

GARVIN COUNTY · PAULS VALLEY, OK

353[±]
acres

OFFERED IN 1 TRACT

Top Quality

WASHITA RIVER BOTTOM
FARMLAND

AUCTION

Wednesday, October 25th • 5 P.M.

**INFORMATION
BOOKLET**

· PREDOMINANTLY CLASS I –
KEOKUK SILT LOAM SOILS

· 284[±] TILLABLE ACRES PER FSA

· 2 PREVIOUS IRRIGATION WELLS ON PROPERTY

· RUSH CREEK & WASHITA RIVER BOTTOM

· MINIMUM FLOOD PLAIN IMPACT

· EXCELLENT HUNTING WITH BIG
TIMBER POCKETS!

405-332-5505

800-451-2709

SchraderAuction.com

4% Buyer's
Premium

ORIGINAL MULTI-TRACT
AUCTIONS

LIVE WITH
ONLINE

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: The property will be offered as a single Tract at the auction date and time. The property will be sold in the manner resulting in the highest total sale price.

BUYER'S PREMIUM: A 4 % Buyer's Premium will be added to the final bid price and included in the contract purchase 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 a merchantable title by Warranty Deed or an appropriate form of Fiduciary Deed, as applicable.

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: Immediate possession is available for fall farming activities and hunting, upon completion of the pre-closing access addendum.

REAL ESTATE TAXES: 2023 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 WAR-

RANTIES: 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 Maps)**
- **FSA INFORMATION**
- **TAX/PARCEL INFORMATION**
- **PHOTOS**

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



NW View - Whole Farm

REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

WEDNESDAY, OCTOBER 25, 2023

353± ACRES – PAULS VALLEY, 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, October 18, 2023.

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
353± Acres • Garvin County, Oklahoma
Wednesday, October 25, 2023

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, October 25, 2023 at 5:00 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; 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.

This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Wednesday, October 18, 2023**. Send your deposit and return this form via fax or email to: **brent@schraderauction.com 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.

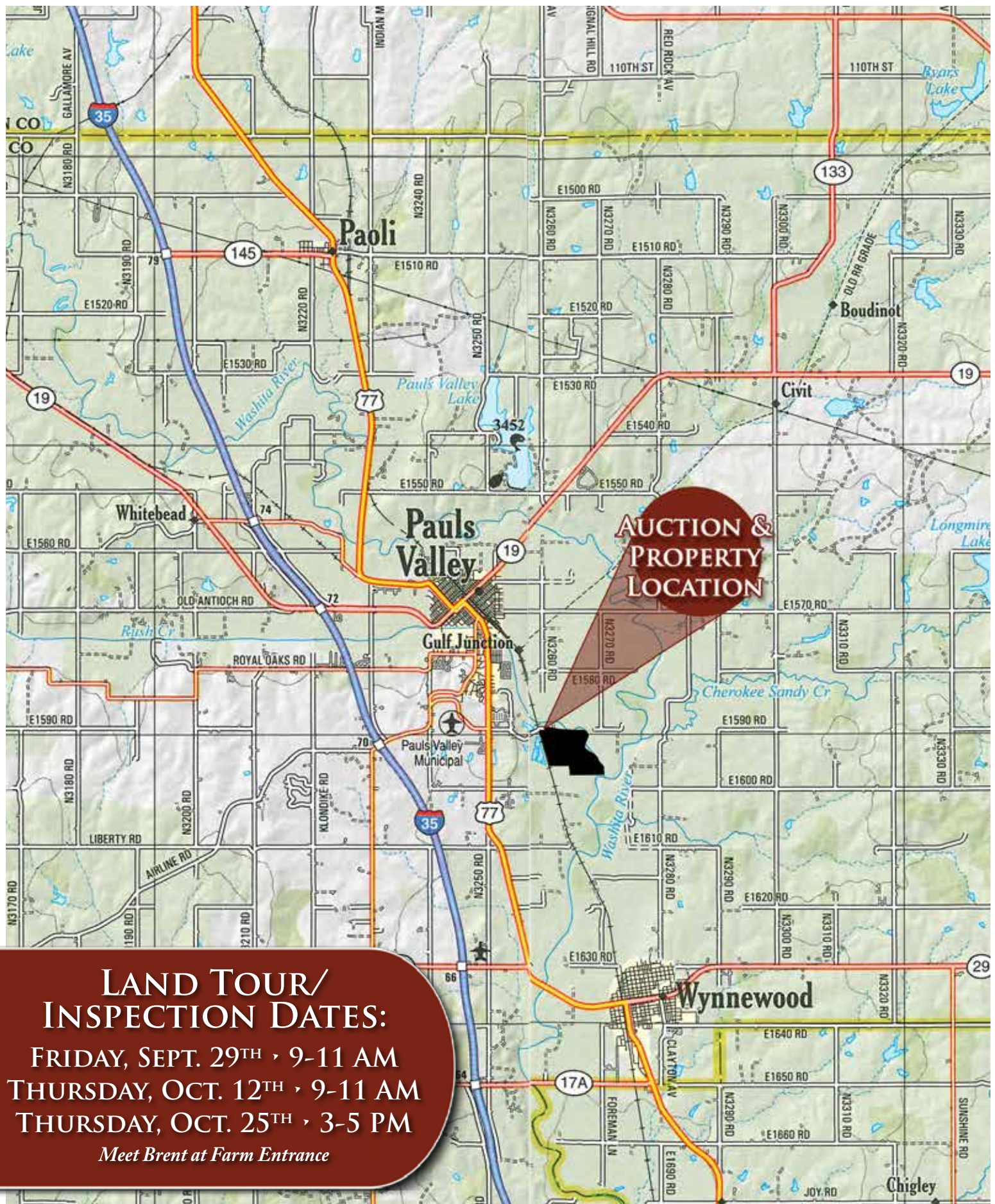
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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 & AERIAL TRACT MAPS

