McLEMORE
AUCTION COMPANY

2,825± Acres in 23 Tracts near Idabel, Oklahoma

(615) 517-7675 www.mclemoreauction.com will@mclemoreauction.com

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Auction Sales Map

McLEMORE AUCTION COMPANY

McLEMORE AUCTION COMPANY

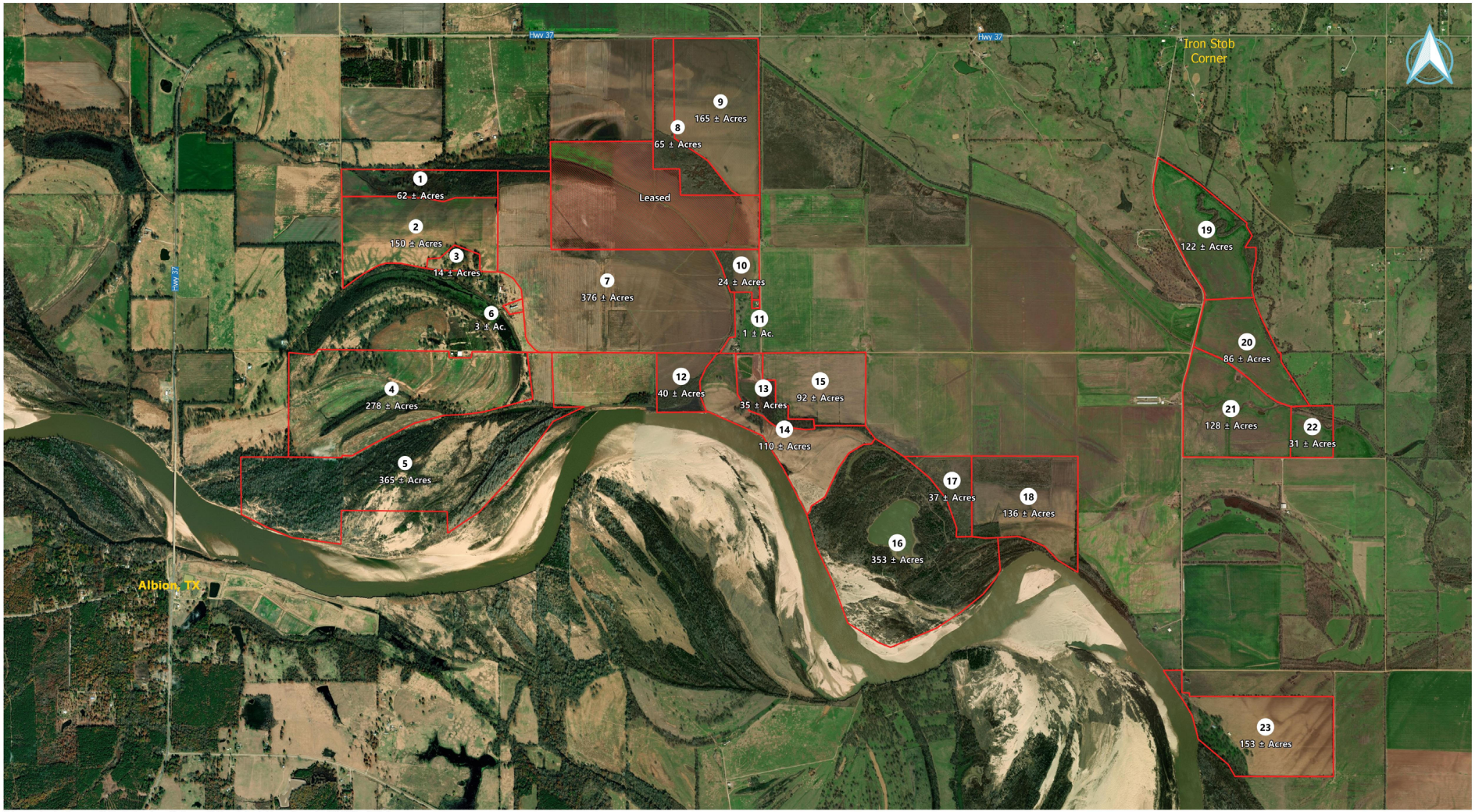
2,875 ± Acres near Idabel, OK - Online Auction Ending Jan. 30 at 12:00 PM

Will McLemore
(615) 636-9602
will@mclemoreauction.com

www.McLemoreAuction.com

Rusty Lowe
(903) 782-4010
rustylowe@c21php.com

CENTURY 21 FARM & RANCH®
Harvey Properties



McLemore Auction Company, LLC in Conjunction with Century 21 Farm & Ranch Harvey Properties (OK RE Lic. 138136)

AGREEMENT OF PURCHASE AND SALE

THIS AGREEMENT is dated for reference on January 30, 2020

BETWEEN:

Wayne E. Tucker, Sr.
4573 Iron Stob Rd
Garvin, Oklahoma 74736
(the "Seller")

AND

Name:

Address:

Phone:

Email:

(the "Purchaser").

1. AGREEMENT TO PURCHASE: The Purchaser agrees to purchase from the Seller the property (the "Property") legally described on Exhibit A hereto, together with all buildings, improvements, and appurtenances thereon, on the following terms and conditions:

   (a) HIGH BID PRICE: $

   (b) 10% BUYER'S PREMIUM: $

   (c) PURCHASE PRICE: $

   (d) The Purchase Price shall be paid as follows:

      i. Deposit: Concurrently with the execution and delivery of this Agreement, the Purchaser shall pay to:

      Southern Abstract and Title Company
      16 NW Martin Luther King Dr
      Idabel, OK 74745
      (580) 286-2288
      sactitleorders@yahoo.com,
      Teresa Owens, Contact,

      (the "Title Company"), as Escrow Agent, an earnest money deposit (the "Deposit") of 15% of the Purchase Price, in the amount of:

$

The Deposit shall be non-refundable except as provided in Section 10 of this Agreement.

ii. Balance of Purchase Price: The balance of the Purchase Price, plus or minus prorations as set forth below, shall be paid by the Purchaser at Closing (as defined below) by wire transfer or cashier's check, payable to the Title Company, as Escrow Agent.

iii. The Purchaser acknowledges and agrees that its obligations under this Agreement are not contingent or conditioned upon the Purchaser obtaining financing from any lender.

2. CLOSING: The closing (the "Closing") of the purchase shall occur on or before 4:00 pm, local time, on March 2, 2020 or within 15 days of the completion of closing documents, whichever is later. The Closing shall occur at the offices of the Title Company. At Closing, the Seller shall deliver to the Purchaser a warranty deed in recordable form conveying fee simple title to the Property free and clear of all liens, subject to such permitted encumbrances and exceptions to title set out in the Title Commitment.

The above notwithstanding:

(a) accreted land shall be conveyed via quit claim deed and;

(b) any portion of the Property described in a prior deed that is currently under or south of the Red River shall be conveyed via quit claim deed.

3. POSSESSION: The Purchaser will receive possession at closing, subject to the rights of parties in possession and existing leases, if any. The Seller leases the 250± Acres to the north of Auction Tract 7 from Rodney and Dianne Hess. The purchaser of Auction Tract 7 shall enter into a sublease for this land at Closing. Terms of this lease shall provide for possession to begin immediately upon Closing of Tract 7, annual rent paid in advance and a right of first refusal on the sale of the leased land by Mr. and Mrs. Hess.

4. CLOSING COSTS:

(a) The Seller shall pay the following closing costs:

i. Costs to search the title and prepare the title commitment;

ii. Costs to prepare the deed;

iii. 50% of the closing agent's cost to close the sale; and

iv. Any legal counsel retained by Owner in connection with the conveyance of the Property.

(b) The Purchaser shall pay the following costs:

i. The cost of the standard owner's ALTA title policy, if Purchaser chooses to have a title policy issued;

ii. Any special endorsements to the title policy;

iii. Any costs associated with title insurance issued in favor of Purchaser's lenders, if any;

iv. All costs arising from or relating to any loan sought by Purchaser to finance the conveyance;

v. All recording costs, transfer taxes and mortgage taxes arising from the deed, deed of trust and any other financing documents required by Purchaser's lenders, if any;

vi. 50% of the closing agent's cost to close the sale; and

vii. Any legal counsel retained by Purchaser in connection with the conveyance of the Property.

5. PRORATIONS / TAXES: Taxes for the year of closing will be prorated between the parties, and Seller will be responsible for any delinquent taxes. If the tax assessment for the calendar year of closing is not known at the Closing Date, the proration will be based on taxes for the previous tax year. Any and all rollback taxes triggered by a change in use or subdivision of the Property shall be the responsibility of the Purchaser.

6. SURVEY: The Seller will obtain and provide a new boundary survey if there is no existing legal description for the Property and/or the conveyance of the Property will involve the creation of new tract boundaries. Any need for a new survey shall be determined solely by the Seller. If a survey is provided, the type of survey performed shall be at Seller's option and sufficient for the issuance of an owner's title insurance policy. If adjacent tracts are purchased by the Purchaser, any survey provided shall be for the perimeter only. For each separately purchased tract or tract combination, the Seller and Purchaser shall each pay 50% of the survey costs attributable to such tract or tract combination.

(a) For all Auction Tracts except Auction Tracts 5, 11, 12, 14, 16, 18 and 23, if a new survey is provided and the difference between the area listed in the Auction Tract Title in the Bid Gallery at www.mclemoreauction.com at the time of the conclusion of the auction, (the "Auction Acres"), and the gross acres shown in the survey is more than 5% of the Auction Acres, the purchase price

shall be adjusted proportionately to reflect the gross acres shown in the survey.

(b) For Auction Tracts 5, 11, 12, 14, 16, 18 and 23, no adjustment in price shall be made for any difference between the Auction Acres and the gross acres shown in the survey.

