

1,371[±]
acres

offered in 25 tracts
from 7[±] to 160[±] acres



Headquarters
of the Famous
Johnson Ranch

Historic Pre-1900
Farm House

Irrigated Farmland

Land Never Offered to
the Public Until Now

Washington Schools

NORTHWEST
CORNER

TRACT 22

TRACTS 8 & 19

Goldsby, Oklahoma **SMALL ACREAGES, HOME SITES AND FARM**
LAND AUCTION

WEDNESDAY, JUNE 21 AT 2PM

held at Southwind Hills, Goldsby, Oklahoma

**INFORMATION
BOOKLET**

DISCLAIMER

All information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. Schrader Auction Company assumes no liability for the information provided.

**AUCTION
MANAGER**

BRENT WELLINGS • 972-768-5165 • brent@schraderauction.com



950 N. Liberty Dr., Columbia City, IN 46725
800.451.2709 | 260.244.7606 | www.schraderauction.com

Follow us and download our new Schrader iOS app



BOOKLET INDEX



Real Estate Auction Registration Forms

Tract Descriptions & Auction Terms

Location Map

Tract Map

Soils Map & Productivity Information

Topographic Map

Tax Statements

Title Commitment

Property Photos



BIDDER PRE-REGISTRATION FORM

WEDNESDAY, JUNE 21, 2017

1371 ACRES – GOLDSBY, OKLAHOMA

746 ACRES – NEW CASTLE, OKLAHOMA

This form must be received at Schrader Real Estate and Auction Company, Inc.,

P.O. Box 508, Columbia City, IN, 46725

Fax # 260-244-4431, no later than Wednesday, June 14, 2017.

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
1371± Acres • Goldsby, Oklahoma
746± Acres • Newcastle, Oklahoma
Wednesday, June 21, 2017

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, June 21, 2017 at 2:00 PM.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$

. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725
Phone 260-244-7606; Fax 260-244-4431

For wire instructions please call 1-800-451-2709.

7. My bank routing number is _____ and bank account number is _____.
(This for return of your deposit money). My bank name, address and phone number is:

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.
9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Wednesday, June 14, 2017**. Send your deposit and return this form via fax to: **260-244-4431**.

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 260-229-1904.

TRACT DESCRIPTIONS

1,371±
acres
offered in 25 tracts

Goldsby, Oklahoma

LAND AUCTION

SMALL ACREAGES, HOME SITES AND FARM

The Graham Farm is the headquarters of the famous Johnson Ranch and has never been offered to the public until now! Located just 8 miles south of downtown Norman, Oklahoma immediately off I-35 Ladd Road Exit 101. The property extends north and east from there, encompassing a ridgeline along Ladd Avenue, which overlooks the fertile cropland below. Many of the small acreage and potential home site tracts in this offering feature terrific views of the vast farmland and South Canadian River bottom on the east side of the property. With tracts ranging from 7± to 160± acres, there are options to explore in this exciting auction for all types of potential buyers. Whether you are searching from terrific potential home sites, unimproved investment land in the path of development or to acquire productive farmland with income producing potential take the time to explore the possibilities the Graham Farm has to offer. During the auction on June 21, you may place bids on any individual tract or combinations of parcels that best fit your needs.

WEDNESDAY, JUNE 21 AT 2PM

TRACT 1: 10± acres at the intersection of Ladd Rd and Ladd Ave.

TRACT 2: 10± acres off Ladd Rd that partially wooded with abundance of mature trees and impressive creek on the east side.

TRACT 3: 21± acres along Ladd Ave with gorgeous terrain and mature trees.

TRACT 4: 13± acres along Ladd Ave that is partially wooded with a nice rolling terrain.

TRACT 5: 13± acres along Ladd Ave with good elevation and views to the east.

TRACT 6: 12± acres along Ladd Ave with a mixture of pasture and mature trees.

TRACT 7: 20± acres along Ladd Ave with a mixture of pasture and mature trees with a nice creek.

TRACT 8: 72± acres along Ladd Ave that include the 2,757 SF Pre-1900 Historic Farm House with an impressive view of the farmland bottoms below to the east. Also included in this parcel are a open sided hay barn, bunk style two story barn, cattle working pens, 7 individually fenced traps, grain storage facilities, two farm labor homes and a domestic well.

TRACT 9: 26± acres at the intersection of Ladd Ave and 290th Street with terrific views to the east.

TRACT 10: 19± acres at the intersection of Ladd Ave and 290th Street with great views to the east.

TRACT 11: 7± acres along Ladd Ave with terrific views over the farmland below.

TRACT 12: 20± acres along Ladd Ave.

TRACT 13: 20± acres along Ladd Ave with mature trees lining the back fence.

