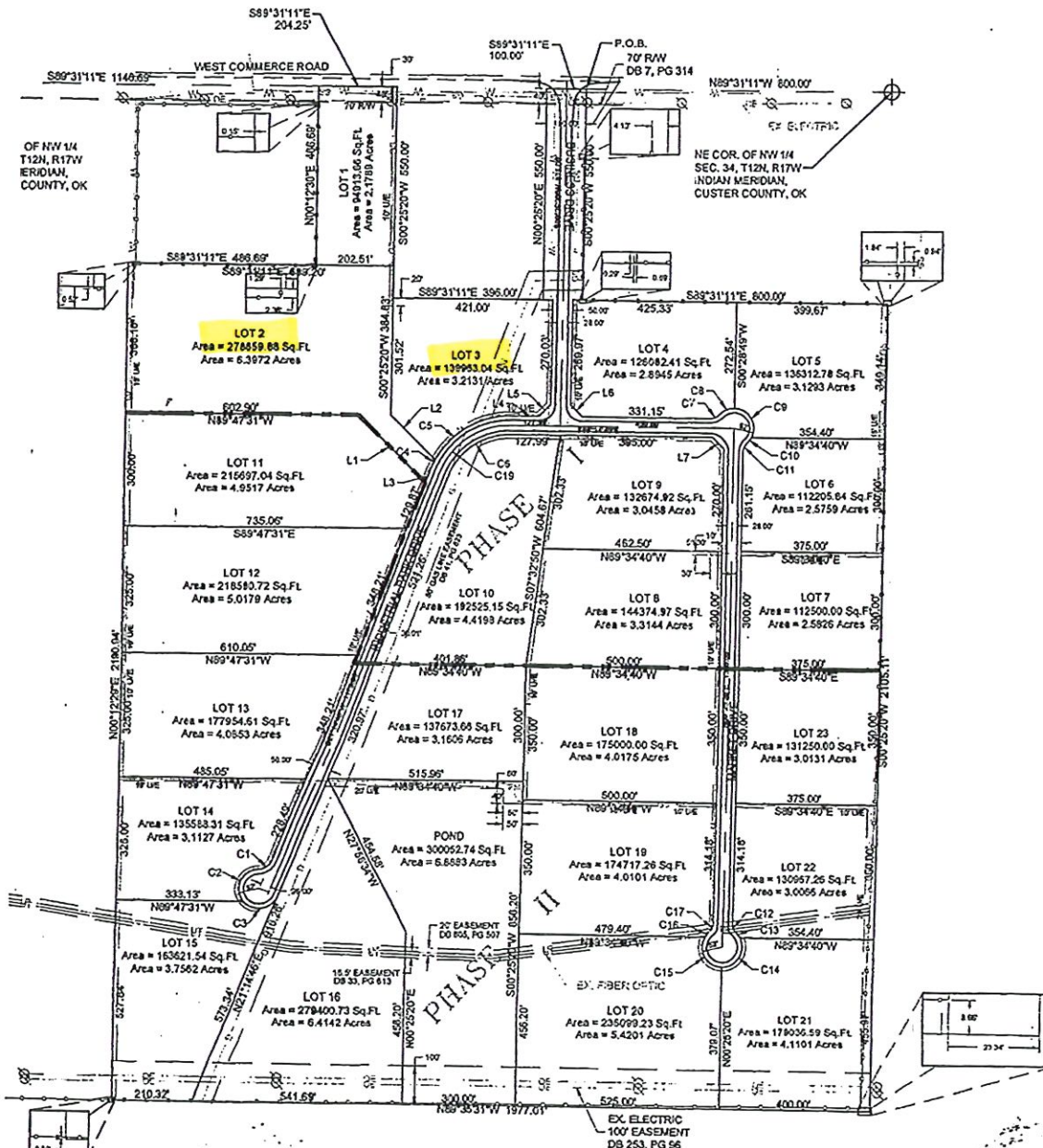


# FINAL PLAT OF COMMERCE INDUSTRIAL CENTER

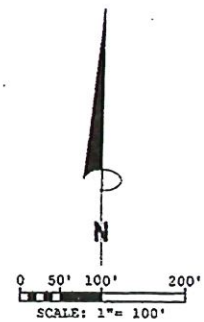
A PART OF THE NW 1/4 OF  
SEC. 34 T-12-N, R-17-W, I.M.  
CUSTER COUNTY, OKLAHOMA



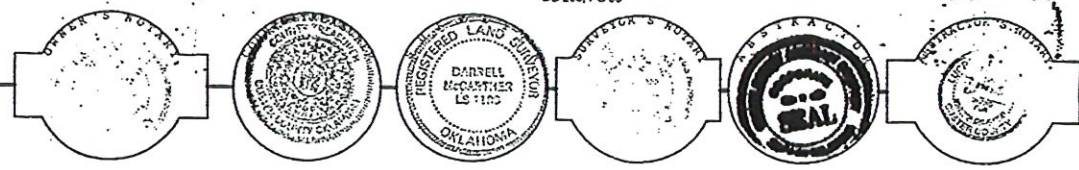
L1	S44°47'31"E	252.84'
L2	S44°47'31"E	168.08'
L3	S21°14'45"W	36.89'
L4	N89°34'40"W	72.89'
L5	S45°25'20"W	42.43'
L6	N44°34'40"W	42.43'
L7	N44°34'40"W	42.43'

