

Tuesday, November 17 • 6pm

Held at Orlando United Methodist Church - 301 5th St, Orlando, OK 73073

INFORMATION BOOK

NW Corner Sunrise

LAND AUCTION

- Two Scenic Ponds - 4± & 2± Acres
- Exceptional Whitetail Deer & Waterfowl Hunting
- Productive Prairie Hay Meadows & Mature Timber
- Wind Energy Income - Currently \$20,400± Annually
- Highway 51 Frontage & Potential Build Sites
- Mulhall-Orlando School District

160[±]

Acres & Wind Energy

Offered in 4 Desirable Tracts
& Combinations

SCHRADER + WELLINGS
REAL ESTATE & AUCTION COMPANY, INC.
LAND MARKETING EXPERTS, NATIONWIDE

405.332.5505 • www.SchraderWellings.com
www.SchraderAuction.com - 4% Buyer's Premium



Online Bidding
Available

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 4 will be offered in individual tracts, in any combination of these tracts, or as the whole property (Subject to "Swing" Tract Limitations). 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.

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, & 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 deed as specified in the Purchase Agreement.

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 & clear of any material encumbrance that does not constitute a Permitted Exception) as of a date after the Auction & prior to closing, subject to all standard requirements, conditions & exceptions & 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, & 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, subject to the terms of any existing leases or occupancy agreements.

REAL ESTATE TAXES: 2026 taxes shall be prorated to the date of closing.

MINERALS: The sale shall include the minerals currently owned by the Seller (if any). However, no promise, warranty or representation will be made as to the existence or value of any minerals or the nature or extent of Seller's interest therein.

WIND ENERGY INCOME/LEASE: The property is subject to an existing wind energy lease currently generating approximately \$20,400 in annual income. AEP has acknowledged in writing its intent that, in Pursuant to Section 9.1 of the event First Amendment & Section 12.5 of the Wind Energy Lease, the lease runs with the land, & purchasers of all or a portion of the property is conveyed in multiple parcels, each purchaser will succeed to the existing Lessor's interest under associated lease rights. Following closing & receipt of appropriate transfer documentation, AEP will work with the new owner(s) to prepare a lease & receive ratification establishing their respective pro-rata share of the ownership interests. Future lease income. The precise allocation & administration of payments will be subject distributed according to the lease ownership percentages reflected in the ratification & applicable conveyance documents. Future payments are remain subject to the terms & performance conditions of the existing lease, including the Lessee's right to terminate the lease, & are termination rights. Future lease income is not guaranteed.

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.

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 & 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 & sufficient for providing title insurance.

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.**

CORRECTIONS & CHANGES: Please arrive prior to scheduled auction time & routinely check the auction website at www.schraderauction.com to inspect any changes or additions to the property information or terms of sale.

Auction Manager: Charles Brent Wellings Branch Broker #158091 **Email:** brent@schraderauction.com
Schrader Real Estate and Auction Company, Inc. #112774

Oklahoma Office: 101 N Main St, Stillwater, OK 74075 Branch Office - Stillwater, OK #172583

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REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

TUESDAY, NOVEMBER 17, 2026
160± ACRES – MULHULL, 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 Tuesday, November 10, 2026.

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
160± Acres • Mulhull, Oklahoma
Tuesday, November 17, 2026

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, November 17, 2026 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, Tuesday, November 10, 2026**. 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.