TRACT 14: 20± acres along Ladd Ave with mature trees lining the back fence.

TRACT 15: 15± acres along Ladd Ave with mature trees and a nice creek on the east side.

TRACT 16: 12± acres along Ladd Ave with mature trees and a nice creek.

TRACT 17: 12± acres along Ladd Ave with mature trees and a nice creek.

TRACT 18: 65± acres "Swing Tract" that is currently planted to alfalfa that is a combination of Hawley Fine Sandy Loam and Miller Silty Clay soils. The north boundary of this parcel is lined with large mature trees and the South Canadian River.

TRACT 19: 150± acres along 290th Street, currently under center pivot irrigation and is planted to Bermuda for turf production. This parcel will include an existing irrigation well and is primarily Hawley Fine Sandy Loam, Miller Silty Clay and Keokuk Loam soils.

TRACT 20: 70± acres along 290th Street, currently there is a corn crop on this parcel and it is being dryland farmed. Soil types consist of Hawley Fine Sandy Loam and Miller Silty Clay.

TRACT 21: 160± acres currently planted to Alfalfa and being dryland farmed. Primary soil are Keokuk Loam and Miller Silty Clay on this parcel.

TRACT 22: 160± acres that are currently under center pivot irrigation and include an irrigation well, the rights to the existing well will remain solely with the Tract 22 buyer. Primary soil types include Miller Silty Clay and Keokuk Loam.

TRACT 23: 160± acres that are currently under center pivot irrigation, primary soil types are Miller Silty Clay, Hawley Fine Sandy Loam, Keokuk Loam and Gracemont Fine Sandy Loam.

TRACT 24: 152± acres along the banks of the South Canadian River. The parcel has outstanding potential for trophy deer, waterfowl and turkey hunting; along with some nice pasture land.

TRACT 25: 132± acres along the banks of the South Canadian River. This is another parcel with outstanding recreational potential, mature trees, thick cover and plenty of open space within minutes of the OKC metro.

TERMS AND CONDITIONS:

PROCEDURE: Tracts 1 through 38 will be offered in individual tracts, in any combination of these tracts, or as a total unit per auction date and time. There will be open bidding on all tracts and combinations during the auctions as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete. The property will be sold in the manner resulting in the highest total sale price.

MULTI-PROPERTY AUCTION: This brochure includes details on Tracts 26 through 38 of a multiple property auction that includes 38 total tracts. More details on Tracts 1 through 25 are available by visiting www.schraderauction.com or by calling 1-800-451-2709.

BUYER'S PREMIUM: The contract purchase price will include a Buyer's Premium equal to 4% of the bid amount.

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 to convey a merchantable title by Warranty Deed.

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 any necessary surveys are conducted and applicable closing documents are completed by Seller.

POSSESSION: Possession of the land shall be at closing, subject to rights of current tenants. Tracts 18, 20, 21, 22 and 23 are subject to a farm lease that expires at harvest of existing 2017 crops. Tract 19 is subject to a farm lease that expires June 30th, 2017. Tracts 26 through 38 are subject to a pasture lease that expires December 31st, 2017.

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

MINERALS: Seller will not specifically except or reserve any mineral rights, however; the Seller, Auction Company or its agents make no representation or warranty to the extent of mineral ownership, if any, held by Seller.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50/50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres, if a new survey is determined to be necessary by the Seller.

ACREAGE AND TRACTS: All acreages are approximate and have

been estimated based on current legal descriptions 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.

