAX TYPE
67576		107.7100		2024	REAL ESTATE
ASSESSED VALUE	EXEMPTIONS	NET ASSESSED VALUE		TAX UNIT	TOTAL DUE
2996	0	2996		SD29	0.00

DIRECT QUESTIONS REGARDING ASSESSMENTS TO COUNTY ASSESSOR'S OFFICE - (405) 366-0230.  
SEE REVERSE SIDE FOR PAYMENT INSTRUCTIONS

JENKS, JAY M III  
JENKS, JEFFREY M-UND 1/2 INT  
6817 LOMO ALTO DR, APT #15  
DALLAS TX 75205

6-6-1W 77.20 AC W/2 SE/4 LESS BEG 860'S NE/C W/2  
SE/4 W280' S280' E280' N280' POB

1 FRANKLIN NOR

TAXING ENTITY	MILLAGE RATE	TAX AMOUNT	MISC. INFORMATION
<b>C001 Cleveland County</b>			<i>Pay Online</i>  <a href="http://www.clevelandcountytreasurer.org">www.clevelandcountytreasurer.org</a> 2.3% convenience fee
General Fund	10.2800	30.91	
Multi-Cnty Library	6.1100	18.36	
County Health	2.5700	7.73	
<b>S029 Norman School District</b>			
General Fund	35.8800	107.28	
Building Fund	5.1200	15.31	
Sinking Fund	26.1300	78.12	
4 Mill Levy	4.1100	12.29	
<b>V017 Moore-Norman Technology</b>			
General Fund	10.2700	30.50	
Building Fund	5.1100	15.17	
Sinking Fund	2.1300	6.33	
<b>Totals</b>	<b>107.7100</b>	<b>322.00</b>	

RETAIN THIS PORTION FOR YOUR RECORDS WHEN PAYING IN PERSON PRESENT ENTIRE STATEMENT.

**DETACH AND RETURN THIS PORTION OF THE BILL WITH YOUR PAYMENT. PLEASE WRITE YOUR ACCOUNT NUMBER ON THE CHECK.**

PAYABLE TO:

**Cleveland County Treasurer**

201 S. Jones, Suite 100, Norman, OK 73069

YEAR LIEN # TAX INTEREST FEES TOTAL

Receipt(s) 2024-9254871 on 12/14/24 for \$322.00 by Donna Robertson

ACCOUNT NUMBER	GEO NUMBER
67576	SD29 9 1W 6021
TAX UNIT	TAX TYPE
SD29	REAL ESTATE

☐ Please indicate any change in account information on back.

Total Due: 0.00

JENKS, JAY M III  
JENKS, JEFFREY M-UND 1/2 INT  
6817 LOMO ALTO DR, APT #15  
DALLAS TX 75205

2024 10636870000 000000000000000067576 000000000000 000000000000 8



# **PROPERTY RECORD CARDS**

# RECORD CARD TR 1 & PART OF TR 2 & 3



## Cleveland County Oklahoma Assessor's Office

### Cleveland County Oklahoma Assessor's Office

Account #: 66850 / Parcel ID: SD16 9 1W 6003  
6401 E FRANKLIN RD

**CURRENT** JENKS, JAY M III  
6817 LOMO ALTO DR, APT #15  
DALLAS TX 75205

Current Market Value  
**\$244,177**

### KEY INFORMATION

Tax Year	2025		
Land Size	152.84000	Land Units	AC
Class	Rural Agricu	School District	SCHOOL DISTRICT 16
Section	6	Township	9
Range	1W	Account Type	Agricultural
Legal Description	6-9-1W 152.84 AC LOTS 6, 7 & E/2 SW/4		
Mailing Address	JENKS, JAY M III, 6817 LOMO ALTO DR, APT #15, DALLAS, 75205, 75205		

### ASSESSMENT DETAILS

Land Value	\$60,961
Improvement Value	\$183,216
Market Value	<b>\$244,177</b>
Taxable Value	\$109,435
Gross Assessed Value	\$13,132
Exemptions	\$0
Net Assessed Value	\$13,132
<a href="#">View Taxes for R0066850</a>	