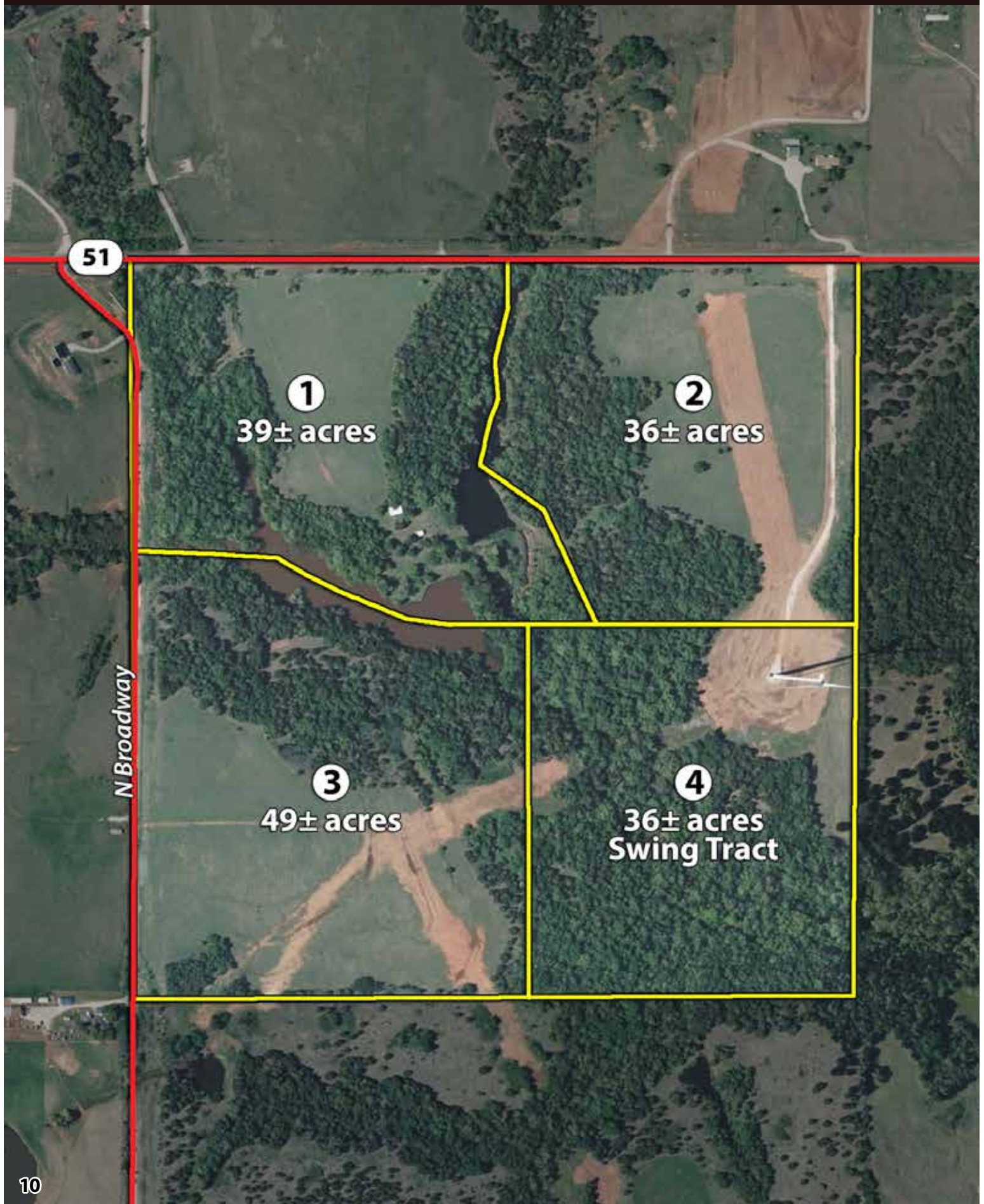
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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