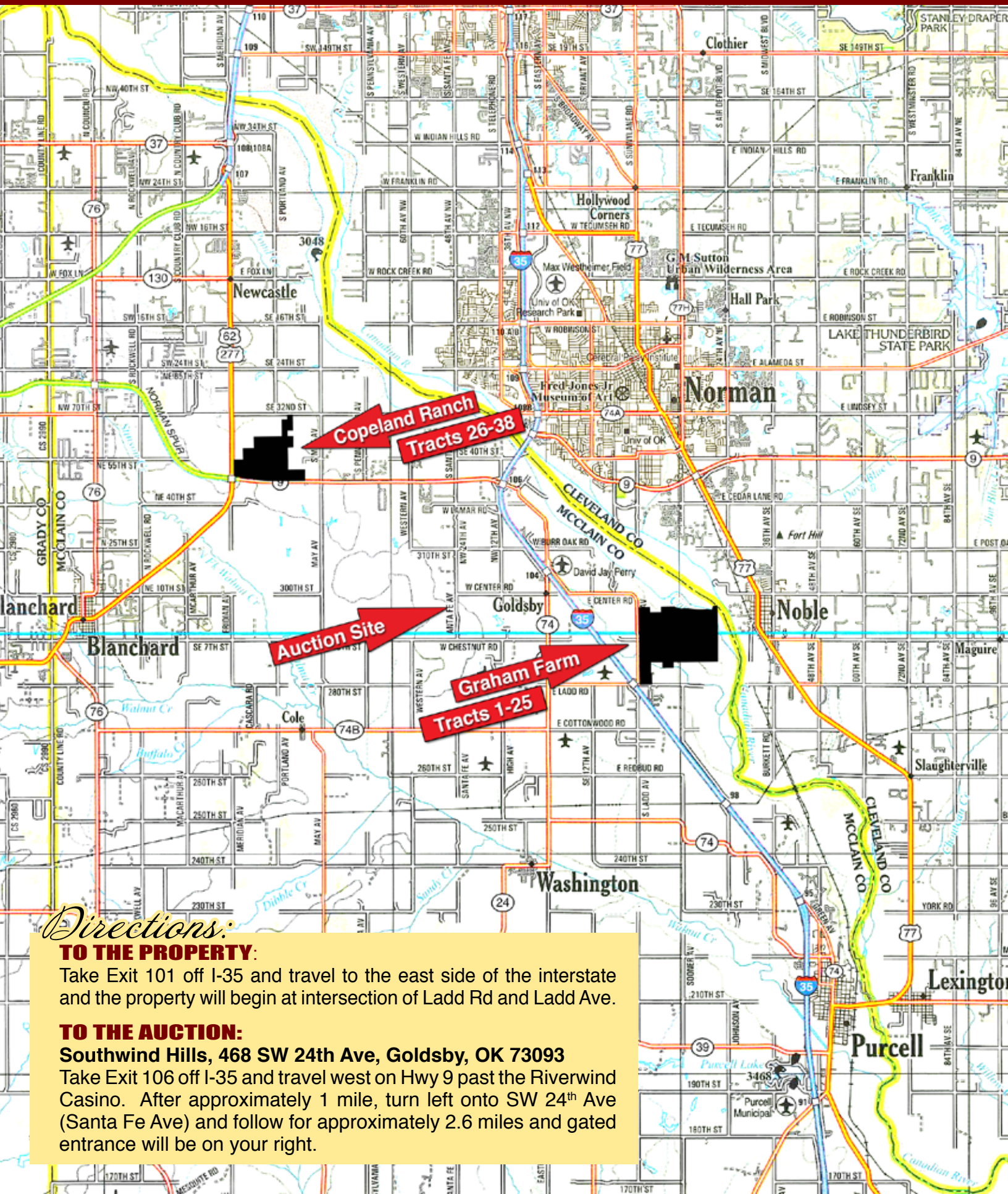
DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, 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.

OWNER: South Canadian Land, LLC

LOCATION MAP

LOCATION MAP



Directions:

TO THE PROPERTY:

Take Exit 101 off I-35 and travel to the east side of the interstate and the property will begin at intersection of Ladd Rd and Ladd Ave.