LOCATION MAP



LAND TOUR/ INSPECTION DATES:

FRIDAY, SEPT. 29TH › 9-11 AM
THURSDAY, OCT. 12TH › 9-11 AM
THURSDAY, OCT. 25TH › 3-5 PM

Meet Brent at Farm Entrance

AERIAL TRACT MAP



AUCTION LOCATION: Auction Held On-Site.

GENERAL DESCRIPTION:

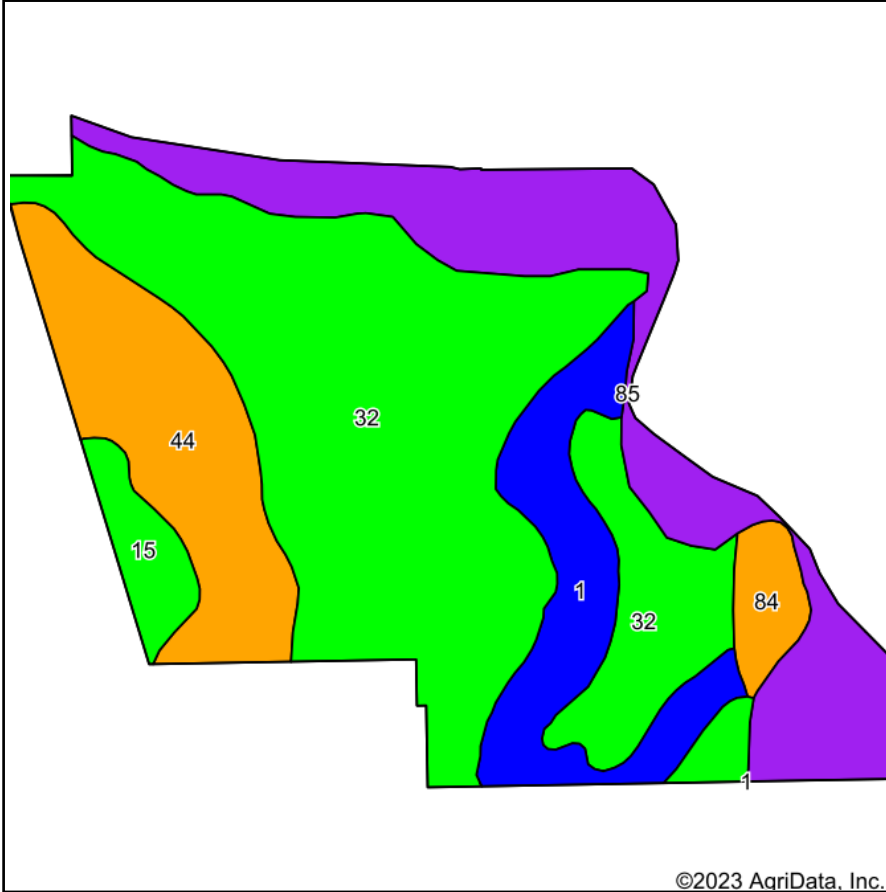
The Foster Family has stewarded this highly productive farm for many years; working for decades to accumulate a large, contiguous bottomland farm at the confluence of Rush Creek and the Washita River near Pauls Valley, OK. After much consideration, they are now presenting this exceptional property to the marketplace for the first time in a generation. The farm is comprised of predominately Class I; Keokuk Silt Loam soils and has minimal flood plain impact for a property in such a location – view the flood plain and soils maps in our Bidder Information Booklet.

In addition to the exceptional agricultural value of this property, it also offers tremendous wildlife habitat along the river bottom. Large pockets of mature timber with access to the Washita River and Rush Creek meander along the north and east sections of the farm, creating an excellent recreational property with attractive income potential. These type properties rarely come to market, whether looking for a highly productive agriculture investment or an exciting recreational property you need to give this one thorough consideration!