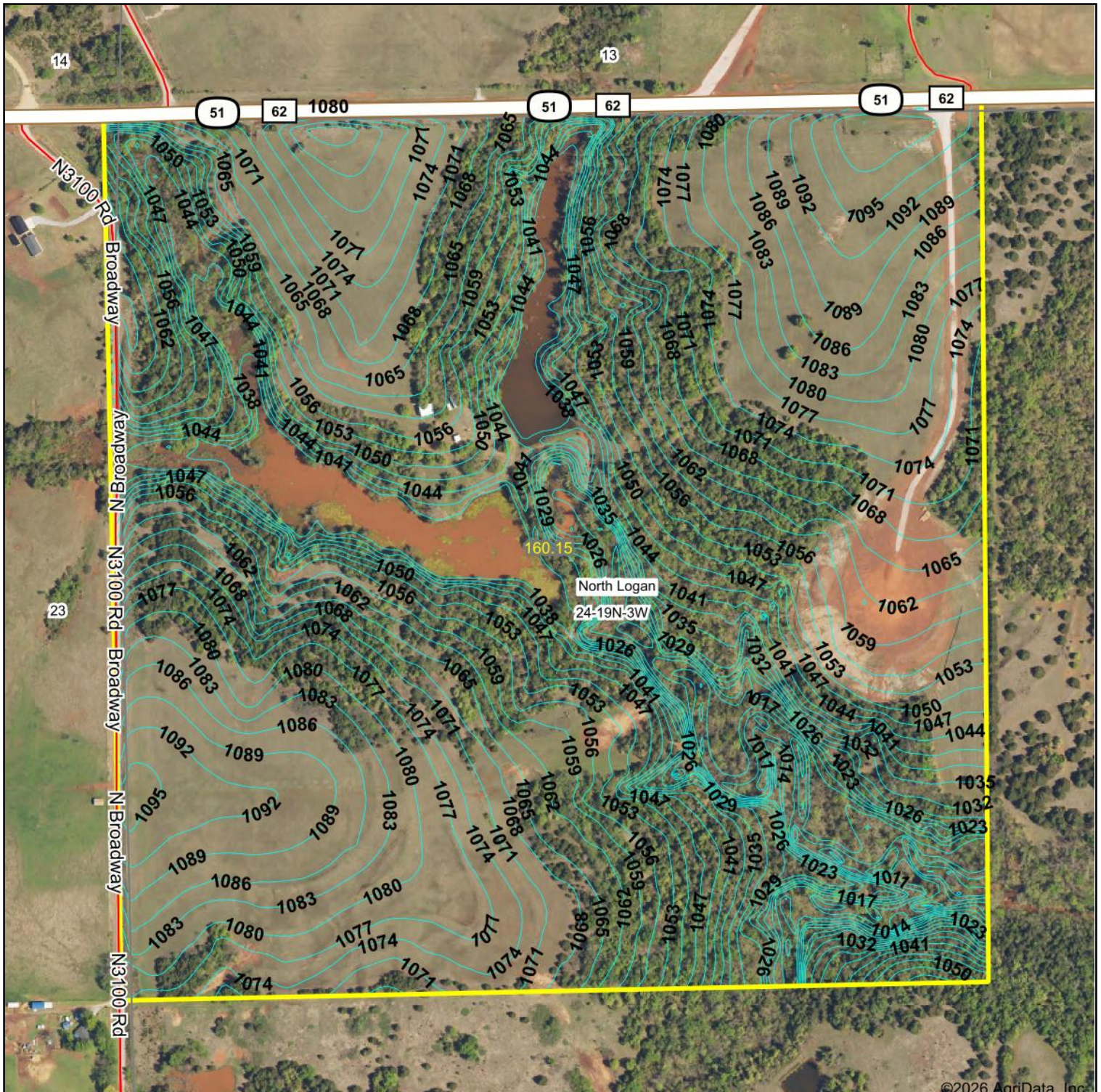
TRACT MAP



SOIL MAP

TOPOGRAPHY MAP

TOPOGRAPHY CONTOURS MAP



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Maps Provided By



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Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 996.5

Max: 1,101.1

Range: 104.6

Average: 1,060.3

Standard Deviation: 21.29 ft

0ft 469ft 937ft



10/9/2026

24-19N-3W
Logan County
Oklahoma

Boundary Center: 36° 6' 44.59, -97° 28' 30.97

FLOOD MAP

FLOOD MAP



©2026 AgriData, Inc.



Map Center: 36° 6' 44.59, -97° 28' 30.97

0ft 482ft 965ft

24-19N-3W
Logan County
Oklahoma



Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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10/9/2026

TAX STATEMENTS

TAX STATEMENTS

Tax Roll Inquiry

Logan County Treasurer



Sherri Longnecker, Treasurer

201 County Way, Ste 400 Guthrie, OK 73044

Phone: 405-282-3154

Fax: 405-282-3155

E-Mail: sherri@loganct.com



20250014348

Owner Name and Address

KYLE, KARL DANE, TRUSTEE OF THE KARL DAN
823 S RANGE ROAD
APT 105
STILLWATER, OK 74074-0000

Taxroll Information

Tax Year : 2025
Property ID : 261240-000000-000000
Location :
School District : 13 I-3 RURAL Mills : 82.31
Type of Tax : Real Estate
Tax ID : 14348

Legal Description and Other Information:

24-19N-03W NW4 160.00 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	1934	Base Tax	254.00
Improvements	1147	Penalty	0.00
Net Assessed	3081	Fees	0.00
		Payments	254.00
		Total Paid	254.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/19/2025	10611	check	Tax Payment	254.00	KYLE, KARL DANE, TRUSTEE OF THE KARL->Check #...

PROPERTY RECORD CARDS

RECORD CARD

Real Property Print Friendly - ID: 420014348

9/30/26, 3:49 PM

Parcel: 261240-000000-000000

9/30/2026 2:34:30 AM

Logan County Report

Property Owner

Name: KYLE, KARL DANE, TRUSTEE OF THE KARL DANE KYLE LIVING TRUST

Mailing Address: 823 S RANGE ROAD
APT 105
STILLWATER,, OK 74074-0000

Type: (AV) Agri Use/Vacant

Tax District: (18) MULHALL-ORLANDO RURAL I-

Millage Rate: 82.31

Property Information

Physical Address: N/A

Subdivision: N/A

S-T-R: 24-19N-03W

Size (Acres): 160.00

Legal: 24-19N-03W NW4

Market and Assessed Values

	Fair Cash	Taxable Fair Cash	Full Assessed
Land	17,579	17,579	1,934
Building	10,430	10,430	1,147
Totals	28,009	28,009	3,081
Exemptions			-0
Taxable Assessed			\$3,081