### RESIDENTIAL

#### RESIDENTIAL BUILDING (1)

Type	0001	Description	Conventional 1 Story	Quality	Fair Plus
Stories	1.0	Condition	Average	Year Built	1893
Interior	Drywall	Exterior Walls	Frame Siding	Full Baths	2
Additional Full Bath	0	Half Baths	0	Three Quarter Baths	0
Total Bathrooms	2.00	Roof Type	Gable	Bedrooms	4
Roof Cover	Comp Shingle	Foundation	Conventional Frame	Floor Cover	Allowance
Cooling	Floor/Wall/WindowAC		Total Finished Area	2,338	

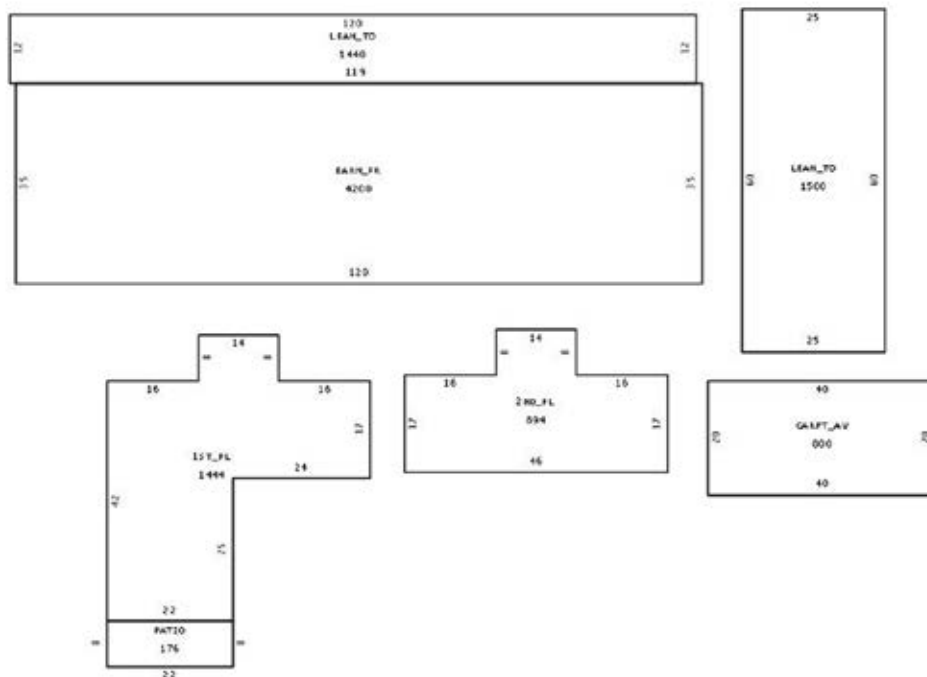
### SALES

SALE DATE	SALE PRICE	DEED BOOK	DEED PAGE	GRANTOR	GRANTEE	DEED TYPE
07/27/2010	\$0	4768	1196	ROBERTSON, PORT G-REV TRT-UND 1/2 INT ROBERTSON, PORT G & VE	JENKS, JAY M III	WDN

### LAND

# RECORD CARD TR 1 & PART OF TR 2 & 3

UNIT CODE	DESCRIPTION	USE CODE	ACRES / LOTS	USE VALUE
C10	C10	IMPROVED PASTURE	7.00000	\$1,605
C10	C10	TIMBER/WASTE	1.74000	\$187
C32	C32	CROP	3.00000	\$1,481
C32	C32	IMPROVED PASTURE	2.00000	\$739
C7	C7	IMPROVED PASTURE	1.00000	\$154
C78	C78	IMPROVED PASTURE	6.00000	\$1,629
C80	C80	IMPROVED PASTURE	7.00000	\$1,572
C80	C80	NATIVE PASTURE	1.00000	\$180
C81	C81	IMPROVED PASTURE	3.00000	\$955
C82	C82	IMPROVED PASTURE	5.00000	\$1,381
C83	C83	IMPROVED PASTURE	2.00000	\$384
C93	C93	CROP	6.00000	\$3,188
C94	C94	TIMBER/WASTE	23.84000	\$2,088
C95	C95	CROP	4.00000	\$1,950
C96	C96	CROP	60.00000	\$30,000
C96	C96	IMPROVED PASTURE	8.00000	\$2,995
C96	C96	TIMBER/WASTE	11.26000	\$1,973
H1	HOME SITE	AC	1.00000	\$8,500