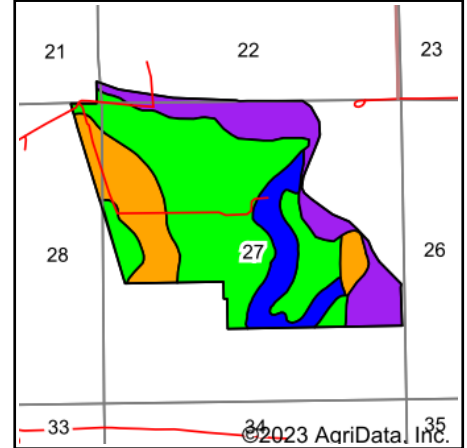


SOIL INFORMATION

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
 County: **Garvin**
 Location: **15-3N-1E**
 Township: **Pauls Valley**
 Acres: **367.52**
 Date: **7/19/2023**

SCHRADER
 Real Estate and Auction Company, Inc.

Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com

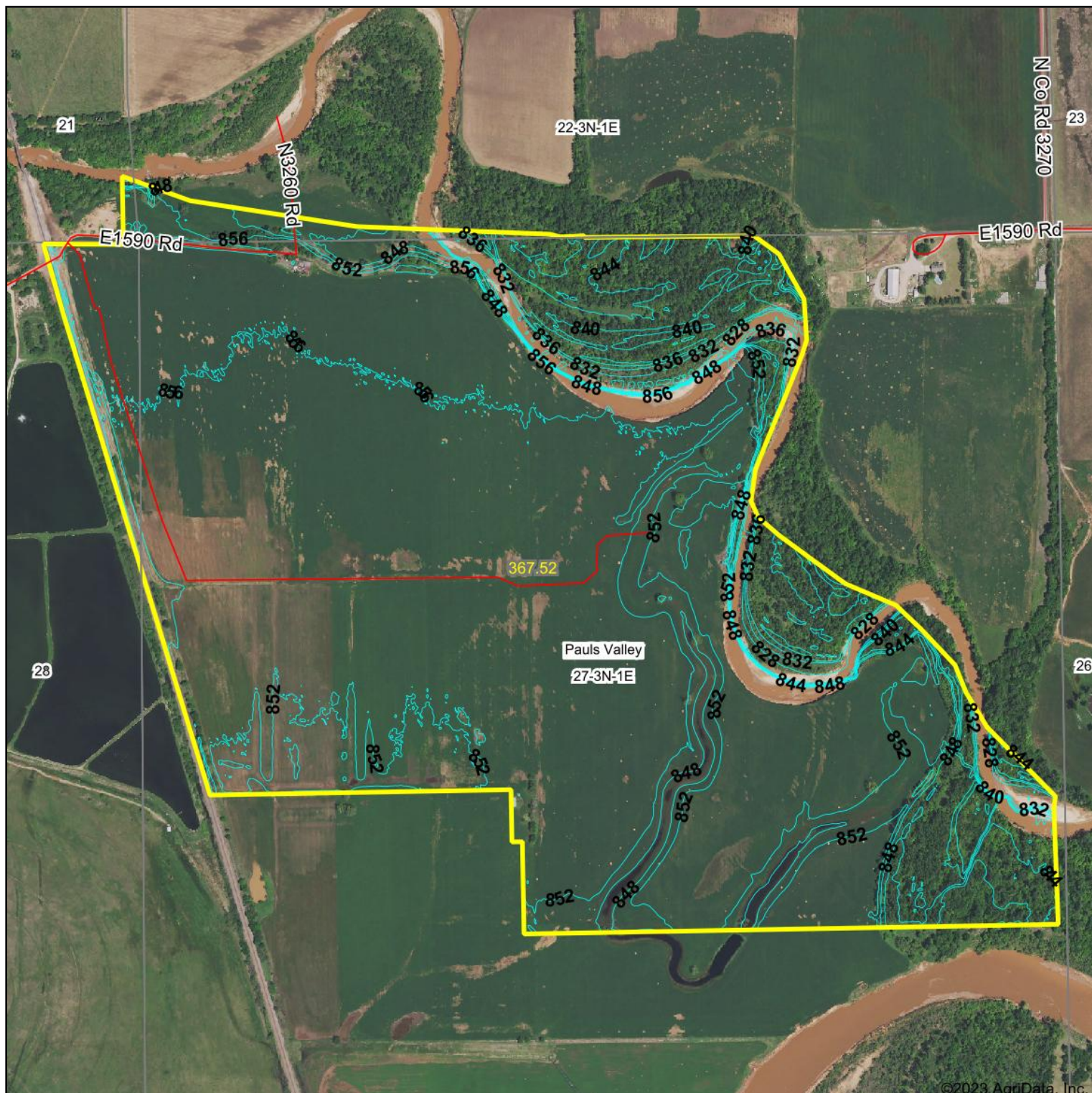


Area Symbol: OK049, Soil Area Version: 20

| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class | Alfalfa hay Tons | Cotton lint Lbs | Grain sorghum Bu | Peanuts Lbs | Pubescent wheatgrass AUM | Soybeans Bu | Wheat Bu | Wheat grazeout AUM |
|-------------------------|---|--------|------------------|----------------------|---------------|------------------|-----------------|------------------|--------------|--------------------------|-------------|-----------|--------------------|
| 32 | Keokuk silt loam, 0 to 1 percent slopes, rarely flooded | 181.81 | 49.5% | | Is | 5 | 95 | 64 | 1610 | 5 | 27 | 35 | 4 |
| 85 | Yahola-Gaddy complex, 0 to 1 percent slopes, frequently flooded | 72.51 | 19.7% | | Vw | | | | | | | | |
| 44 | Lela clay, 0 to 1 percent slopes, rarely flooded | 52.99 | 14.4% | | Ills | 4 | 104 | 46 | | 5 | 23 | 31 | 4 |
| 1 | Amber very fine sandy loam, 1 to 3 percent slopes, rarely flooded | 39.82 | 10.8% | | Ile | 4 | 400 | 47 | 324 | 5 | 23 | 30 | 4 |
| 15 | Dale silt loam, 0 to 1 percent slopes, rarely flooded | 11.01 | 3.0% | | Iw | 6 | 475 | 69 | 1615 | | 29 | 35 | |
| 84 | Yahola fine sandy loam, 0 to 1 percent slopes, occasionally flooded | 9.38 | 2.6% | | Ille | | 383 | 49 | 1505 | | | 34 | |
| Weighted Average | | | | | 2.24 | 3.7 | 129.3 | 46.7 | 918.4 | 3.7 | 20 | 27 | 3 |

Soils data provided by USDA and NRCS.

TOPO CONTOURS MAP



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

Source: USGS 3 meter dem

Interval(ft): 4.0

Min: 823.5

Max: 867.8

Range: 44.3

Average: 851.4

Standard Deviation: 6.69 ft

0ft 894ft 1788ft



7/19/2023

27-3N-1E
Garvin County
Oklahoma

Boundary Center: 34° 42' 17.23, -97° 11' 14.46



FSA INFORMATION

FSA INFORMATION

OKLAHOMA
GARVIN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 5150

Prepared : 9/11/23 12:39 PM CST

Crop Year : 2023

See Page 4 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : TOMMIE MCPHERSON JR
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