7. TITLE: Seller will provide Purchaser with a Title Commitment issued by a reputable title insurance company selected by Seller, and Purchaser hereby agrees to accept title to the Property subject to:

(a) all standard exclusions and printed exceptions set forth in the Title Commitment;

(b) liens for taxes not yet due and payable;

(c) easements for public utilities affecting the Property;

(d) all other easements or claims to easements, covenants, restrictions, and rights-of-way affecting the Property;

(e) easements described in Paragraph 8 below;

(f) oil, gas and mineral interests related to the Property and are owned or controlled by third parties;

(g) rights and claims of parties in possession and;

(h) all permitted title exceptions referenced in the Title Commitment.

(i) All applicable zoning ordinances and other land use laws and regulations shall be deemed as permitted title exceptions.

8. EASEMENTS AND TRACT ACCESS: Access to Auction Tracts without frontage on a public road shall be provided by easements as described below. These easements shall not be created if these Auction Tracts sell to the same bidder as an adjacent tract with frontage on a public road.

(a) Tract 4 shall be accessed via a 50' easement for utilities, ingress and egress from County Road 2165. This easement shall cross a portion of the northern boundary of Tract 5.

(b) Tract 5 shall be accessed via a 50' easement for utilities, ingress and egress generally located along the southern boundary of Tract 4 from the southeast corner of Tract 4 to the double gates where an established drive runs from Tract 4 into Tract 5. This easement may depart somewhat from the southern boundary of Tract 4 in order to facilitate placement of a drive along conducive topography.

(c) Tract 16 shall be accessed via a 40' easement for utilities, ingress and egress from County Road 2165. This easement shall run along the eastern boundary of Tracts 15 and 14. This easement shall also benefit Tract 14, providing access across Tract 15.

9. CONDITION OF THE PROPERTY: The purchaser shall accept the Property in an "as-is" condition as of the Closing Date, and purchaser specifically agrees that the Seller has not and does not make any representations or warranties of any kind whatsoever, express or implied, to the purchaser regarding the Property OR ANY IMPROVEMENTS THEREON INCLUDING, WITHOUT LIMITATION, ANY ZONING RESTRICTIONS, THE DIMENSION OR ACREAGE OF THE PROPERTY OR IMPROVEMENTS, any aspect of the condition of the Property or improvements or the fitness of the Property or improvements for any intended or particular use, any and all such representations or warranties, express or implied, being hereby expressly waived by the purchaser and disclaimed by the Seller. The Purchaser represents and warrants to the Seller that the Buyer has not been induced to execute this Agreement by any act, statement or representation of the Seller or its agents, employees or representatives. The Purchaser acknowledges and agrees that it is the Purchaser's responsibility to make such legal, factual and other inquiries and investigations as the Purchaser considers necessary with respect to the Property, and the Purchaser hereby represents and warrants that they have executed this Agreement based solely on their own independent due diligence and investigation, and not in reliance upon any information provided by the Seller or McLemore Auction Company, LLC or their agents, employees, or representatives.

10. BREACH OF CONTRACT BY SELLER: If the Seller defaults in the performance of any of its obligations hereunder and Closing fails to occur by reason thereof, the Purchaser may terminate this Agreement and shall be entitled to the return of the Deposit, or seek specific performance of this Agreement.

11. BREACH OF CONTRACT BY PURCHASER: If the Purchaser defaults in the performance of any of its obligations hereunder and Closing fails to occur by reason thereof, the Deposit shall be forfeited to the Seller and McLemore Auction Company, LLC.

12. AUCTIONEER'S AGENCY DISCLOSURE: The Purchaser acknowledges that McLemore Auction Company, LLC, the auctioneer of the Property, is acting as a single agent representing the Seller exclusively in this transaction and is not acting as a subagent, a buyer's agent, a facilitator or a limited consensual dual agent in connection with this transaction.

13. OTHER:

(a) Time: Time is of the essence hereof.

(b) Counterparts: This Agreement may be executed in any number of original counterparts, with the same effect as if all the parties had signed the same document, and will become effective when one or more counterparts have

been signed by all of the parties and delivered to each of the other parties. All counterparts will be construed together and evidence only one agreement, which, notwithstanding the dates of execution of any counterparts, will be deemed to be dated the date first above written. 3. Electronic Execution: This Agreement may be executed by the parties and transmitted by fax, email, Internet and/or other electronic means and if so executed and transmitted this Agreement will be for all purposes as effective as if the parties had executed and delivered an original Agreement.

(c) Notices: All notices under this Agreement shall be deemed delivered when personally delivered or sent by registered mail or courier service to the address of either party as set forth on page 1 above.

(d) Binding Effect: This Agreement shall be binding upon and inure to the benefit of the parties hereto, and their respective heirs, successors, administrators, executors and permitted assigns.

(e) Choice of Law: This Agreement shall be interpreted according to the laws of the state in which the Property is located.

(f) Enforcement Costs: In the event it becomes necessary for the Seller, the Purchaser or McLemore Auction Company, LLC to enforce this Agreement through litigation, the prevailing party shall be entitled to recover all of its costs of enforcement, to include attorneys' fees, court costs, costs of discovery and costs of all appeals.

(g) Entire Agreement: This Agreement constitutes the entire agreement between the Purchaser and the Seller, and all prior agreements and understandings, whether written or oral, are merged herein.

14. CONVEYANCE INSTRUCTIONS: The Property shall be conveyed to the Purchaser and the Purchaser hereby directs Seller to execute and deliver the deed to the Purchaser.

(a) The above notwithstanding, the Purchaser may direct the Seller to execute and deliver the deed to an alternative party (the "Deed Grantee") by notifying the Title Company a minimum of 3 business days before the Closing. If the Deed Grantee is different than the party executing this Contract as Purchaser, then:

i. if requested by Seller, Purchaser will, before Closing, execute and deliver an appropriate instrument prepared or approved by Seller assigning Purchaser's rights to acquire the Property to the Deed Grantee; and

ii. the Purchaser shall nevertheless be bound by all of the terms of the Contract unless Seller hereafter agrees in writing to release Purchaser from this Contract.

IN WITNESS WHEREOF, the parties have duly executed this Agreement as of the date first above written.

SELLER: PURCHASER:

_____ _____

Wayne E. Tucker, Sr.

(615) 517-7675 www.mclemoreauction.com will@mclemoreauction.com

EXHIBIT A: DESCRIPTION OF PROPERTY

Certain real property owned by Seller and situated in McCurtain County, Oklahoma, further described as:

Auction Tract(s):

_____± Acres

together with all improvements and buildings thereon, including but not limited to fences, wells, pumps, water lines and other irrigation system components, and all rights, privileges and appurtenances pertaining thereto, including but not limited to water rights, claims and permits, easements and all rights and obligations of applicable government programs.

Tax Cards

McLEMORE AUCTION COMPANY

Parcel: 0000-03-08S-22E-1-001-00
As of: 12/6/2019

McCurtain County Report

ID: 13922

Property Owner

Name: TUCKER, WAYNE E

Mailing Address: 1618 SHARP RD
GARVIN, OK 74736

Type: (AV) Agri Use/Vacant

Tax Dist: (I-5) Idabel SD

Millage Rate: 99.25

Property Information

Physical Address: 382211

Subdivision:

S-T-R: 03-08S-22E

Size (Acres): 230.000

Extended Legal: SEC. 3-8-22 NE, NESE, SENWSE, N2NWSE B754/P724

Market and Assessed Values:

	Taxable Market Value	Full Assessed (12.00% Market Value)
Land:	35,653	3,922
Building:	0	0
Total:	**35,653**	**3,922**
Exemptions:		0
Net Assessed:		**3,922**

Land:

Land Use	Size	Units
Native Pasture-(A42)	127.50	AC
Native Pasture-(A41)	77.50	AC
Improved Pasture-(A41)	17.50	AC
Native Pasture-(A20)	7.50	AC

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
1/8/2019	1005	640	Quit Claim	0.00	$0	TUCKER, WAYNE E		
3/2/2006	754	724	Warr. Deed	1125.00	$750,000	TUCKER, WAYNE E & E KARIN		

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Subject to terms and conditions.
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Parcel: 0000-03-08S-22E-1-001-00
As of: 12/6/2019

McCurtain County Report

ID: 13922

Map:

Not a Legal Document.
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Parcel: 0000-04-08S-22E-3-001-00
As of: 12/6/2019

McCurtain County Report

ID: 13930

Property Owner

Name: TUCKER, WAYNE E

Mailing Address: 1618 SHARP RD
GARVIN, OK 74736

Type: (AV) Agri Use/Vacant

Tax Dist: (I-5) Idabel SD

Millage Rate: 99.25

Property Information

Physical Address: 482231

Subdivision:

S-T-R: 04-08S-22E

Size (Acres): 180.000

Extended Legal: SEC.4-8-22 S2SW,S2N2SW,SWSE,S2NWSE B740/P343

Market and Assessed Values:

	Taxable Market Value	Full Assessed (12.00% Market Value)
Land:	31,542	3,470
Building:	0	0
Total:	**31,542**	**3,470**
Exemptions:		0
Net Assessed:		**3,470**

Land:

Land Use	Size	Units
Native Pasture-(A14)	5.00	AC
Native Pasture-(A43)	112.50	AC
Native Pasture-(A42)	35.00	AC
Native Pasture-(A16)	7.50	AC
Native Pasture-(A53)	20.00	AC

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
1/8/2019	1005	640	Quit Claim	0.00	$0	TUCKER, WAYNE E		
5/13/2005	740	343	Warr. Deed	399.00	$266,000	TUCKER, WAYNE & E KARINA		