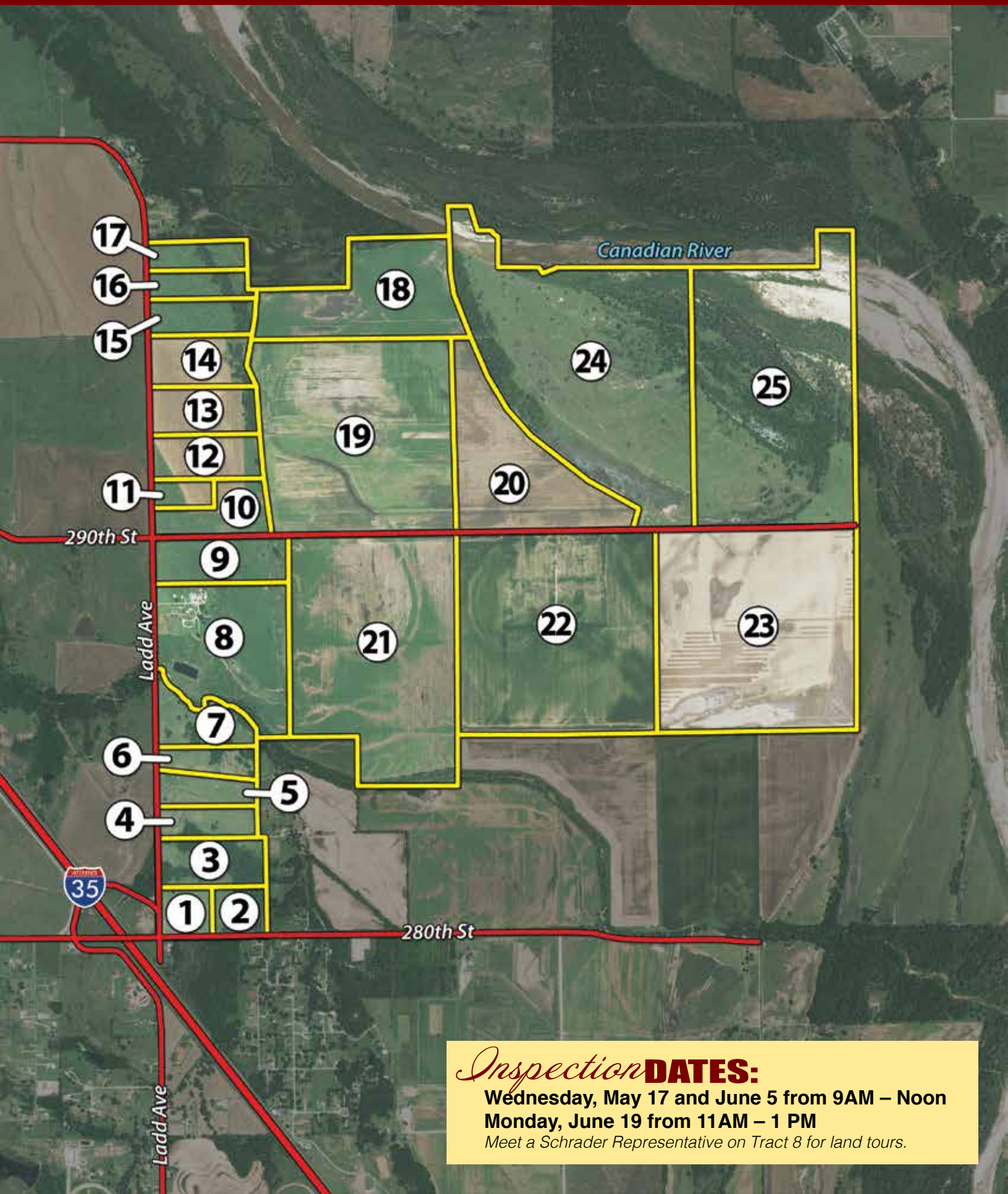
TO THE AUCTION:

Southwind Hills, 468 SW 24th Ave, Goldsby, OK 73093

Take Exit 106 off I-35 and travel west on Hwy 9 past the Riverwind Casino. After approximately 1 mile, turn left onto SW 24th Ave (Santa Fe Ave) and follow for approximately 2.6 miles and gated entrance will be on your right.

TRACT MAP

TRACT MAP



Inspection **DATES:**

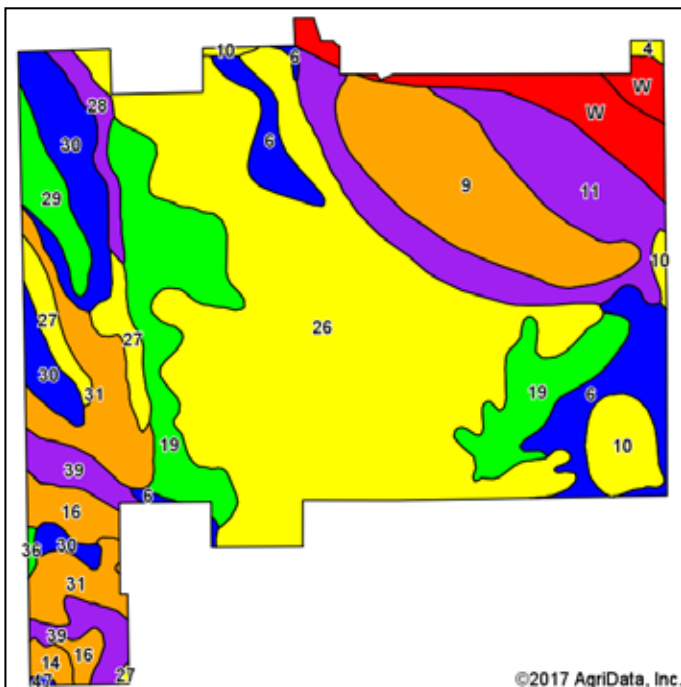
Wednesday, May 17 and June 5 from 9AM – Noon

Monday, June 19 from 11AM – 1 PM

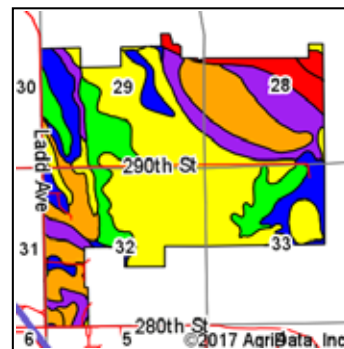
Meet a Schrader Representative on Tract 8 for land tours.