| Farmland | Cropland | DCP Cropland | WBP | EWP | WRP | GRP | Sugarcane | Farm Status | Number Of Tracts |
|--------------------|--------------------|------------------------|----------------|------|------|------|-----------|----------------------|------------------|
| 689.22 | 616.80 | 616.80 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 | Active | 4 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | | | CRP | MPL | DCP Ag.Rel. Activity | SOD |
| 0.00 | 0.00 | 616.80 | 30.10 | | | 0.00 | 0.00 | 0.00 | 0.00 |

Crop Election Choice

| ARC Individual | ARC County | Price Loss Coverage |
|----------------|------------|---------------------|
| None | None | WHEAT, CORN, SOYBN |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield | HIP |
|-----------|------------|-----------------------------|-----------|-----|
| Wheat | 75.79 | 0.00 | 37 | |
| Corn | 96.50 | 0.00 | 112 | |
| Soybeans | 190.51 | 0.00 | 29 | |

TOTAL 362.80 0.00

NOTES

| |
|--|
| |
|--|

Tract Number : 2473

Description : N6, E2 NE Sec 22 3N 1E
FSA Physical Location : OKLAHOMA/GARVIN
ANSI Physical Location : OKLAHOMA/GARVIN
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : NINA FOSTER
Other Producers : JUDY MCPHERSON, CODY MCPHERSON
Recon ID : None

Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP | EWP | WRP | GRP | Sugarcane |
|-----------|----------|--------------|------|------|------|------|-----------|
| 77.92 | 77.92 | 77.92 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 |

FSA INFORMATION

OKLAHOMA
GARVIN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5150
Prepared : 9/11/23 12:39 PM CST
Crop Year : 2023

Tract 2473 Continued ...

| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | CRP | MPL | DCP Ag. Rel Activity | SOD |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|------|
| 0.00 | 0.00 | 77.92 | 4.90 | 0.00 | 0.00 | 0.00 | 0.00 |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield |
|--------------|--------------|-----------------------------|-----------|
| Wheat | 9.51 | 0.00 | 37 |
| Corn | 12.11 | 0.00 | 112 |
| Soybeans | 23.91 | 0.00 | 29 |
| TOTAL | 45.53 | 0.00 | |

NOTES

Tract Number : 2474

Description : O4 22-3N-1E
FSA Physical Location : OKLAHOMA/GARVIN
ANSI Physical Location : OKLAHOMA/GARVIN
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : NINA FOSTER
Other Producers : JUDY MCPHERSON, CODY MCPHERSON
Recon ID : None

Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP | EWP | WRP | GRP | Sugarcane |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|-----------|
| 127.66 | 126.22 | 126.22 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | CRP | MPL | DCP Ag. Rel Activity | SOD |
| 0.00 | 0.00 | 126.22 | 7.90 | 0.00 | 0.00 | 0.00 | 0.00 |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield |
|--------------|--------------|-----------------------------|-----------|
| Wheat | 15.41 | 0.00 | 37 |
| Corn | 19.62 | 0.00 | 112 |
| Soybeans | 38.73 | 0.00 | 29 |
| TOTAL | 73.76 | 0.00 | |

NOTES

FSA INFORMATION

OKLAHOMA
GARVIN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5150
Prepared : 9/11/23 12:39 PM CST
Crop Year : 2023

Tract Number : 2475

Description : N4 5&8-3N-1E&O2 22-3N-1E&O4 4-3N-1E SEE CARD FILE

FSA Physical Location : OKLAHOMA/GARVIN

ANSI Physical Location : OKLAHOMA/GARVIN

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : NINA FOSTER

Other Producers : JUDY MCPHERSON, CODY MCPHERSON

Recon ID : None

Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP | EWP | WRP | GRP | Sugarcane |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|-----------|
| 82.37 | 78.41 | 78.41 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | CRP | MPL | DCP Ag. Rel Activity | SOD |
| 0.00 | 0.00 | 78.41 | 5.30 | 0.00 | 0.00 | 0.00 | 0.00 |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield |
|--------------|--------------|-----------------------------|-----------|
| Wheat | 9.72 | 0.00 | 37 |
| Corn | 12.38 | 0.00 | 112 |
| Soybeans | 24.44 | 0.00 | 29 |
| TOTAL | 46.54 | 0.00 | |

NOTES

Tract Number : 27458

Description : PT 27,28 T3N-R1E

FSA Physical Location : OKLAHOMA/GARVIN

ANSI Physical Location : OKLAHOMA/GARVIN

BIA Unit Range Number :

HEL Status : HEL determinations not completed for all fields on the tract

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : NINA FOSTER

Other Producers : JUDY MCPHERSON, CODY MCPHERSON

Recon ID : 40-049-2018-43

FSA INFORMATION

OKLAHOMA
GARVIN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5150
Prepared : 9/11/23 12:39 PM CST
Crop Year : 2023

Tract Land Data

Tract 27458 Continued ...

| Farm Land | Cropland | DCP Cropland | WBP | EWP | WRP | GRP | Sugarcane |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|-----------|
| 401.27 | 334.25 | 334.25 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | CRP | MPL | DCP Ag. Rel Activity | SOD |
| 0.00 | 0.00 | 334.25 | 12.00 | 0.00 | 0.00 | 0.00 | 0.00 |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield |
|--------------|---------------|-----------------------------|-----------|
| Wheat | 41.15 | 0.00 | 37 |
| Corn | 52.39 | 0.00 | 112 |
| Soybeans | 103.43 | 0.00 | 29 |
| TOTAL | 196.97 | 0.00 | |