# RECORD CARD PART OF TR 2 & 3



## Cleveland County Oklahoma Assessor's Office

### Cleveland County Oklahoma Assessor's Office

Account #: 67576 / Parcel ID: SD29 9 1W 6021  
**1 E FRANKLIN RD**

**CURRENT** JENKS, JAY M III  
 6817 LOMO ALTO DR, APT #15  
 DALLAS TX 75205

Current Market Value  
**\$24,973**

### KEY INFORMATION

Tax Year	2025		
Land Size	77.20000	Land Units	AC
Class	Rural Agricu	School District	SCHOOL DISTRICT 29
Section	6	Township	9
Range	2W	Account Type	Agricultural
Legal Description	6-6-1W 77.20 AC W/2 SE/4 LESS BEG 860'S NE/C W/2 SE/4 W280` S280` E280` N280` POB		
Mailing Address	JENKS, JAY M III, 6817 LOMO ALTO DR, APT #15, DALLAS, 75205, 75205		

### ASSESSMENT DETAILS

Land Value	\$24,973
Improvement Value	\$0
Market Value	<b>\$24,973</b>
Taxable Value	\$24,973
Gross Assessed Value	\$2,996
Exemptions	\$0
Net Assessed Value	\$2,996
<a href="#">View Taxes for R0067576</a>	

### RESIDENTIAL

#### RESIDENTIAL BUILDING (1)

Type		Description	-	Quality	
Stories	-	Condition	Average	Year Built	
Interior	-	Exterior Walls		Full Baths	0
Additional Full Bath	0	Half Baths	0	Three Quarter Baths	0
Total Bathrooms	0.00	Roof Type	-	Bedrooms	-
Roof Cover		Foundation	-	Floor Cover	-
Cooling		Total Finished Area	-		

### SALES

SALE DATE	SALE PRICE	DEED BOOK	DEED PAGE	GRANTOR	GRANTEE	DEED TYPE
07/27/2010	\$0	4768	1196	ROBERTSON, PORT G-REV TRT-UND 1/2 INT ROBERTSON, PORT G & VE	JENKS, JAY M III	WDN

### LAND

# RECORD CARD PART OF TR 2 & 3

UNIT CODE	DESCRIPTION	USE CODE	ACRES / LOTS	USE VALUE
C10	C10	IMPROVED PASTURE	2.00000	\$459
C7	C7	IMPROVED PASTURE	7.00000	\$1,081
C80	C80	CROP	6.00000	\$1,800
C80	C80	IMPROVED PASTURE	10.31000	\$2,316
C80	C80	TIMBER/WASTE	1.69000	\$178
C81	C81	IMPROVED PASTURE	1.00000	\$318
C83	C83	IMPROVED PASTURE	10.20000	\$1,957
C93	C93	CROP	21.00000	\$11,156
C94	C94	TIMBER/WASTE	7.00000	\$613
C95	C95	IMPROVED PASTURE	3.00000	\$1,095
C96	C96	CROP	8.00000	\$4,000



No Photo Available





# PHOTOS

# PHOTOS

Tracts 2 & 3 - Little River View Southeast Corner



Northwest Corner View - Whole Property



# PHOTOS

Southwest Corner View - Whole Property



Tract 1



# PHOTOS

Tract 1 - Northwest Corner



Tract 3 - Ridgeline



# PHOTOS

**Tract 3 - Bermuda Pasture**



**Tract 3 - Southeast Corner**



# PHOTOS

Tract 1



Tract 1



# PHOTOS

Tract 1



Tract 1



# PHOTOS

Tract 1



Tract 2



# PHOTOS

Tract 2



Tract 2



# PHOTOS

Tract 3



Tract 3



# PHOTOS

Tract 3



Tract 3



# PHOTOS

Tract 3



Tract 3



# PHOTOS

Tract 3



Tract 3



# PHOTOS

Tract 3



Tract 3



# PHOTOS

Tract 3



Tract 3



## Southeast Corner View - Whole Property



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