C1	R=40.00'	L=45.32'	CB=N53°42'19"E	CH=42.84'
C2	R=52.00'	L=115.51'	CB=S22°31'34"W	CH=90.18'
C3	R=52.00'	L=96.55'	CB=S65°41'40"E	CH=83.27'
C4	R=225.00'	L=28.06'	CB=S24°49'05"W	CH=28.04'
C5	R=225.00'	L=243.59'	CB=N59°24'25"E	CH=231.87'
C6	R=175.00'	L=211.29'	CB=S55°57'03"W	CH=198.69'
C7	R=37.00'	L=23.69'	CB=N67°30'33"E	CH=28.82'
C8	R=52.00'	L=41.66'	CB=S67°31'47"W	CH=40.55'
C9	R=52.00'	L=107.71'	CB=S30°10'51"E	CH=69.46'
C10	R=52.00'	L=15.53'	CB=N37°42'41"E	CH=15.47'
C11	R=37.00'	L=29.67'	CB=S23°20'37"W	CH=28.82'
C12	R=30.00'	L=25.07'	CB=N23°30'58"W	CH=24.35'
C13	R=92.00'	L=17.37'	CB=N37°53'02"W	CH=17.29'
C14	R=52.00'	L=107.76'	CB=S31°03'16"W	CH=99.49'
C15	R=52.00'	L=107.76'	CB=N30°12'35"W	CH=99.49'
C16	R=52.00'	L=17.37'	CB=S38°43'42"W	CH=17.29'
C17	R=30.00'	L=25.07'	CB=S24°21'38"W	CH=24.35'
C18	R=200.00'	L=241.47'	CB=N55°50'03"E	CH=227.07'

Basis for Bearing  
GPS Observation



Surveyor  
Darrell McCallister  
Certificate No. 1113  
Black Phone Nun  
Email Addr





Okie Construction & Welding, LLC  
600 W Commerce St  
Clinton, OK 73601  
(580) 547-4252

Monday February 23, 2026

To: City of Clinton  
Robert Johnston  
City Manager  
415 W. Gary Blvd.  
Clinton, OK 73601

Re: Offer to Purchase Approximately 8.683946 Acres

Dear Robert Johnston (City Manager)

For your consideration, Okie Construction & Welding LLC respectfully offers to purchase approximately 8.683946 acres of city-owned land located at the Clinton Industrial Park known as Lot 2 and Lot 3 for \$2,500.00 per acre, for a total purchase price of \$21,709.87.

We have been an active member of the Clinton business community since 2012. Over that time we have consistently employed approximately 100 people, which brings business to the community through local procurement and employee spending. Expanding our property holdings will allow us to sustain and potentially grow these local economic benefits.

We appreciate the City's consideration of this offer and are available to discuss terms, provide proof of funds, etc. Thank you for your time and continued support of local business.

Sincerely,  
Dusty & Ali Mayfield  
Okie Construction & Welding LLC

*Dusty Mayfield*

(580)214-0928

*Ali Mayfield*

(580)445-5444



Okie Construction & Welding, LLC  
600 W Commerce St  
Clinton, OK 73601  
(580) 547-4252

Thursday March 5, 2026

To: City of Clinton  
Robert Johnston  
City Manager  
415 W. Gary Blvd.  
Clinton, OK 73601

Re: Proposed Land Purchase Approx. 8 Acres

Dear Robert Johnston (City Manager)

We are seeking to purchase approximately 8 acres adjacent to our current property to enable a seamless expansion of operations—adding capacity and improving workflow without disrupting ongoing production.

The planned expansion will accommodate additional fabrication and storage capacity, updated shop space, and improved logistics and safety areas. With this expansion we anticipate creating approximately 30–40 new full-time jobs, increasing our local workforce and contributing to the city's economy through payroll, property taxes, and increased use of local suppliers and services.

We appreciate the City's consideration of this purchase.

Sincerely,  
Dusty & Ali Mayfield  
Okie Construction & Welding LLC

*Dusty Mayfield*  
(580)214-0928

*Ali Mayfield*  
(580)445-5444

# **Jimmie Johnson Real Estate**

**PO Box 1385**  
**Clinton, OK 73601**

March 30, 2026

To whom it may concern,

Concerning a value on Lts 2 & 3 in the Clinton Commerce Industrial Park. Located just S of Commerce Rd.

There has only been 1 lot ever sold that I can find any record of and that is lot #4 which sold for about \$15,000 per acre for 2.9 acres. However, in my opinion, that sale can in no way be used as a comparable. This is mostly because of the difference in the terrain of the parcels. Lot 4 is basically flat with easy access on 2 sides. Lots 2 & 3 are by far the roughest terrain in the entire park. Lot 2 has no entrance, unless you make an entrance on SE corner by cutting across parts of Lt 3 and Lot 11.

There is roughly 20-25 ft of fall and washout terrain from E to W on these lots and approximately 10 to 15 ft from N to S. There is also a brush pile of old large trees that have to be pushed up, that will have to be cleared. In my opinion where the W side of Lot 2, is the cemetery, all of the dirt work will need to go from E to W and N to S. In an arms length business transaction, it could easily cost 6 digit money to level and rock these 2 lots, to the point that they are level enough to build on.

In my professional opinion, as is where is, in today's economy, I am placing a value of \$2,000/acre or a \$18,000 total for both lots. I also believe that if there is any jobs tied to, property price could be lower.

This is not a full blown appraisal, but a Broker Pricing Opinion from an active Real Estate Broker.



Jimmie Johnson Real Estate