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

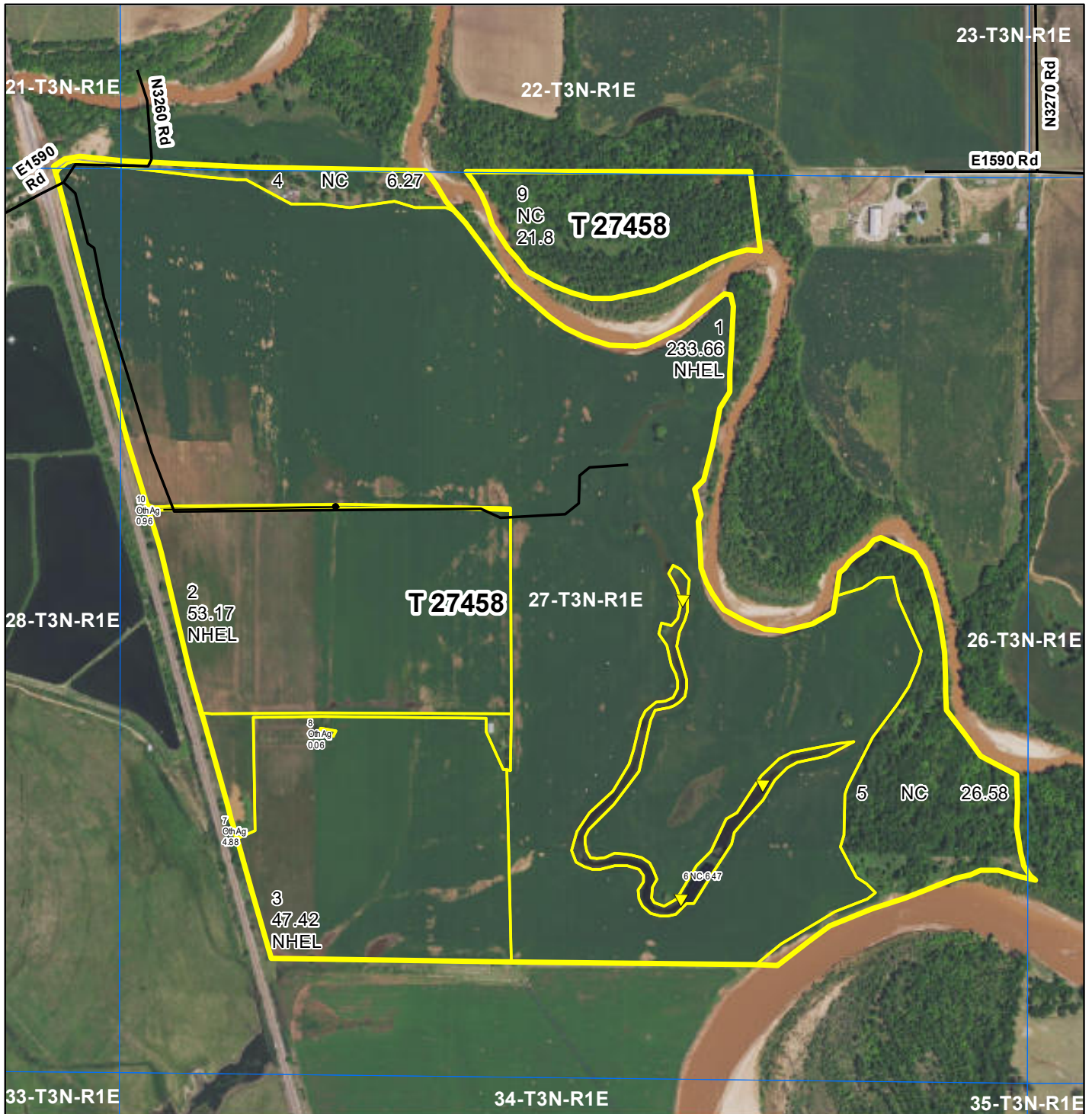
To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

FSA INFORMATION



United States
Department of
Agriculture

Garvin County, Oklahoma



2024 Program Year

Map Created August 23, 2023

Farm **5150**
Tract **27458**

Not to Scale

0 335 670 1,340
Feet



Wetlands

Wetland Determination Identifiers

- Restricted Use
- ▲ Limited Restrictions
- Exempt from Conservation Compliance Provisions

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

TAX/PARCEL INFORMATION

TAX/PARCEL INFORMATION

Tax Roll Inquiry

Garvin County Treasurer



Sandy Goggans, Treasurer

201 West Grant, Room 9, Pauls Valley, Oklahoma
73075

Phone: 405-238-7301

Fax: 405-238-1133

E-Mail: gtreas@swbell.net



28228885173

Owner Name and Address

FOSTER FAMILY TRUST AGREEMENT,
THE TRUSTEES OF THE 2000
36358 E COUNTY ROAD 1590
PAULS VALLEY OK 73075-0000

Taxroll Information

Tax Year : 2022
Property ID : 0000-28-03N-01E-0-100-00
Location : 04765 PAULS VALLEY
School District : 1018R Pauls Valley Rural Mills : 93.75
Type of Tax : Real Estate
Tax ID : 5173

Legal Description and Other Information:

ALL PT. E/2 NE NE 6.88A & NE SE NE LYING E OF GC & SF & RR QCD/1318-887/889-891 6.88 Acres

| Assessed Valuations | Amount | Tax Values | Amount |
|---------------------|--------|------------|--------|
| Land | 349 | Base Tax | 33.00 |
| Improvements | 0 | Penalty | 0.00 |
| Net Assessed | 349 | Fees | 0.00 |
| | | Payments | 33.00 |
| | | Total Paid | 33.00 |
| | | Total Due | 0.00 |

| Date | Receipt | Paid With | Payment For | Amount | Paid By |
|------------|---------|-----------|-------------|--------|------------------------------|
| 01/17/2023 | 20218 | Check | Taxes | 33.00 | FOSTER, NINA C.->Check# 6968 |
| 01/17/2023 | 20196 | | Taxes | 0.00 | VOID |

TAX/PARCEL INFORMATION

Tax Roll Inquiry

Garvin County Treasurer



Sandy Goggans, Treasurer

201 West Grant, Room 9, Pauls Valley, Oklahoma
73075

Phone: 405-238-7301

Fax: 405-238-1133

E-Mail: gtreas@swbell.net



20220005098

Owner Name and Address

FOSTER FAMILY TRUST AGREEMENT,
THE TRUSTEES OF THE 2000
36358 E COUNTY ROAD 1590
PAULS VALLEY OK 73075-0000

Taxroll Information

Tax Year : 2022
Property ID : 0000-22-03N-01E-0-100-00
Location : 04708 PAULS VALLEY
School District : 1018R Pauls Valley Rural Mills : 93.75
Type of Tax : Real Estate
Tax ID : 5098