SOILS MAP

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
County: **McClain**
Location: **32-8N-2W**
Township: **Purcell**
Acres: **1450**
Date: **5/15/2017**

SCHRADER
Real Estate and Auction Company, Inc.

Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2017 www.AgriDataInc.com

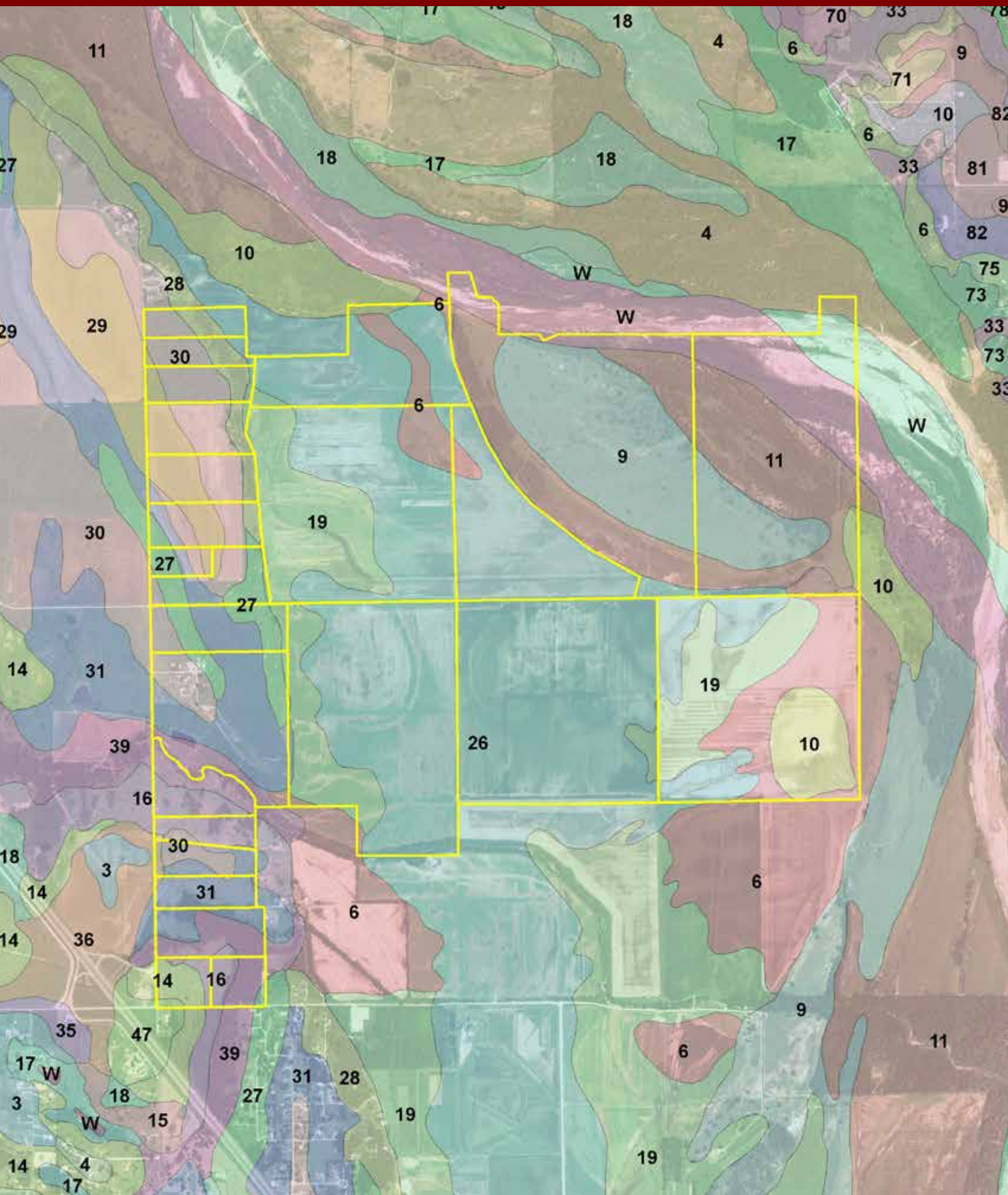


Area Symbol: OK027, Soil Area Version: 13

Area Symbol: OK087, Soil Area Version: 12

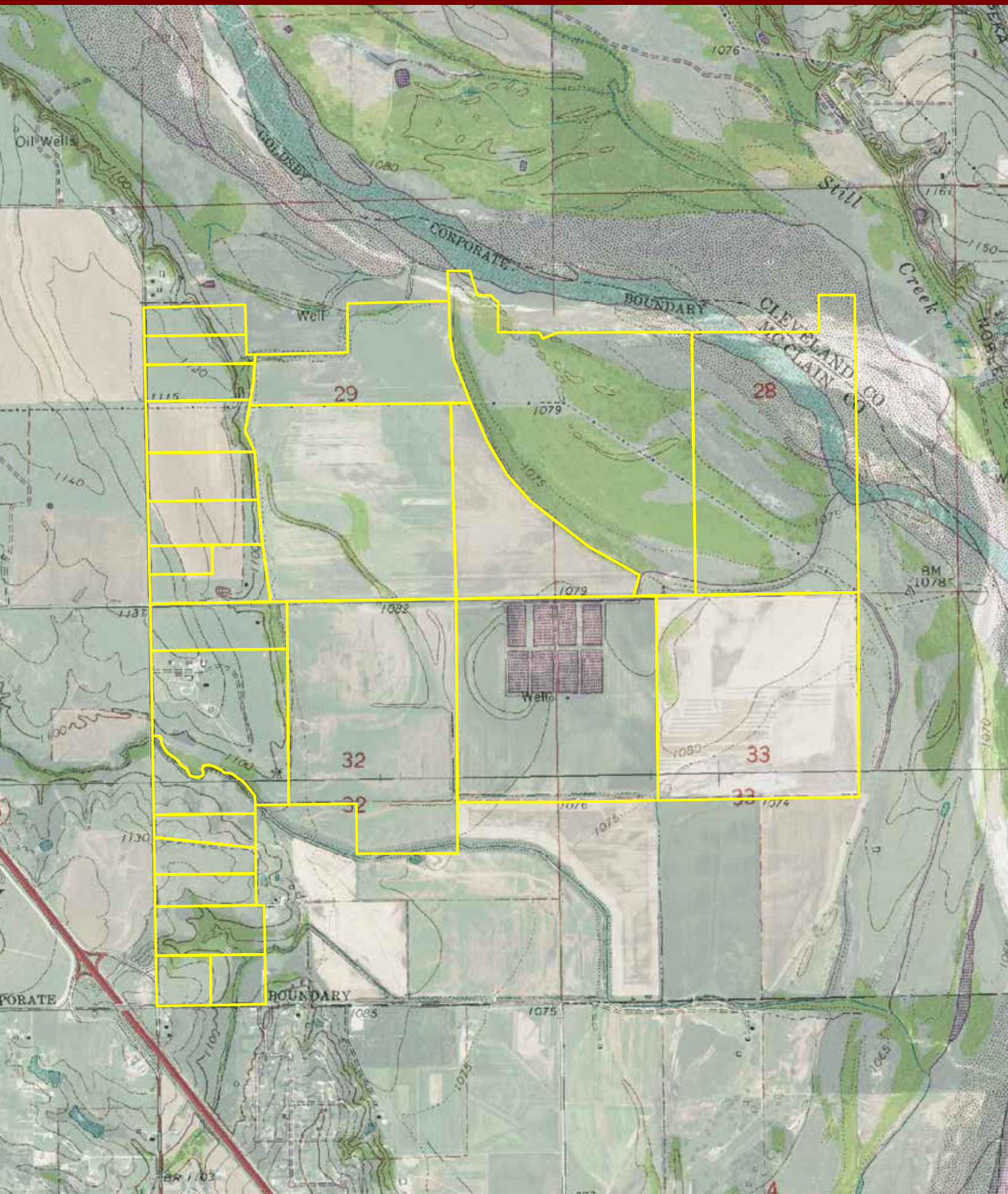
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Grain sorghum	Improved bermudagrass	Wheat	Introduced bluestem	Caucasian bluestem	Peanuts	Cotton lint
26	Miller silty clay, 0 to 1 percent slopes, occasionally flooded	525.43	36.2%		IVw		60	7	35	9	11		465
19	Keokuk loam, 0 to 1 percent slopes, rarely flooded	150.92	10.4%		Ie		64	9	35	9	11	1590	605
11	Gracemore loam, 0 to 1 percent slopes, frequently flooded	144.16	9.9%		Vw		2	7	1	7	8	65	
9	Gaddy-Gracemore complex, 0 to 1 percent slopes, occasionally flooded	135.41	9.3%		IIle		30	6	19	5	6	780	
31	Minco silt loam, 3 to 5 percent slopes	81.61	5.6%		IIle		44	6	30	5	7	1575	440
6	Hawley fine sandy loam, 0 to 1 percent slopes, rarely flooded	79.73	5.5%		Ile		56	8	35	6	8	1380	115