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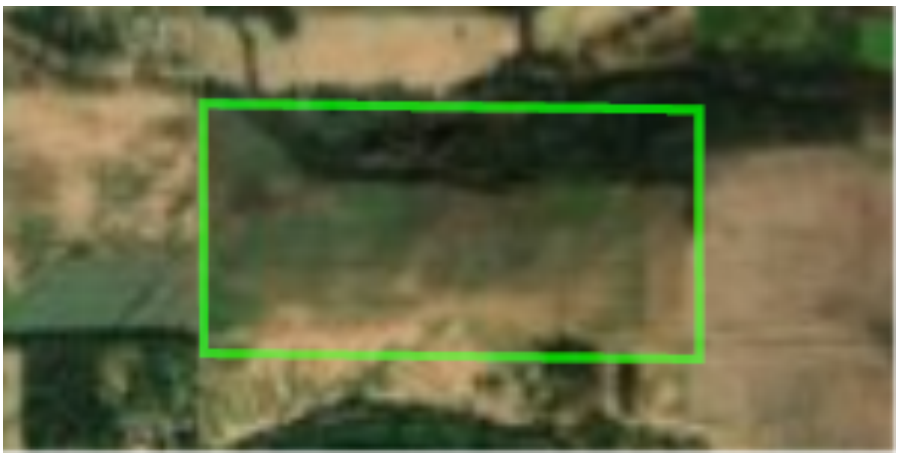
Parcel: 0000-04-08S-22E-3-001-00
As of: 12/6/2019

McCurtain County Report

ID: 13930

Map:



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Parcel: 0000-04-08S-22E-4-001-00
As of: 12/6/2019

McCurtain County Report

ID: 13932

Property Owner

Name: TUCKER, WAYNE E

Mailing Address: 1618 SHARP RD
GARVIN, OK 74736

Type: (AV) Agri Use/Vacant
Tax Dist: (I-5) Idabel SD
Millage Rate: 99.25

Property Information

Physical Address: 482241

Subdivision:
S-T-R: 04-08S-22E
Size (Acres): 60.000

Extended Legal: SEC. 4-8-22 B681/P925 SESE, S2NESE

Market and Assessed Values:

	Taxable Market Value	Full Assessed (12.00% Market Value)
Land:	9,823	1,081
Building:	0	0
Total:	**9,823**	**1,081**
Exemptions:		0
Net Assessed:		**1,081**

Land:

Land Use	Size	Units
Native Pasture-(A42)	10.00	AC
Native Pasture-(A43)	50.00	AC

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
1/8/2019	1005	640	Quit Claim	0.00	$0	TUCKER, WAYNE E		

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Parcel: 0000-04-08S-22E-4-001-00
As of: 12/6/2019

McCurtain County Report

ID: 13932

Map:

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McLEMORE AUCTION COMPANY

Parcel: 0000-08-08S-22E-1-003-00
As of: 12/6/2019

McCurtain County Report

ID: 13951

Property Owner

Name: TUCKER, WAYNE E

Mailing Address: 1618 SHARP RD
GARVIN, OK 74736

Type: (AV) Agri Use/Vacant

Tax Dist: (I-5) Idabel SD

Millage Rate: 99.25

Property Information

Physical Address: 882213

Subdivision:

S-T-R: 08-08S-22E

Size (Acres): 86.000

Extended Legal: SEC. 8-8-22 B681/P925 LOT 3, LOT 4, SESE

Market and Assessed Values:

	Taxable Market Value	Full Assessed (12.00% Market Value)
Land:	16,718	1,839
Building:	0	0
Total:	**16,718**	**1,839**
Exemptions:		0
Net Assessed:		**1,839**

Land:

Land Use	Size	Units
Native Pasture-(A53)	28.70	AC
Native Pasture-(A37)	50.00	AC
Native Pasture-(A46)	7.50	AC

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
1/8/2019	1005	640	Quit Claim	0.00	$0	TUCKER, WAYNE E		
3/1/2002	681	925	Warr. Deed	1237.50	$825,000	RUCKER, WAYNE & KARINA		

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Parcel: 0000-08-08S-22E-1-003-00
As of: 12/6/2019

McCurtain County Report

ID: 13951

Map:

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Parcel: 0000-09-08S-22E-1-001-00
As of: 12/6/2019

McCurtain County Report

ID: 13960

Property Owner

Name: TUCKER, WAYNE E

Mailing Address: 1618 SHARP RD
GARVIN, OK 74736

Type: (AI) Agri Improved
Tax Dist: (I-5) Idabel SD
Millage Rate: 99.25

Property Information

Physical Address: 982211

Subdivision:
S-T-R: 09-08S-22E
Size (Acres): 487.250

Extended Legal: SEC. 9-8-22 B681/P925 NENE, S 13.65A LOT 1 & LOTS 4,5,6,7,8,9,10,11, SW LESS 5.8AC PLUS ACCREATIONS

Market and Assessed Values:

	Taxable Market Value	Full Assessed (12.00% Market Value)
Land:	37,056	4,076
Building:	71310	7844
Total:	**108,366**	**11,920**
Exemptions:		-1,000
Net Assessed:		**10,920**

Land:

Land Use	Size	Units
Crop-(A16)	17.50	AC
Crop-(A43)	5.00	AC
Timber & Waste-(A46)	20.00	AC
Crop-(A53)	55.00	AC

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
1/8/2019	1005	640	Quit Claim	0.00	$0	TUCKER, WAYNE E		

Details for Card 1:

Occupancy	Story	Construction	Total Liv	Grade	Year Built	Age	Condition	Beds
Single Family	ONE	TRADITIONAL	3,120	3	1965	54	Average	4

Exterior Wall: BRICK
Heat / Cool: HotAir/F
Roof Cover: Fiberglass Shingle
Year Remodeled: 0

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McLEMORE AUCTION COMPANY

Parcel: 0000-09-08S-22E-1-001-00
As of: 12/6/2019

McCurtain County Report

ID: 13960

Plumbing: Full: 2 Half: 0
Foundation: Slab
Fireplace: N/A
Roof Type: Gable

Base Structure:

Item	Label	Description	Area
1	BAS	BAS	3120

Outbuildings and Yard Improvements:

Item	Type	Size/Dim	Unit Multi.	Quality	Age
Gen. Purpose Barn		0x0x1			

Details for Card 2:

Occupancy	Story	Construction	Total Liv	Grade	Year Built	Age	Condition	Beds
Single Family	ONE	TRADITIONAL	1,844	0	1955	64	Average	3

Exterior Wall: ASBESTOS
Heat / Cool: Other
Plumbing: Full: 2 Half: 0
Foundation: Closed Piers
Roof Cover: Fiberglass Shingle
Year Remodeled: 0
Fireplace: N/A
Roof Type: Gable

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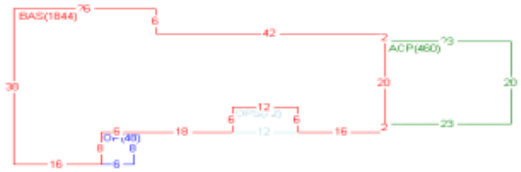
Parcel: 0000-09-08S-22E-1-001-00
As of: 12/6/2019

McCurtain County Report

ID: 13960



Base Structure:

Item	Label	Description	Area
1	BAS	BAS	1844
2	OP	Porch, open	48
3	ACP	ACP	460
4	OPS	OPS	72

Outbuildings and Yard Improvements:

Item	Type	Size/Dim	Unit Multi.	Quality	Age
OPS		12x6x72			64
SHOP BLD		0x0x1			

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Parcel: 0000-09-08S-22E-1-001-00
As of: 12/6/2019

McCurtain County Report

ID: 13960

Map:

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Parcel: 0000-09-08S-22E-1-002-00
As of: 12/6/2019

McCurtain County Report

ID: 13961

Property Owner

Name: TUCKER, WAYNE E

Mailing Address: 1618 SHARP RD
GARVIN, OK 74736

Type: (AV) Agri Use/Vacant

Tax Dist: (I-5) Idabel SD

Millage Rate: 99.25

Property Information

Physical Address: 982212

Subdivision:

S-T-R: 09-08S-22E

Size (Acres): 92.230

Extended Legal: SEC. 9-8-22 B681/P925 A STRIP OF LAND BETWEEN LOTS 1,2,3,4 OF SEC 8, LOTS 1,2,3,4,5,6,7,8,9,10 AND 11 SEC 9 SAME BEING CLEAR LAKE, ACCREATIONS

Market and Assessed Values:

	Taxable Market Value	Full Assessed (12.00% Market Value)
Land:	6,438	708
Building:	0	0
Total:	**6,438**	**708**
Exemptions:		0
Net Assessed:		**708**

Land:

Land Use	Size	Units
Timber & Waste-(A46)	37.50	AC
Timber & Waste-(A53)	20.00	AC

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
1/8/2019	1005	640	Quit Claim	0.00	$0	TUCKER, WAYNE E		

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Parcel: 0000-09-08S-22E-1-002-00
As of: 12/6/2019

McCurtain County Report

ID: 13961

Map:

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McLEMORE AUCTION COMPANY

Parcel: 0000-09-08S-22E-1-003-00
As of: 12/6/2019

McCurtain County Report

ID: 13962

Property Owner

Name: TUCKER, WAYNE E

Mailing Address: 1618 SHARP RD
GARVIN, OK 74736

Type: (AV) Agri Use/Vacant

Tax Dist: (I-5) Idabel SD

Millage Rate: 99.25

Property Information

Physical Address: 982213

Subdivision:

S-T-R: 09-08S-22E

Size (Acres): 60.170

Extended Legal: SEC.9-8-22 N20 A LOT 1, LOTS 2,3 B740/P343

Market and Assessed Values:

	Taxable Market Value	Full Assessed (12.00% Market Value)
Land:	28,340	3,117
Building:	0	0
Total:	**28,340**	**3,117**
Exemptions:		0
Net Assessed:		**3,117**

Land:

Land Use	Size	Units
Crop-(A16)	5.00	AC
Crop-(A53)	55.17	AC

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
1/8/2019	1005	640	Quit Claim	0.00	$0	TUCKER, WAYNE E		
5/13/2005	740	343	Warr. Deed	399.00	$266,000	TUCKER, WAYNE & E KARINA		

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Parcel: 0000-09-08S-22E-1-003-00
As of: 12/6/2019

McCurtain County Report

ID: 13962

Map:

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Parcel: 0000-10-08S-22E-1-001-00
As of: 12/6/2019

McCurtain County Report

ID: 13963

Property Owner

Name: TUCKER, WAYNE E

Mailing Address: 1618 SHARP RD
GARVIN, OK 74736

Type: (AV) Agri Use/Vacant

Tax Dist: (I-5) Idabel SD

Millage Rate: 99.25

Property Information

Physical Address: 182211

Subdivision:

S-T-R: 10-08S-22E

Size (Acres): 27.930

Extended Legal: SEC.10-8-22 B754/P724 E2NENE, NENESE LESS THAT PT E2NENE DES AS FOL;COMM SE COR E2NENE;TH S 89*59'41" W208.67' TO POB;TH S 89*59'41" W450.61';TH N 00*25'27" W200';TH N 89*59'41" E450.72';TH S 00*23'38" E200' TO POB(B848/P657)

Market and Assessed Values:

	Taxable Market Value	Full Assessed (12.00% Market Value)
Land:	9,664	1,063
Building:	0	0
Total:	**9,664**	**1,063**
Exemptions:		0
Net Assessed:		**1,063**

Land:

Land Use	Size	Units
Crop-(A14)	2.50	AC
Crop-(A20)	5.00	AC
Crop-(A42)	7.93	AC
Crop-(A43)	12.50	AC

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
1/8/2019	1005	640	Quit Claim	0.00	$0	TUCKER, WAYNE E		
3/2/2006	754	724	Warr. Deed	1125.00	$750,000	TUCKER, WAYNE E & E KARIN		
3/2/2006	754	724	Warr. Deed	1125.00	$750,000	TUCKER, WAYNE E & E KARIN		

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Parcel: 0000-10-08S-22E-1-001-00
As of: 12/6/2019

McCurtain County Report

ID: 13963

Map:

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www.actDataScout.com

Parcel: 0000-10-08S-22E-2-001-00
As of: 12/6/2019

McCurtain County Report

ID: 13965

Property Owner

Name: TUCKER, WAYNE E

Mailing Address: 1618 SHARP RD
GARVIN, OK 74736

Type: (AV) Agri Use/Vacant

Tax Dist: (I-5) Idabel SD

Millage Rate: 99.25

Property Information

Physical Address: 182221

Subdivision:

S-T-R: 10-08S-22E

Size (Acres): 276.000

Extended Legal: SEC. 10-8-22 B681/P925 NW, W2NE, W2E2NE LESS 4A

Market and Assessed Values:

	Taxable Market Value	Full Assessed (12.00% Market Value)
Land:	97,820	10,760
Building:	0	0
Total:	**97,820**	**10,760**
Exemptions:		0
Net Assessed:		**10,760**

Land:

Land Use	Size	Units
Crop-(A16)	65.00	AC
Crop-(A42)	47.50	AC
Crop-(A43)	163.50	AC

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
1/8/2019	1005	640	Quit Claim	0.00	$0	TUCKER, WAYNE E		

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Parcel: 0000-10-08S-22E-2-001-00
As of: 12/6/2019

McCurtain County Report

ID: 13965

Map:

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www.actDataScout.com

McLEMORE AUCTION COMPANY

Parcel: 0000-10-08S-22E-3-002-00
As of: 12/6/2019

McCurtain County Report

ID: 13967

Property Owner

Name: TUCKER, WAYNE E

Mailing Address: 1618 SHARP RD
GARVIN, OK 74736

Type: (AV) Agri Use/Vacant

Tax Dist: (I-5) Idabel SD

Millage Rate: 99.25

Property Information

Physical Address: 182232

Subdivision:

S-T-R: 10-08S-22E

Size (Acres): 80.000

Extended Legal: SEC.10-8-22 B754/P724 SWSW, LOT 2

Market and Assessed Values:

	Taxable Market Value	Full Assessed (12.00% Market Value)
Land:	10,909	1,200
Building:	0	0
Total:	**10,909**	**1,200**
Exemptions:		0
Net Assessed:		**1,200**

Land:

Land Use	Size	Units
Land-(1)	80.00	AC

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
1/8/2019	1005	640	Quit Claim	0.00	$0	TUCKER, WAYNE E		

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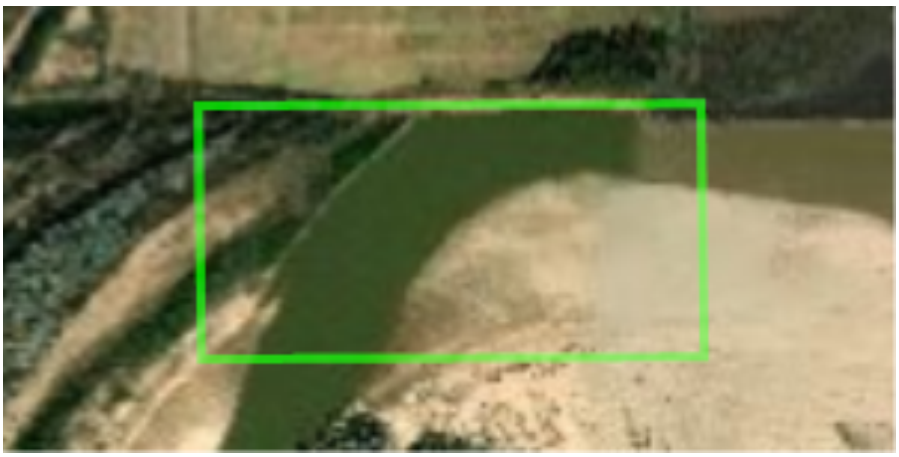
Parcel: 0000-10-08S-22E-3-002-00
As of: 12/6/2019

McCurtain County Report

ID: 13967

Map:



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Parcel: 0000-10-08S-22E-4-001-00
As of: 12/6/2019

McCurtain County Report

ID: 13968

Property Owner

Name: TUCKER, WAYNE E & EKARINA

Mailing Address: 1618 SHARP RD
GARVIN, OK 74736

Type: (AV) Agri Use/Vacant

Tax Dist: (I-5) Idabel SD

Millage Rate: 99.25

Property Information

Physical Address: 182241

Subdivision:

S-T-R: 10-08S-22E

Size (Acres): 5.000

Extended Legal: SEC.10-8-22 B754/P724 BEG 695'W NE COR SE;TH S605' W360' N 605' E360' TO BEG

Market and Assessed Values:

	Taxable Market Value	Full Assessed (12.00% Market Value)
Land:	124	14
Building:	0	0
Total:	**124**	**14**
Exemptions:		0
Net Assessed:		**14**

Land:

Land Use	Size	Units
Land-(1)	5.00	AC

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
3/2/2006	754	724	Warr. Deed	1125.00	$750,000	TUCKER, WAYNE E & E KARIN		

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Parcel: 0000-10-08S-22E-4-001-00
As of: 12/6/2019

McCurtain County Report

ID: 13968

Map:

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Parcel: 0000-10-08S-22E-4-002-00
As of: 12/6/2019

McCurtain County Report

ID: 13969

Property Owner

Name: TUCKER, WAYNE E

Mailing Address: 1618 SHARP RD
GARVIN, OK 74736

Type: (AV) Agri Use/Vacant

Tax Dist: (I-5) Idabel SD

Millage Rate: 99.25

Property Information

Physical Address: 182242

Subdivision:

S-T-R: 10-08S-22E

Size (Acres): 144.750

Extended Legal: SEC.10-8-22 B754/P724 S2NESE, NWNESE, NWSE, LOT 1 (SWSE), SESE LESS 5 AC DES AS;BEG 695' W OF NE COR SE;TH S605' W360' N605' E360' TO POB BK 366 PG 44, ACC. (PT IN RED RIVER)

Market and Assessed Values:

	Taxable Market Value	Full Assessed (12.00% Market Value)
Land:	6,844	753
Building:	0	0
Total:	**6,844**	**753**
Exemptions:		0
Net Assessed:		**753**

Land:

Land Use	Size	Units
Timber & Waste-(A28)	2.50	AC
Timber & Waste-(A42)	20.00	AC
Timber & Waste-(A43)	27.50	AC

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
1/8/2019	1005	640	Quit Claim	0.00	$0	TUCKER, WAYNE E		
3/2/2006	754	724	Warr. Deed	1125.00	$750,000	TUCKER, WAYNE E & E KARIN		
3/2/2006	754	724	Warr. Deed	1125.00	$750,000	TUCKER, WAYNE E & E KARIN		

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Parcel: 0000-10-08S-22E-4-002-00
As of: 12/6/2019

McCurtain County Report

ID: 13969

Map:

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Parcel: 0000-11-08S-22E-3-002-00
As of: 12/6/2019

McCurtain County Report

ID: 13973

Property Owner

Name: TUCKER, WAYNE E

Mailing Address: 1618 SHARP RD
GARVIN, OK 74736

Type: (AV) Agri Use/Vacant
Tax Dist: (I-5) Idabel SD
Millage Rate: 99.25

Property Information

Physical Address: 1182232

Subdivision:
S-T-R: 11-08S-22E
Size (Acres): 65.000

Extended Legal: SEC. 11-8-22 S2S2SW, S 5A N2SESW, NWSWSW, S2NESWSW, W2SWNWSW B754/P724

Market and Assessed Values:

	Taxable Market Value	Full Assessed (12.00% Market Value)
Land:	11,331	1,246
Building:	0	0
Total:	**11,331**	**1,246**
Exemptions:		0
Net Assessed:		**1,246**

Land:

Land Use	Size	Units
Land-(1)	65.00	AC

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
1/8/2019	1005	640	Quit Claim	0.00	$0	TUCKER, WAYNE E		
3/2/2006	754	724	Warr. Deed	1125.00	$750,000	TUCKER, WAYNE E & E KARIN		

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Parcel: 0000-11-08S-22E-3-002-00
As of: 12/6/2019

McCurtain County Report

ID: 13973

Map:

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McLEMORE AUCTION COMPANY

Parcel: 0000-11-08S-22E-3-003-00
As of: 12/6/2019

McCurtain County Report

ID: 13974

Property Owner

Name: TUCKER, WAYNE E

Mailing Address: 1618 SHARP RD
GARVIN, OK 74736

Type: (AV) Agri Use/Vacant

Tax Dist: (I-5) Idabel SD

Millage Rate: 99.25

Property Information

Physical Address: 1182233

Subdivision:

S-T-R: 11-08S-22E

Size (Acres): 95.000

Extended Legal: SEC.11-8-22 B526/P47 NESW, E2NWSW, NWNWSW, N2NESWSW, E2SWNWSW, N15 A OF SESW

Market and Assessed Values:

	Taxable Market Value	Full Assessed (12.00% Market Value)
Land:	16,563	1,822
Building:	0	0
Total:	**16,563**	**1,822**
Exemptions:		0
Net Assessed:		**1,822**

Land:

Land Use	Size	Units
Land-(1)	95.00	AC

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
1/8/2019	1005	640	Quit Claim	0.00	$0	TUCKER, WAYNE E		
3/27/2008	792	985	Warr. Deed	255.00	$170,000	TUCKER, WAYNE E & E		

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Parcel: 0000-11-08S-22E-3-003-00
As of: 12/6/2019

McCurtain County Report

ID: 13974

Map:

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Parcel: 0000-12-08S-22E-1-004-00
As of: 12/6/2019

McCurtain County Report

ID: 13978

Property Owner

Name: TUCKER, WAYNE E

Mailing Address: 1618 SHARP RD
GARVIN, OK 74736

Type: (RV) Res. Vacant

Tax Dist: (I-5) Idabel SD

Millage Rate: 99.25

Property Information

Physical Address: 1282214

Subdivision:

S-T-R: 12-08S-22E

Size (Acres): 0.470

Extended Legal: SEC.12-8-22 B890/P54,B910/P104 A TRIANGLE TRACT OF LAND LOCATED IN NE COR OF NENENE LYING N & E OF CEN COUNTY ROAD DES AS;BEG NE COR NE;TH S 00*01'23" E 174.64';TH N 29*07'37" W 199.92';TH N 90*00'00" E 97.24' TO POB CV-2014-54

Market and Assessed Values:

	Taxable Market Value	Full Assessed (12.00% Market Value)
Land:	940	103
Building:	0	0
Total:	**940**	**103**
Exemptions:		0
Net Assessed:		**103**

Land:

Land Use	Size	Units
Land-(2)	0.47	AC

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
1/8/2019	1005	640	Quit Claim	0.00	$0	TUCKER, WAYNE E		
5/25/2005	740	1031	Warr. Deed	0.00	$0	CLARK, LORETHA		

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Parcel: 0000-12-08S-22E-1-004-00
As of: 12/6/2019

McCurtain County Report

ID: 13978

Map:

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Parcel: 0000-13-08S-22E-2-001-00
As of: 12/6/2019

McCurtain County Report

ID: 13985

Property Owner

Name: TUCKER, WAYNE E

Mailing Address: 1618 SHARP RD
GARVIN, OK 74736

Type: (AV) Agri Use/Vacant

Tax Dist: (I-5) Idabel SD

Millage Rate: 99.25

Property Information

Physical Address: 1382221

Subdivision:

S-T-R: 13-08S-22E

Size (Acres): 70.000

Extended Legal: SEC. 13-8-22 B758/P1073 SENENW, S2S2NW, NESWNW N2SENW, LOTS 1-2-3-4, ACC B759/P191

Market and Assessed Values:

	Taxable Market Value	Full Assessed (12.00% Market Value)
Land:	7,035	774
Building:	0	0
Total:	**7,035**	**774**
Exemptions:		0
Net Assessed:		**774**

Land:

Land Use	Size	Units
Timber & Waste-(A20)	25.00	AC
Timber & Waste-(A41)	15.00	AC

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
1/8/2019	1005	640	Quit Claim	0.00	$0	TUCKER, WAYNE E		
5/24/2006	758	1073	Warr. Deed	105.00	$70,000	TUCKER, WAYNE E & E KARIN		
5/4/2006	758	1070	Quit Claim	1.50	$1,000	MAHALITC, JOE		

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Parcel: 0000-13-08S-22E-2-001-00
As of: 12/6/2019

McCurtain County Report

ID: 13985

Map:

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Parcel: 0000-13-08S-22E-2-002-00
As of: 12/6/2019

McCurtain County Report

ID: 13986

Property Owner

Name: TUCKER, WAYNE E

Mailing Address: 1618 SHARP RD
GARVIN, OK 74736

Type: (AV) Agri Use/Vacant
Tax Dist: (I-5) Idabel SD
Millage Rate: 99.25

Property Information

Physical Address: 1382222

Subdivision:
S-T-R: 13-08S-22E
Size (Acres): 70.000

Extended Legal: SEC.13-8-22 NWNW, W2NENW, NWSWNW B754/P724

Market and Assessed Values:

	Taxable Market Value	Full Assessed (12.00% Market Value)
Land:	11,576	1,273
Building:	0	0
Total:	**11,576**	**1,273**
Exemptions:		0
Net Assessed:		**1,273**

Land:

Land Use	Size	Units
Timber & Waste-(A20)	2.50	AC
Timber & Waste-(A41)	47.50	AC
Timber & Waste-(A42)	10.00	AC
Crop-(A41)	5.00	AC
Crop-(A42)	5.00	AC

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
1/8/2019	1005	640	Quit Claim	0.00	$0	TUCKER, WAYNE E		
3/2/2006	754	724	Warr. Deed	1125.00	$750,000	TUCKER, WAYNE E & E KARIN		

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Parcel: 0000-13-08S-22E-2-002-00
As of: 12/6/2019

McCurtain County Report

ID: 13986

Map:

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www.actDataScout.com

Parcel: 0000-13-08S-22E-2-003-00
As of: 12/6/2019

McCurtain County Report

ID: 13987

Property Owner

Name: TUCKER, WAYNE E

Mailing Address: 1618 SHARP RD
GARVIN, OK 74736

Type: (AV) Agri Use/Vacant
Tax Dist: (I-5) Idabel SD
Millage Rate: 99.25

Property Information

Physical Address: 1382223

Subdivision:
S-T-R: 13-08S-22E
Size (Acres): 10.000

Extended Legal: SEC.13-8-22 NENENW B754/P723

Market and Assessed Values:

	Taxable Market Value	Full Assessed (12.00% Market Value)
Land:	3,167	348
Building:	0	0
Total:	**3,167**	**348**
Exemptions:		0
Net Assessed:		**348**

Land:

Land Use	Size	Units
Crop-(A41)	7.50	AC
Crop-(A42)	2.50	AC

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
1/8/2019	1005	640	Quit Claim	0.00	$0	TUCKER, WAYNE E		
3/2/2006	754	723	Warr. Deed	1125.00	$750,000	TUCKER, WAYNE E & E KARIN		

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www.actDataScout.com

Parcel: 0000-13-08S-22E-2-003-00
As of: 12/6/2019

McCurtain County Report

ID: 13987

Map:

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Subject to terms and conditions.
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Parcel: 0000-14-08S-22E-1-001-00
As of: 12/6/2019

McCurtain County Report

ID: 13988

Property Owner

Name: TUCKER, WAYNE E

Mailing Address: 1618 SHARP RD
GARVIN, OK 74736

Type: (AV) Agri Use/Vacant
Tax Dist: (I-5) Idabel SD
Millage Rate: 99.25

Property Information

Physical Address: 1482211

Subdivision:
S-T-R: 14-08S-22E
Size (Acres): 59.620

Extended Legal: 14-8-22 B780/P394 NENE & N2 LOT 1 B828/P1070 CV-10-33

Market and Assessed Values:

	Taxable Market Value	Full Assessed (12.00% Market Value)
Land:	10,251	1,128
Building:	0	0
Total:	**10,251**	**1,128**
Exemptions:		0
Net Assessed:		**1,128**

Land:

Land Use	Size	Units
Timber & Waste-(A20)	32.31	AC
Timber & Waste-(A41)	27.31	AC

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
1/8/2019	1005	640	Quit Claim	0.00	$0	TUCKER, WAYNE E		
7/17/2007	780	394	Warr. Deed	75.00	$50,000	TUCKER, WAYNE E & E KARIN		
9/16/1998	623	71	Quit Claim	0.00	$0	CLOUSE, BILLY		

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Parcel: 0000-14-08S-22E-1-001-00
As of: 12/6/2019

McCurtain County Report

ID: 13988

Map:

Not a Legal Document.
Subject to terms and conditions.
www.actDataScout.com

McLEMORE AUCTION COMPANY

Parcel: 0000-14-08S-22E-1-002-00
As of: 12/6/2019

McCurtain County Report

ID: 13989

Property Owner

Name: TUCKER, WAYNE E

Mailing Address: 1618 SHARP RD
GARVIN, OK 74736

Type: (AV) Agri Use/Vacant

Tax Dist: (I-5) Idabel SD

Millage Rate: 99.25

Property Information

Physical Address: 1482212

Subdivision:

S-T-R: 14-08S-22E

Size (Acres): 141.900

Extended Legal: SEC. 14-8-22 B754/P724 S 18.70A LOT 1, LOTS 2,3, 4 & 5 AND ACCR DES BK366/ P44 & BK710/P494

Market and Assessed Values:

	Taxable Market Value	Full Assessed (12.00% Market Value)
Land:	24,079	2,649
Building:	0	0
Total:	**24,079**	**2,649**
Exemptions:		0
Net Assessed:		**2,649**

Land:

Land Use	Size	Units
Native Pasture-(1)	141.90	AC

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
1/8/2019	1005	640	Quit Claim	0.00	$0	TUCKER, WAYNE E		
3/2/2006	754	724	Warr. Deed	1125.00	$750,000	TUCKER, WAYNE E & E KARIN		

Not a Legal Document.
Subject to terms and conditions.
www.actDataScout.com

Parcel: 0000-14-08S-22E-1-002-00
As of: 12/6/2019

McCurtain County Report

ID: 13989

Map:

Not a Legal Document.
Subject to terms and conditions.
www.actDataScout.com

Parcel: 0000-15-08S-22E-1-001-00
As of: 12/6/2019

McCurtain County Report

ID: 13990

Property Owner

Name: TUCKER, WAYNE E

Mailing Address: 1618 SHARP RD
GARVIN, OK 74736

Type: (AV) Agri Use/Vacant
Tax Dist: (I-5) Idabel SD
Millage Rate: 99.25

Property Information

Physical Address: 1582211

Subdivision:
S-T-R: 15-08S-22E
Size (Acres): 181.310

Extended Legal: SEC. 15-8-22 B754/P724 ALL SEC 15 N RED RIVER LOTS 1,2, ACC. EXCEPT LOT S 3,4 BK 366 PG 44, BK 37 2 PG 114, BK 507 PG 947 B710/P494

Market and Assessed Values:

	Taxable Market Value	Full Assessed (12.00% Market Value)
Land:	16,454	1,810
Building:	0	0
Total:	**16,454**	**1,810**
Exemptions:		0
Net Assessed:		**1,810**

Land:

Land Use	Size	Units
Land-(1)	181.31	AC

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
1/8/2019	1005	640	Quit Claim	0.00	$0	TUCKER, WAYNE E		
3/2/2006	754	724	Warr. Deed	1125.00	$750,000	TUCKER, WAYNE E & E KARIN		

Not a Legal Document.
Subject to terms and conditions.
www.actDataScout.com

Parcel: 0000-15-08S-22E-1-001-00
As of: 12/6/2019

McCurtain County Report

ID: 13990

Map:

Not a Legal Document.
Subject to terms and conditions.
www.actDataScout.com

Parcel: 0000-15-08S-22E-2-001-00
As of: 12/6/2019

McCurtain County Report

ID: 13991

Property Owner

Name: TUCKER, WAYNE E

Mailing Address: 1618 SHARP RD
GARVIN, OK 74736

Type: (AV) Agri Use/Vacant
Tax Dist: (I-5) Idabel SD
Millage Rate: 99.25

Property Information

Physical Address: 1582221

Subdivision:
S-T-R: 15-08S-22E
Size (Acres): 10.000

Extended Legal: SEC. 15-8-22 LOTS 3,4 B754/P724

Market and Assessed Values:

	Taxable Market Value	Full Assessed (12.00% Market Value)
Land:	1,400	154
Building:	0	0
Total:	**1,400**	**154**
Exemptions:		0
Net Assessed:		**154**

Land:

Land Use	Size	Units
Land-(1)	10.00	AC

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
1/8/2019	1005	640	Quit Claim	0.00	$0	TUCKER, WAYNE E		
3/2/2006	754	724	Warr. Deed	1125.00	$750,000	TUCKER, WAYNE E & E KARIN		

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Parcel: 0000-15-08S-22E-2-001-00
As of: 12/6/2019

McCurtain County Report

ID: 13991

Map:

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Parcel: 0000-16-08S-22E-1-002-00
As of: 12/6/2019

McCurtain County Report

ID: 13993

Property Owner

Name: TUCKER, WAYNE E & EKARINA

Mailing Address: 1618 SHARP ROAD
GARVIN, OK 74736

Type: (AV) Agri Use/Vacant

Tax Dist: (I-5) Idabel SD

Millage Rate: 99.25

Property Information

Physical Address: 1682212

Subdivision:

S-T-R: 16-08S-22E

Size (Acres): 40.000

Extended Legal: SEC.16-8-22 B881/P694 NWNE

Market and Assessed Values:

	Taxable Market Value	Full Assessed (12.00% Market Value)
Land:	3,273	360
Building:	0	0
Total:	**3,273**	**360**
Exemptions:		0
Net Assessed:		**360**

Land:

Land Use	Size	Units
Land-(1)	40.00	AC

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
6/6/2013	881	694	Quit Claim	6.00	$4,000	TUCKER, WAYNE E & E KARIN		
11/13/2003	712	796	Warr. Deed	1.50	$1,000	JORDAN,DENNIS C&RHONDA		

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Parcel: 0000-16-08S-22E-1-002-00
As of: 12/6/2019

McCurtain County Report

ID: 13993

Map:

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www.actDataScout.com

Parcel: 0000-16-08S-22E-2-001-00
As of: 12/6/2019

McCurtain County Report

ID: 13994

Property Owner

Name: TUCKER, WAYNE E

Mailing Address: 1618 SHARP RD
GARVIN, OK 74736

Type: (AV) Agri Use/Vacant

Tax Dist: (I-5) Idabel SD

Millage Rate: 99.25

Property Information

Physical Address: 1682221

Subdivision:

S-T-R: 16-08S-22E

Size (Acres): 80.000

Extended Legal: SEC. 16-8-22 B681/P925 N2NW, AND LOTS 2 AND 3

Market and Assessed Values:

	Taxable Market Value	Full Assessed (12.00% Market Value)
Land:	6,546	720
Building:	0	0
Total:	**6,546**	**720**
Exemptions:		0
Net Assessed:		**720**

Land:

Land Use	Size	Units
Land-(1)	80.00	AC

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
1/8/2019	1005	640	Quit Claim	0.00	$0	TUCKER, WAYNE E		

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Parcel: 0000-16-08S-22E-2-001-00
As of: 12/6/2019

McCurtain County Report

ID: 13994

Map:

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www.actDataScout.com

Parcel: 0000-17-08S-22E-1-001-00
As of: 12/6/2019

McCurtain County Report

ID: 13996

Property Owner

Name: TUCKER, WAYNE E & ERICA KARINA

Mailing Address: 1618 SHARP RD
GARVIN, OK 74736

Type: (AV) Agri Use/Vacant

Tax Dist: (I-5) Idabel SD

Millage Rate: 99.25

Property Information

Physical Address: 1782211

Subdivision:

S-T-R: 17-08S-22E

Size (Acres): 77.580

Extended Legal: SEC.17-8-22 B878/P79 LOTS 1, 2 & 3

Market and Assessed Values:

	Taxable Market Value	Full Assessed (12.00% Market Value)
Land:	6,009	661
Building:	0	0
Total:	**6,009**	**661**
Exemptions:		0
Net Assessed:		**661**

Land:

Land Use	Size	Units
Land-(1)	73.40	AC

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
4/1/2013	878	79	Warr. Deed	135.00	$90,000	TUCKER, WAYNE E & ERICA K		
11/21/2011	853	912	Warr. Deed	0.00	$0	WEYERHAEUSER REAL ESTATE		

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Parcel: 0000-17-08S-22E-1-001-00
As of: 12/6/2019

McCurtain County Report

ID: 13996

Map:

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www.actDataScout.com

Parcel: 0000-24-08S-22E-1-001-00
As of: 12/6/2019

McCurtain County Report

ID: 13998

Property Owner

Name: TUCKER, WAYNE E

Mailing Address: 1618 SHARP RD
GARVIN, OK 74736

Type: (AV) Agri Use/Vacant
Tax Dist: (I-5) Idabel SD
Millage Rate: 99.25

Property Information

Physical Address: 2482211

Subdivision:
S-T-R: 24-08S-22E
Size (Acres): 92.440

Extended Legal: SEC.24-8-22 B832/P716 LOT 1 & ACCR

Market and Assessed Values:

	Taxable Market Value	Full Assessed (12.00% Market Value)
Land:	1,582	174
Building:	0	0
Total:	**1,582**	**174**
Exemptions:		0
Net Assessed:		**174**

Land:

Land Use	Size	Units
Land-(1)	15.00	AC

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
1/8/2019	1005	640	Quit Claim	0.00	$0	TUCKER, WAYNE E		
9/1/2010	832	716	Warr. Deed	315.00	$210,000	TUCKER, WAYNE E & E KARIN		
5/9/2000	651	808	Warr. Deed	0.00	$0	BUNCH FAMILY INVESTMENTS		

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Parcel: 0000-24-08S-22E-1-001-00
As of: 12/6/2019

McCurtain County Report

ID: 13998

Map:

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Subject to terms and conditions.
www.actDataScout.com

Parcel: 0000-07-08S-23E-1-009-00
As of: 12/6/2019

McCurtain County Report

ID: 14109

Property Owner

Name: TUCKER, WAYNE E & EKARINA

Mailing Address: 1618 SHARP RD
GARVIN, OK 74736

Type: (AV) Agri Use/Vacant

Tax Dist: (D-1) Forest Grove SD

Millage Rate: 76.97

Property Information

Physical Address: 0708S23E1009

Subdivision:

S-T-R: 07-08S-23E

Size (Acres): 96.090

Extended Legal: SEC.7-8-23 B890/P53,B910/P104 ALL THAT PART LOTS 1 & 2 LYING & BEING E OF CEN CO RD, ALL THAT PT OF E2NW LYING W OF FENCE LINE ALONG S BANK OF SD CREEK DES AS FOL;BEG SW COR E2NW;TH N 00*15'59" W2640.56';TH S 89*48'14" E 404.39';TH S 14*47'53" E 443.77';TH S 18*17'35" E 387.60';TH S 06*30'48" W425.06';TH S 10*05'05" E 172.26';TH S 23*04'04" E 561.91';TH S 22*47'42" E 358.37';TH S 08*51'23" E52.17';TH S 29*13'21" E 408.50';TH N 89*44'38" W 1175.55' TO POB & THAT PT LOT 1 DES AS;BEG NE COR LOT 1;TH S 0*15'59"E1320.28';TH N 89*46'26" W632.14';TH N 04*14'19" E163.75';TH N 29*08'47" W1034.37';TH N 29*07'37" W92.04';TH N 00* 01'23" W174.64';TH S 89* 48'14" E1162.55' TO POB & THAT PT LOT 2 DES AS FOL;BEG NE COR LOT 2;TH S 00*15'59" E1320.28';TH N 89*44'38" W936.08';TH N 13*30'49" E231.57';TH N 13*31'24" E1005.37';TH N 04*14'19" E116.24';TH S 89*46'26" E632.14' TO POB CV-2014-54

Market and Assessed Values:

	Taxable Market Value	Full Assessed (12.00% Market Value)
Land:	12,861	1,415
Building:	0	0
Total:	**12,861**	**1,415**
Exemptions:		0
Net Assessed:		**1,415**

Land:

Land Use	Size	Units
Native Pasture-(A42)	96.09	AC

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
5/25/2005	740	1031	Warr. Deed	0.00	$0	CLARK, LORETHA		

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Parcel: 0000-07-08S-23E-1-009-00
As of: 12/6/2019

McCurtain County Report

ID: 14109

Map:

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www.actDataScout.com

Parcel: 0000-07-08S-23E-3-002-00
As of: 12/6/2019

McCurtain County Report

ID: 14113

Property Owner

Name: TUCKER, WAYNE E

Mailing Address: 1618 SHARP RD
GARVIN, OK 74736

Type: (AV) Agri Use/Vacant
Tax Dist: (I-5) Idabel SD
Millage Rate: 99.25

Property Information

Physical Address: 782332

Subdivision:
S-T-R: 07-08S-23E
Size (Acres): 35.000

Extended Legal: SEC.7-8-23 B847/P1012 LOT 4 (SWSW)

Market and Assessed Values:

	Taxable Market Value	Full Assessed (12.00% Market Value)
Land:	6,626	729
Building:	0	0
Total:	**6,626**	**729**
Exemptions:		0
Net Assessed:		**729**

Land:

Land Use	Size	Units
Native Pasture-(A41)	22.50	AC
Native Pasture-(A20)	12.50	AC

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
1/8/2019	1005	640	Quit Claim	0.00	$0	TUCKER, WAYNE E		
5/24/2006	758	1073	Warr. Deed	105.00	$70,000	TUCKER, WAYNE E & E KARIN		
5/24/2006	758	1069	Warr. Deed	432.00	$288,000	MAHALITC, JOE		

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Parcel: 0000-07-08S-23E-3-002-00
As of: 12/6/2019

McCurtain County Report

ID: 14113

Map:

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www.actDataScout.com

Parcel: 0000-07-08S-23E-3-004-00
As of: 12/6/2019

McCurtain County Report

ID: 14115

Property Owner

Name: TUCKER, WAYNE E

Mailing Address: 1618 SHARP RD
GARVIN, OK 74736

Type: (AV) Agri Use/Vacant

Tax Dist: (I-5) Idabel SD

Millage Rate: 99.25

Property Information

Physical Address: 782334

Subdivision:

S-T-R: 07-08S-23E

Size (Acres): 162.340

Extended Legal: SEC.7-8-23 B890/P54,B910/P104 SWSE, SESW & THAT PT NWSE DES AS FOL;BEG SW COR NWSE;TH N 00*02'15" E1149.02';TH S 55*06'44" E 15.42';TH S 32*36'27" E 1358.30';TH N 89*41'31" W 745.37' TO POB & THAT PT NESW DES AS FOL;BEG SW COR NESW;TH N 00*16'01" W 1321.09';TH S 89*44'38" E 1175.55';TH S 29*13'21" E142.16';TH S 55*06;44" E 87.03';TH S 00*02'15" W 1149.02';TH N 89*41'31" W 1309.44' TO POB & THAT PT LOT 3 DES AS FOL;BEG NE COR LOT 3;TH S 00*16'01" E 1321.09';TH N 89*41'31" W 1179.40';TH N 00*01'23" W 331.57';TH N 13*30'49" E 1015.47';TH S 89*44'38" E 936.08' TO POB CV-2014-54

Market and Assessed Values:

	Taxable Market Value	Full Assessed (12.00% Market Value)
Land:	23,359	2,569
Building:	0	0
Total:	**23,359**	**2,569**
Exemptions:		0
Net Assessed:		**2,569**

Land:

Land Use	Size	Units
Native Pasture-(A42)	114.84	AC
Native Pasture-(A41)	32.50	AC
Native Pasture-(A34)	15.00	AC

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
1/8/2019	1005	640	Quit Claim	0.00	$0	TUCKER, WAYNE E		
5/25/2005	740	1031	Warr. Deed	0.00	$0	CLARK, LORETHA		

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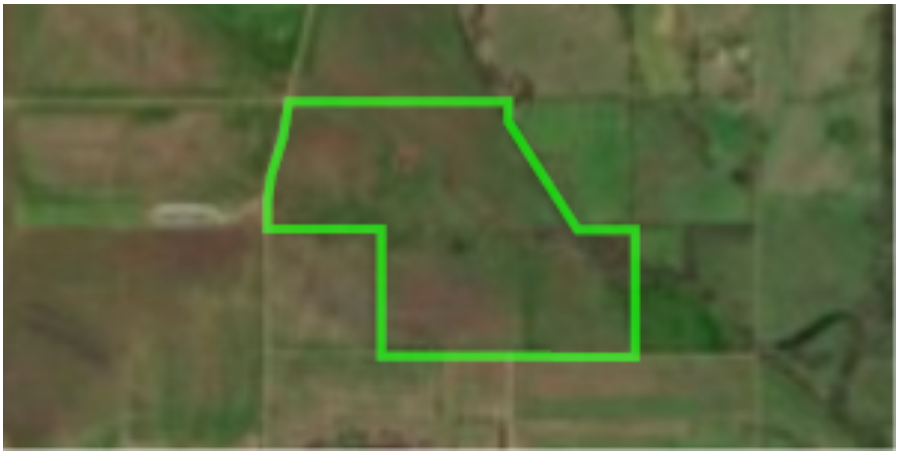
Parcel: 0000-07-08S-23E-3-004-00
As of: 12/6/2019

McCurtain County Report

ID: 14115

Map:



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www.actDataScout.com

Parcel: 0000-19-08S-23E-1-002-00
As of: 12/6/2019

McCurtain County Report

ID: 14294

Property Owner

Name: TUCKER, WAYNE E

Mailing Address: 1618 SHARP RD
GARVIN, OK 74736

Type: (AV) Agri Use/Vacant
Tax Dist: (I-5) Idabel SD
Millage Rate: 99.25

Property Information

Physical Address: 1982312

Subdivision:
S-T-R: 19-08S-23E
Size (Acres): 151.640

Extended Legal: SEC.19-8-23 B788/P553-4 S2 LOT 1,&ALL THAT PT N2 LOT 1 DES AS BEG SW COR N2 LOT 1;TH E150' N108' W150' S108'TO POB, S2NENW,S2NWNE, SWNE,N2SENW,ALL THAT PT LOT 2 & S2SENW LYING N & E OF HEREAFTER DES LINE, SD LINE BEING DES AS BEG 1.2' S OF NW COR LOT 2;TH S 46DEG 35MIN E506.59';TH S 50DEG 03MIN E471.73';TH S 50DEG 34MIN E572.43;;TH S 43DEG 05MIN E351.25' TO POINT BEARING E137.71' FROM CONCRETE MONUMENT ON HIGH BANK ON 1/2 SECTION LINE,ALL BEING IN SECTION 19-8-23 B787/P846

Market and Assessed Values:

	Taxable Market Value	Full Assessed (12.00% Market Value)
Land:	34,363	3,780
Building:	0	0
Total:	**34,363**	**3,780**
Exemptions:		0
Net Assessed:		**3,780**

Land:

Land Use	Size	Units
Native Pasture-(A43)	62.75	AC
Native Pasture-(A16)	42.50	AC
Native Pasture-(A28)	20.00	AC
Native Pasture-(A42)	12.50	AC
Native Pasture-(A53)	25.00	AC
Native Pasture-(A33)	7.50	AC

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
1/8/2019	1005	640	Quit Claim	0.00	$0	TUCKER, WAYNE E		
9/1/2010	8328	716	Warr. Deed	315.00	$210,000	TUCKER, WAYNE E & E KARIN		
12/7/2007	788	553	Quit Claim	435.00	$290,000	PARKER LAND & CATTLE COMP		

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Parcel: 0000-19-08S-23E-1-002-00
As of: 12/6/2019

McCurtain County Report

ID: 14294

Map:

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www.actDataScout.com

Parcel: 0000-10-08S-22E-1-003-00
As of: 12/6/2019

McCurtain County Report

ID: 40252

Property Owner

Name: TUCKER, WAYNE E & EKARINA

Mailing Address: 1618 SHARP RD
GARVIN, OK 74736

Type: (RI) Res. Improv.