Legal Description and Other Information:

S7.84A S OF 7.84A DRAINAGE DITCH IN SW/4 QCD/1577-351 7.84 Acres

| Assessed Valuations | Amount | Tax Values | Amount |
|---------------------|--------|------------|--------|
| Land | 236 | Base Tax | 22.00 |
| Improvements | 0 | Penalty | 0.00 |
| Net Assessed | 236 | Fees | 0.00 |
| | | Payments | 22.00 |
| | | Total Paid | 22.00 |
| | | Total Due | 0.00 |

| Date | Receipt | Paid With | Payment For | Amount | Paid By |
|------------|---------|-----------|-------------|--------|------------------------------|
| 01/17/2023 | 20208 | Check | Taxes | 22.00 | FOSTER, NINA C.->Check# 6968 |
| 01/17/2023 | 20188 | | Taxes | 0.00 | VOID |

TAX/PARCEL INFORMATION

Tax Roll Inquiry

Garvin County Treasurer



Sandy Goggans, Treasurer

201 West Grant, Room 9, Pauls Valley, Oklahoma
73075

Phone: 405-238-7301

Fax: 405-238-1133

E-Mail: gtreas@swbell.net



20220005157

Owner Name and Address

FOSTER FAMILY TRUST AGREEMENT,
THE TRUSTEES OF THE 2000
36358 E COUNTY ROAD 1590
PAULS VALLEY OK 73075-0000

Taxroll Information

Tax Year : 2022
Property ID : 0000-27-03N-01E-0-003-00
Location : 04749 PAULS VALLEY
School District : I018R Pauls Valley Rural Mills : 93.75
Type of Tax : Real Estate
Tax ID : 5157

Legal Description and Other Information:

NW NW X NE SW 59.39A NW & PART NW SW NW LYING E OF G.C. & S.F. RAILROAD QCD/1318-887/889/891 59.39
Acres

| Assessed Valuations | Amount | Tax Values | Amount |
|---------------------|--------|------------|--------|
| Land | 3213 | Base Tax | 301.00 |
| Improvements | 0 | Penalty | 0.00 |
| Net Assessed | 3213 | Fees | 0.00 |
| | | Payments | 301.00 |
| | | Total Paid | 301.00 |
| | | Total Due | 0.00 |

| Date | Receipt | Paid With | Payment For | Amount | Paid By |
|------------|---------|-----------|-------------|--------|------------------------------|
| 01/17/2023 | 20210 | Check | Taxes | 301.00 | FOSTER, NINA C.->Check# 6968 |
| 01/17/2023 | 20203 | | Taxes | 0.00 | VOID |

TAX/PARCEL INFORMATION

Tax Roll Inquiry

Garvin County Treasurer



Sandy Goggans, Treasurer

201 West Grant, Room 9, Pauls Valley, Oklahoma
73075

Phone: 405-238-7301

Fax: 405-238-1133

E-Mail: gtreas@swbell.net



20220005159

Owner Name and Address

FOSTER FAMILY TRUST AGREEMENT,
THE TRUSTEES OF THE 2000
36358 E COUNTY ROAD 1590
PAULS VALLEY OK 73075-0000

Taxroll Information

Tax Year : 2022
Property ID : 0000-27-03N-01E-0-006-00
Location : 04751 PAULS VALLEY
School District : I018R Pauls Valley Rural Mills : 93.75
Type of Tax : Real Estate
Tax ID : 5159

Legal Description and Other Information:

W/2 NE NW X 45A NW SE NW & W/2 E/2 NE NW & W/2 NE SE NW QCD 1318-887/889/891 QCD/1577-351 45.00
Acres

| Assessed Valuations | Amount | Tax Values | Amount |
|---------------------|--------|------------|--------|
| Land | 2563 | Base Tax | 240.00 |
| Improvements | 0 | Penalty | 0.00 |
| Net Assessed | 2563 | Fees | 0.00 |
| | | Payments | 240.00 |
| | | Total Paid | 240.00 |
| | | Total Due | 0.00 |

| Date | Receipt | Paid With | Payment For | Amount | Paid By |
|------------|---------|-----------|-------------|--------|------------------------------|
| 01/17/2023 | 20212 | Check | Taxes | 240.00 | FOSTER, NINA C.->Check# 6968 |
| 01/17/2023 | 20187 | | Taxes | 0.00 | VOID |

TAX/PARCEL INFORMATION

Tax Roll Inquiry

Garvin County Treasurer



Sandy Goggans, Treasurer

201 West Grant, Room 9, Pauls Valley, Oklahoma
73075

Phone: 405-238-7301

Fax: 405-238-1133

E-Mail: gtreas@swbell.net



20220005161

Owner Name and Address

FOSTER FAMILY TRUST AGREEMENT,
THE TRUSTEES OF THE 2000
36358 E COUNTY ROAD 1590
PAULS VALLEY OK 73075-0000

Taxroll Information

Tax Year : 2022
Property ID : 0000-27-03N-01E-0-008-00
Location : 04753 PAULS VALLEY
School District : I018R Pauls Valley Rural Mills : 93.75
Type of Tax : Real Estate
Tax ID : 5161