Taxes

Estimated Taxes:	253	Note: Tax amounts are estimates only.
Exemptions:	0	

Deed Transfers

RECORD CARD

Real Property Print Friendly - ID: 420014348

9/30/26, 3:49 PM

Deed Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantor
9/27/2018	2829	509	AFFD	0.00	\$0	KYLE, KARL D. & BARBARA JO
8/27/2018	2829	515	QCD	0.00	\$0	KYLE, KARL D.
11/13/1989	1204	240	Warr. Deed	82.50	\$55,000	N/A
3/3/1988	1158	128	Warr. Deed	75.00	\$50,000	N/A

Outbuildings and Yard Improvements

Card #	Item	Size / Dim	Quality	Age
1	OB 8 X 20	0	N/A	N/A
1	OB 9 X 39	0	N/A	N/A
1	OB 6 X 25	0	N/A	N/A
1	STEEL BARN 30 X 40	0	N/A	N/A
1	OB 7 X 7	0	N/A	N/A
1	20X20 CARPORT	0	N/A	N/A

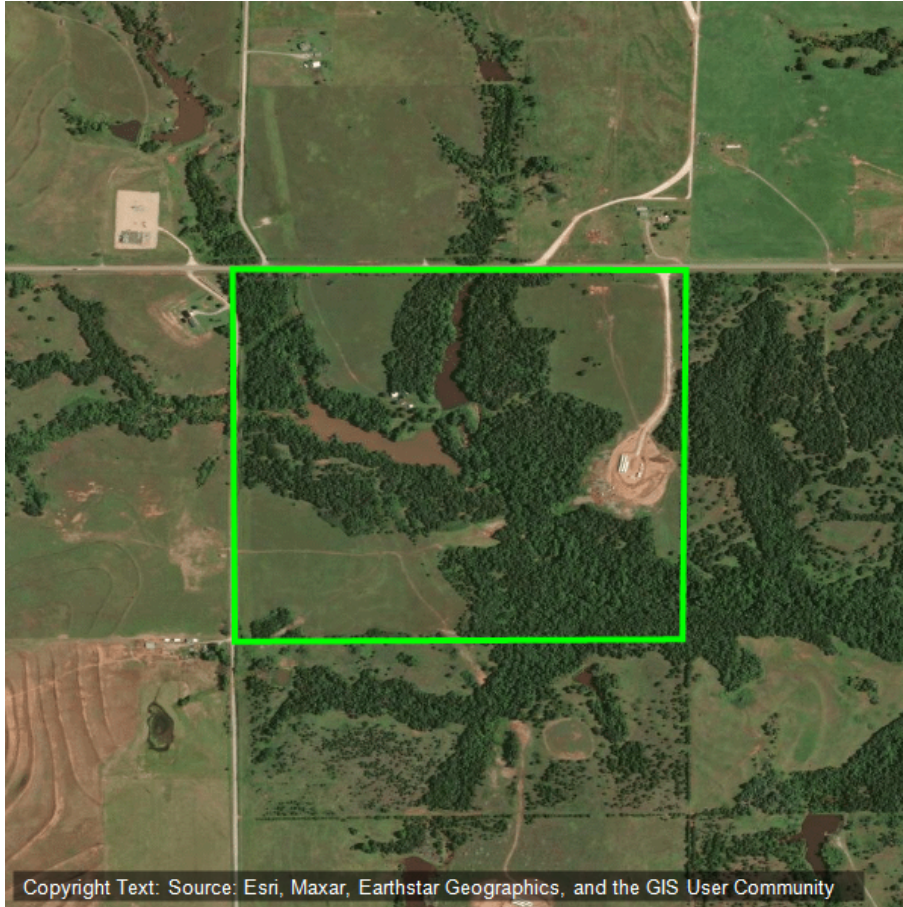


Map

RECORD CARD

Real Property Print Friendly - ID: 420014348

9/30/26, 3:49 PM



Not a Legal Document

Subject to terms and conditions
www.actDataScout.com

PHOTOS

PHOTOS

Tracts 1 & 2 Pond



Tracts 1 & 3 Pond



PHOTOS

Tracts 1 & 2 Pond



Tracts 2 & 3 Pond



PHOTOS

NW Corner Sunrise



SE Corner View



PHOTOS

SW Corner Sunrise



SW Corner View



PHOTOS

Tract 1 & 3 Pond Sunset



Tract 1 & 3 Pond



PHOTOS

Tract 2 & 3 North Pond View



Tract 2 Bucks & Pond



PHOTOS

Tract 2 Bucks



Tract 2 Looking West



PHOTOS

Tract 3 Prarie Hay Meadow



Tract 3 SE Corner



PHOTOS

Tract 4 SE Corner



Tract 1 & 3 Pond Corner



PHOTOS

Windmill Sunrise



Tract 1



PHOTOS

Tract 1



Tract 1



PHOTOS

Tract 1



Tract 1



PHOTOS

Tract 1



Tract 1



PHOTOS

Tract 1



Tract 1



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Tract 4



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