

The first attachment is an appraisal report. Property of Joe O'Field, Cherokee 18526. Henry S. (Barrens?) inspected the subjects property March 21, 1967.

Perhaps I should point out that the bulk of this attachment is typewritten, but at this point, directly above the type written 1967, an entry has been made in long hand which appears to say re-certified as of October perhaps 17, 1963; then to go on, with the type written material, an areal photograph and a soil map were employed during the inspection. The next section is entitled neighborhood analysis, economy, access, location, utilities. The subject property is located approximately 5/8 miles SW of Kansas and 20 miles S of Jay, Oklahoma, the county seat of Delaware County and the chief trade center of the area. Jay has an estimated population of 1,200 and also has adequate shopping, marketing, social facilities. Utilities and services such as RFD, public schools, electrical power and telephone are available in the vicinity. Access is available on the N. side of the NE 10 acres by highway number 33 and along the N. 30 acres in the SE 10 acres by a county road. The economy of the area is based on agriculture. The principal source of agricultural income is the sale of livestock. The economy is supplemented by outside employment of different kinds. There are no factors in the economy which will change the highest and best use of the property in the foreseeable future. And the next column is headed, Adaptability, Character, Topography, Climatic Influence, Use. The highest and best use of the property is rural home site and pasture due to its location. Physical characteristics of the land and the present use of the subject and surrounding properties. The property contains approximately 9 acres of open pasture and 73 acres of wooded pasture. The soils of the wooded pasture range from a Cherty upland loam to a valley 1 to 36 inches deep occurring on slopes of 1% to 3%. The soils of the open pasture range from Cherty to valley loam 30 to 36 inches deep occurring on slopes of 1% to 4%. A 100 foot high line traverses 2/3 of the N. part of the N. 10 acres from SE to NW. Vegetative cover on the wooded area consists of oak and elm with an understory of annual and native grasses in the thinly wooded area. Vegetative cover on the open area is primarily annuals and lespedeza and native grass. The stock water supply is adequate and consists of Spring Creek, that traverses the S 40 acres from NE to SW. The climate of the area is classified as semi-humid with an annual rainfall of 44 inches and an average growing season of 214 days. The property is partly fenced with 3 and 4 barbed-wire wire on native posts in fair condition. land is not leased and has no structural improvements.

Second page, also headed Appraisal Report, Joe O'Field, Cherokee 18526.

Has no unimproved tract similar to the subject property have sold recently in the economical area it was necessary to use the sale of the proved tracts and adjust for the improvements. 13 sales were inspected and those sites are representative of similar properties. Sale number 1, Grantor, A. J. Pear, grantee, A. Vahman. Recorded; not recorded. Legal description, W 1/2 of the NW 1/4, W 1/2 of the S 1/2 of the NW 1/4, Sec. 23, T. 20 N., R. 23 E. 120 acres m/l. Date of sale: just closing. Considering \$16,200. Authorities: Hayes Real Estate. Break down of sale, land 10 acres of open pasture and 110 acres of wooded partly rolling pasture, at \$118.50 an acre. Totalling \$14,220. Contributory value of improvement: \$2,000. Minerals, nominal, considered in land value, total sale price \$16,220 adjusted to \$16,200. This sale unit is located approximately 3 1/4 mile W. of the subject. The sale and subject property are considered comparable in soil, topography, and vegetative cover. The sale is superior to the subject in location. It is less desirable to the subjects in water supply. This sale indicates a value of \$60 to \$90 per acre for the subject property. Sale number 2. Grantor, Wallace St. Grantee, A. J. Pear, recorded: Delaware County Book 254, page 260. Legal description NW 1/4, SW 1/4, N 1/2 E 1/4 SW 1/4, SE 1/4, SW 1/4, SW 1/4 Sec. 14, T. 20 N., R. 23 E. Containing 70 acres m/l. Date of sale, 7-9-66, consideration \$18,000. Authority, the gr. Break down of sale: Land, 70 acres of open, part with wind rows of old trees