Legal Description and Other Information:

E/2 E/2 E/2 NW 60.13A X E/2 NE NE SW X N/2 NW SE X N/2 NE SE W OF WASHITA RIVER WD/1574-427*QCD/1577-351 60.13 Acres

| Assessed Valuations | Amount | Tax Values | Amount |
|---------------------|--------|------------|--------|
| Land | 3398 | Base Tax | 319.00 |
| Improvements | 0 | Penalty | 0.00 |
| Net Assessed | 3398 | Fees | 0.00 |
| | | Payments | 319.00 |
| | | Total Paid | 319.00 |
| | | Total Due | 0.00 |

| Date | Receipt | Paid With | Payment For | Amount | Paid By |
|------------|---------|-----------|-------------|--------|------------------------------|
| 01/17/2023 | 20214 | Check | Taxes | 319.00 | FOSTER, NINA C.->Check# 6968 |
| 01/17/2023 | 20191 | | Taxes | 0.00 | VOID |

TAX/PARCEL INFORMATION

Tax Roll Inquiry

Garvin County Treasurer



Sandy Goggans, Treasurer

201 West Grant, Room 9, Pauls Valley, Oklahoma
73075

Phone: 405-238-7301

Fax: 405-238-1133

E-Mail: gtreas@swbell.net



20220005160

Owner Name and Address

FOSTER FAMILY TRUST AGREEMENT,
THE TRUSTEES OF THE 2000
36358 E COUNTY ROAD 1590
PAULS VALLEY OK 73075-0000

Taxroll Information

Tax Year : 2022
Property ID : 0000-27-03N-01E-0-007-00
Location : 04752 PAULS VALLEY
School District : I018R Pauls Valley Rural Mills : 93.75
Type of Tax : Real Estate
Tax ID : 5160

Legal Description and Other Information:

W/2 W/2 NE 78.28A LS 2.26A X E/2 W/2 NE LS 11.68A X W/2 SE NE X SE SE NE LS 17.78A WD/1574-427*QCD/1577-351 78.28 Acres

| Assessed Valuations | Amount | Tax Values | Amount |
|---------------------|--------|------------|--------|
| Land | 3672 | Base Tax | 344.00 |
| Improvements | 0 | Penalty | 0.00 |
| Net Assessed | 3672 | Fees | 0.00 |
| | | Payments | 344.00 |
| | | Total Paid | 344.00 |
| | | Total Due | 0.00 |

| Date | Receipt | Paid With | Payment For | Amount | Paid By |
|------------|---------|-----------|-------------|--------|------------------------------|
| 01/17/2023 | 20213 | Check | Taxes | 344.00 | FOSTER, NINA C.->Check# 6968 |
| 01/17/2023 | 20192 | | Taxes | 0.00 | VOID |

TAX/PARCEL INFORMATION

Tax Roll Inquiry

Garvin County Treasurer



Sandy Goggans, Treasurer

201 West Grant, Room 9, Pauls Valley, Oklahoma
73075

Phone: 405-238-7301

Fax: 405-238-1133

E-Mail: gtreas@swbell.net



2822885155

Owner Name and Address

FOSTER FAMILY TRUST AGREEMENT,
THE TRUSTEES OF THE 2000
36358 E COUNTY ROAD 1590
PAULS VALLEY OK 73075-0000

Taxroll Information

Tax Year : 2022
Property ID : 0000-27-03N-01E-0-001-00
Location : 04747 PAULS VALLEY
School District : 1018R Pauls Valley Rural Mills : 93.75
Type of Tax : Real Estate
Tax ID : 5155

Legal Description and Other Information:

PT N/2 SE/4 X 96.41A PT S/2 NW/4 X PT N/2 SW/4 SEE DEED 814-675 WD 1574-427*QCD/1577-351 96.41 Acres

| Assessed Valuations | Amount | Tax Values | Amount |
|---------------------|--------|------------|--------|
| Land | 5234 | Base Tax | 491.00 |
| Improvements | 0 | Penalty | 0.00 |
| Net Assessed | 5234 | Fees | 0.00 |
| | | Payments | 491.00 |
| | | Total Paid | 491.00 |
| | | Total Due | 0.00 |

| Date | Receipt | Paid With | Payment For | Amount | Paid By |
|------------|---------|-----------|-------------|--------|------------------------------|
| 01/17/2023 | 20209 | Check | Taxes | 491.00 | FOSTER, NINA C.->Check# 6968 |
| 01/17/2023 | 20202 | | Taxes | 0.00 | VOID |

PHOTOS

PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



SCHRADER REAL ESTATE & AUCTION CO., INC.
CORPORATE: 950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 or 800-451-2709 • SchraderAuction.com