30	Minco silt loam, 1 to 3 percent slopes	76.59	5.3%		Ile		46	6	30	5	6	1435	440
W	Water	54.22	3.7%		VIII								
39	Ashport, Port, and Pulaski soils, 0 to 1 percent slopes, frequently flooded	37.49	2.6%		Vw			8					
10	Gracemont fine sandy loam, 0 to 1 percent slopes, occasionally flooded	35.87	2.5%		IVw		34	9	24	4	1		304
27	Minco very fine sandy loam, 5 to 8 percent slopes	33.12	2.3%		IVe		4	5	23	5	6	110	30
16	Grant silt loam, 5 to 8 percent slopes, eroded	26.94	1.9%		IIle		31	5	21	4	5	85	234
29	Minco silt loam, 0 to 1 percent slopes	26.87	1.9%		Ie	Ie	50	6	35	5	6	1615	448
28	Minco very fine sandy loam, 8 to 30 percent slopes	17.89	1.2%		VIIe		2	4	1			55	15
W	Water	11.35	0.8%		VIII								
14	Grant silt loam, 3 to 5 percent slopes, eroded	7.08	0.5%		IIle		30	5	20	4	4		248
4	Gracemore-Gaddy complex, 0 to 1 percent slopes, occasionally flooded	2.77	0.2%		IVw		30	6	18	5	6	325	
36	Pond Creek silt loam, 1 to 3 percent slopes	1.64	0.1%		Ie	Ie	50	5	35	5		85	32
47	Teller loam, 1 to 3 percent slopes	0.91	0.1%		Ile	Ile	55	6	39	5	6	1496	24
Weighted Average							42.1	6.7	25.8	6.7	8	521.5	308.1