Tax Dist: (I-5) Idabel SD

Millage Rate: 99.25

Property Information

Physical Address: 1008S22E1003

Subdivision:

S-T-R: 10-08S-22E

Size (Acres): 1.000

Extended Legal: SEC.10-8-22 B835/P509 PT SENE DES AS BEG NE COR SENE; TH S208'8" W208'8" N208'8" E208'8" TO POB

Market and Assessed Values:

	Taxable Market Value	Full Assessed (12.00% Market Value)
Land:	2,000	220
Building:	22000	2420
Total:	**24,000**	**2,640**
Exemptions:		0
Net Assessed:		**2,640**

Land:

Land Use	Size	Units
Land-(2)	1.00	AC

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
11/9/2010	835	509	Warr. Deed	36.00	$24,000	TUCKER, WAYNE E & E KARIN		
11/9/2010	835	508	Warr. Deed	34.50	$23,000	CORBETT, JOE & DORSEY J		
11/26/2008	811	594	Warr. Deed	22.50	$15,000	SUTTON, HAROLD & REA ANN		

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Parcel: 0000-10-08S-22E-1-003-00
As of: 12/6/2019

McCurtain County Report

ID: 40252

Details for Card 1:

Occupancy	Story	Construction	Total Liv	Grade	Year Built	Age	Condition	Beds

Exterior Wall:
Heat / Cool:
Plumbing: Half: 0
Foundation:
Roof Cover:
Year Remodeled:
Fireplace: N/A
Roof Type:

Base Structure:

Item	Label	Description	Area
1	DRAW	DRAW	1368

Outbuildings and Yard Improvements:

Item	Type	Size/Dim	Unit Multi.	Quality	Age
MFG		0x0x1			20

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Parcel: 0000-10-08S-22E-1-003-00
As of: 12/6/2019

McCurtain County Report

ID: 40252

Map:

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www.actDataScout.com

Parcel: 0000-10-08S-22E-1-004-00
As of: 12/6/2019

McCurtain County Report

ID: 41159

Property Owner

Name: TUCKER, WAYNE E & EKARINA

Mailing Address: 1618 SHARP RD
GARVIN, OK 74736

Type: (RV) Res. Vacant

Tax Dist: (I-5) Idabel SD

Millage Rate: 99.25

Property Information

Physical Address: 1008S22E1004

Subdivision:

S-T-R: 10-08S-22E

Size (Acres): 1.340

Extended Legal: SEC.10-8-22 B848/P654 BEG N 89*59'55" W ALONG S LINE W2SENE 417.44' OF SE COR W2SENE;TH N 00*25'28" W417.44';TH S 89*59'55" E310.52' TO AN EXISTING FENCE;TH S 34*15'54" W ALONG FENCE 10.96';TH S 54*48'42" W82.80';TH S 32*55'49" W 429.68' TO POB

Market and Assessed Values:

	Taxable Market Value	Full Assessed (12.00% Market Value)
Land:	2,680	295
Building:	0	0
Total:	**2,680**	**295**
Exemptions:		0
Net Assessed:		**295**

Land:

Land Use	Size	Units
Land-(2)	1.34	AC

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
8/30/2011	848	654	Warr. Deed	1.50	$1,000	TUCKER, WAYNE E & E KARIN		

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Parcel: 0000-10-08S-22E-1-004-00
As of: 12/6/2019

McCurtain County Report

ID: 41159

Map:

Map unavailable for this parcel.

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Parcel: 0000-17-08S-22E-1-002-00
As of: 12/6/2019

McCurtain County Report

ID: 41715

Property Owner

Name: TUCKER, WAYNE E & ERICA KARINA

Mailing Address: 1618 SHARP RD
GARVIN, OK 74736

Type: (AV) Agri Use/Vacant

Tax Dist: (I-5) Idabel SD

Millage Rate: 99.25

Property Information

Physical Address: 1708S22E1002

Subdivision:

S-T-R: 17-08S-22E

Size (Acres): 29.290

Extended Legal: SEC.17-8-22 B878/P82 ACCRETION TO LOT 2 & LOT 3 DES AS FOL;COMM NE COR SEC.17;TH S 00*14'27" E ALONG E LINE SEC.17 2092.97' TO 1897 MEANDER LINE,BEING THE POB;TH S 00*14'27" E53.99' TO TO N LINE PRESENT RED RIVER;TH N 83*14'52" W ALONG N LINE RED RIVER 482.16';TH N 73*52'21" W ALONG N LINE RED RIVER 1800.93';TH N 65*07'41" W ALONG N LINE RED RIVER332.37';TH N 00* W 1456.84' TO 1897 MEANDER COR POSITION ON N LINE SD SEC.17;TH S 38*30' E ALONG 1897 MEANDER LINE 1188'TH S 47*30' E363';TH S 37*30' E660';TH S 47*00' E448.80' TH S 83*00' EALONG 1897 MEANDER LINE 778.80' TO POB

Market and Assessed Values:

	Taxable Market Value	Full Assessed (12.00% Market Value)
Land:	2,925	322
Building:	0	0
Total:	**2,925**	**322**
Exemptions:		0
Net Assessed:		**322**

Land:

Land Use	Size	Units
Timber & Waste-(A43)	20.00	AC
Land-(1)	9.29	AC

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
4/1/2013	878	82		0.00	$0	TUCKER, WAYNE E & ERICA KARINA		

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www.actDataScout.com

(615) 517-7675 www.mclemoreauction.com will@mclemoreauction.com

Parcel: 0000-17-08S-22E-1-002-00
As of: 12/6/2019

McCurtain County Report

ID: 41715

Map:

Map unavailable for this parcel.

Not a Legal Document.
Subject to terms and conditions.
www.actDataScout.com

Parcel: 0000-06-08S-23E-3-001-00
As of: 12/6/2019

McCurtain County Report

ID: 42065

Property Owner

Name: TUCKER, WAYNE E

Mailing Address: 1618 SHARP RD
GARVIN, OK 74736

Type: (AV) Agri Use/Vacant

Tax Dist: (D-1) Forest Grove SD

Millage Rate: 76.97

Property Information

Physical Address: 0608S23E1007

Subdivision:

S-T-R: 06-08S-23E

Size (Acres): 47.290

Extended Legal: SEC.6-8-23 B890/P54,B910/P104 ALL THAT PT SESW DES AS;BEG SW COR SESW;TH N 00*15'59" W1020.53';TH S 50*35'03" E 37.52';TH S 49*32'05" E 605.15';TH S 30*16'05" W 69.02';TH S 29*05'56" E 291.17';TH S 34*12'56" W 338.15';TH S 14*47'53" E 12.09';TH N 89*48'14" W 404.39' TO POB & THAT PT LOT 7 DES AS FOL;BEG SE COR LOT 7;TH N 89*48'14" W 1162.55';TH N 00*28'39" W 1320.49';TH S 89*53'24" E 800.90';TH S 50*35'03" E 476.22';TH S 00*15'59" E 1020.53' TO POB &THAT PART LOT 6 DES AS FOL;BEG SW COR LOT 6;TH N 00*28'39" W 606.52';TH S 54*30'31" E 383.92';TH S 52*18'29" E 448.17';TH S 50*35'03" E 177.88';TH N 89*53'24" W 800.90' TO POB CV-2014-54

Market and Assessed Values:

	Taxable Market Value	Full Assessed (12.00% Market Value)
Land:	6,329	696
Building:	0	0
Total:	**6,329**	**696**
Exemptions:		0
Net Assessed:		**696**

Land:

Land Use	Size	Units
Native Pasture-(A42)	47.29	AC

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
1/8/2019	1005	640	Quit Claim	0.00	$0	TUCKER, WAYNE E		

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Parcel: 0000-06-08S-23E-3-001-00
As of: 12/6/2019

McCurtain County Report

ID: 42065

Map:

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www.actDataScout.com

Parcel: 0000-01-08S-22E-4-004-00
As of: 12/6/2019

McCurtain County Report

ID: 42069

Property Owner

Name: TUCKER, WAYNE E

Mailing Address: 1618 SHARP RD
GARVIN, OK 74736

Type: (AV) Agri Use/Vacant
Tax Dist: (I-5) Idabel SD
Millage Rate: 99.25

Property Information

Physical Address: 0108S22E400400

Subdivision:
S-T-R: 01-08S-22E
Size (Acres): 25.610

Extended Legal: SEC.1-8-22 B890/P54,B910/P104 ALL THAT PT E2SE DES AS FOL BEG SE COR SE;TH S 90* W 97.24';TH N 29*07'37" W 489.38';TH N 28*02'43" W 492.18';TH N 21*08'28" W 279.62';TH N 11*23'10" W 219.62';TH N 03*48'11" W158.08';TH N 03*57'43" E 140.59';TH N 08*57'26" E 206.38';TH N 10*53'55" E 350.23';TH N 12*33'13" E 65.14';TH S 67*58'18" E 183.86';TH S 60*06'10" E 350.92';TH S 54*50'31" E 132.84';TH S 00*28'39" E 1927.01' TO POB CV-2014-54

Market and Assessed Values:

	Taxable Market Value	Full Assessed (12.00% Market Value)
Land:	3,428	377
Building:	0	0
Total:	**3,428**	**377**
Exemptions:		0
Net Assessed:		**377**

Land:

Land Use	Size	Units
Native Pasture-(A42)	25.61	AC

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
1/8/2019	1005	640	Quit Claim	0.00	$0	TUCKER, WAYNE E		

Not a Legal Document.
Subject to terms and conditions.
www.actDataScout.com

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Map:

Map unavailable for this parcel.

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Video

McLemore Auction Company, LLC is pleased to announce the online auction of this Southeastern Oklahoma farm. Located along the Red River in McCurtain County, this diverse property offers highly productive soils with mixed timber, hunting and recreational land. In cooperation with Century 21 Farm & Ranch Harvey Properties (OK RE Lic. 138136).

(615) 517-7675 www.mclemoreauction.com will@mclemoreauction.com
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