SOILS MAP



TOPOGRAPHIC MAP

TOPOGRAPHIC MAP



TAX STATEMENTS

TAX STATEMENTS

Tax Roll Inquiry



20160007074

McClain County Treasurer

Teresa Jones, Treasurer

121 N. 2nd #318 Purcell, OK 73080

Phone: 405-527-3261

Fax: 0--

Email: mcclaintr@yahoo.com

Owner Name and Address

SOUTH CANADIAN LAND, LLC
P O BOX 5419
NORMAN OK 73070-0000

Taxroll Information

Tax Year	2016	
Property ID	0000-28-08N-02W-0-001-00	
Location		
School District	05 WASHINGTON RURAL	Mills: 101.72
Type of Tax	Real Estate	
Taxroll_Item#	7074	

Legal Description and Other Information:

STRIP IN NW NE & LOTS 12 & 13 & W 11.30 ACS & E 12.48 AC OF LOT 16 & ALL LOTS 14 & 15
LESS UNIFI 225.27 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	3204	Base Tax	349.00
Improvements	227	Penalty	0.00
Exemptions	0	Fees	0.00
Net Assessed	3431	Payments	349.00
		Total Paid	349.00
		Total Due	0.00



Tax payments updated through 2/21/17 business.

Date	Receipt	Paid with	Payment For	Amount	Paid By
12/30/2016	16817	Check	Taxes	349.00	SOUTH CANADIAN LAND, LLC- >Check# 1246

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TAX STATEMENTS

Tax Roll Inquiry



20160007137

McClain County Treasurer

Teresa Jones, Treasurer

121 N. 2nd #318 Purcell, OK 73080

Phone: 405-527-3261

Fax: 0--

Email: mcclaintr@yahoo.com

Owner Name and Address

SOUTH CANADIAN LAND, LLC
P O BOX 5419
NORMAN OK 73070-0000

Taxroll Information

Tax Year	2016	
Property ID	0000-33-08N-02W-0-001-00	
Location		
School District	05 WASHINGTON RURAL	Mills: 101.72
Type of Tax	Real Estate	
Taxroll_Item#	7137	

Legal Description and Other Information:

W NE & NW 240.00 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	8424	Base Tax	857.00
Improvements	0	Penalty	0.00
Exemptions	0	Fees	0.00
Net Assessed	8424	Payments	857.00
		Total Paid	857.00
		Total Due	0.00



Tax payments updated through 2/21/17 business.

Date	Receipt	Paid with	Payment For	Amount	Paid By
12/30/2016	16814	Check	Taxes	857.00	SOUTH CANADIAN LAND, LLC- >Check# 1246

Powered by **TM Consulting, Inc.**

TAX STATEMENTS

Tax Roll Inquiry



20160007119

McClain County Treasurer

Teresa Jones, Treasurer

121 N. 2nd #318 Purcell, OK 73080

Phone: 405-527-3261

Fax: 0--

Email: mcclaintr@yahoo.com

Owner Name and Address

SOUTH CANADIAN LAND, LLC
P O BOX 5419
NORMAN OK 73070-0000

Taxroll Information

Tax Year	2016	
Property ID	0000-32-08N-02W-0-001-00	
Location		
School District	05 WASHINGTON RURAL	Mills: 101.72
Type of Tax	Real Estate	
Taxroll_Item#	7119	

Legal Description and Other Information:

N & N NW SE & W SW & W 2.9 ACS OF W SE SW & 14.4 ACS IN NE SW N OF DIVERSION WATER
WAY 437.30 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	12118	Base Tax	2,503.00
Improvements	12490	Penalty	0.00
Exemptions	0	Fees	0.00
Net Assessed	24608	Payments	2,503.00
		Total Paid	2,503.00
		Total Due	0.00



Tax payments updated through 2/21/17 business.

Date	Receipt	Paid with	Payment For	Amount	Paid By
12/30/2016	16815	Check	Taxes	2,503.00	SOUTH CANADIAN LAND, LLC- >Check# 1246

Powered by **TM Consulting, Inc.**

TAX STATEMENTS

Tax Roll Inquiry



20160007077

McClain County Treasurer

Teresa Jones, Treasurer

121 N. 2nd #318 Purcell, OK 73080

Phone: 405-527-3261

Fax: 0--

Email: mcclaintr@yahoo.com

Owner Name and Address

SOUTH CANADIAN LAND, LLC
P O BOX 5419
NORMAN OK 73070-0000

Taxroll Information

Tax Year 2016
Property ID 0000-29-08N-02W-0-001-00
Location
School District 05 WASHINGTON RURAL **Mills: 101.72**
Type of Tax Real Estate
Taxroll_Item# 7077

Legal Description and Other Information:

BEG SE/C OF SEC REC'D BK 513 PG 363 468.50 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	12977	Base Tax	1,395.00
Improvements	734	Penalty	0.00
Exemptions	0	Fees	0.00
Net Assessed	13711	Payments	1,395.00
		Total Paid	1,395.00
		Total Due	0.00



20160007077

Tax payments updated through 2/21/17 business.

Date	Receipt	Paid with	Payment For	Amount	Paid By
12/30/2016	16816	Check	Taxes	1,395.00	SOUTH CANADIAN LAND, LLC- >Check# 1246

Powered by **TM Consulting, Inc.**

TITLE COMMITMENT

TITLE COMMITMENT

**OLD REPUBLIC NATIONAL
TITLE INSURANCE COMPANY**

COMMITMENT FOR TITLE INSURANCE

Inquiries Should Be Directed To:

Michelle Roberts
(405) 232-6700 – Voice
(405) 239-2702 – Fax

American Eagle Title Group, L.L.C.
421 N.W. 13th Street, Suite 320
Oklahoma City, OK 73103

mroberts@ameagletitle.com

Commitment No. 1704-0013-68 (32-8N-2W)

SCHEDULE A

1. Effective Date: April 3, 2017 at 7:58 A.M.
2. Policy or policies to be issued: AMOUNT
 - (a) ALTA OWNERS POLICY (6/17/2006) Purchase price
Proposed Insured:

Purchaser(s) named by endorsement
3. (a) The estate or interest in the land described in this commitment is:

Fee Simple

(b) Title to said estate or interest in said land is at the effective date hereof vested in:

South Canadian Land LLC, an Oklahoma limited liability company
4. The land referred to in this Commitment is located in the County of McClain, State of Oklahoma and is described on Exhibit A attached hereto.

TITLE COMMITMENT

Exhibit A

The north half; AND the west half of the southwest quarter; AND the west 2.9 acres of the southeast quarter of the southwest quarter; AND 14.4 acres lying north and east of water diversion ditch in the north half of the northeast quarter of the southwest quarter; AND the north half of the northwest quarter of the southeast quarter of Section 32, Township 8 North, Range 2 West, of the Indian Meridian, McClain County, Oklahoma.

LESS AND EXCEPT a strip, piece or parcel of land lying in part of the southwest quarter of the southwest quarter deeded to the State of Oklahoma for highway purposes being described by metes and bounds as follows:

Beginning at the southwest corner of said southwest quarter of the southwest quarter;

Thence North $89^{\circ}49'15''$ East along the south line of said southwest quarter of the southwest quarter a distance of 451.53 feet;

Thence North $00^{\circ}10'45''$ West a distance of 16.50 feet;

Thence North $72^{\circ}15'41''$ West a distance of 157.65 feet;

Thence South $89^{\circ}49'15''$ West a distance of 265.00 feet;

Thence North $45^{\circ}39'01''$ West a distance of 28.52 feet;

Thence South $89^{\circ}49'15''$ West a distance of 16.50 feet to a point on the west line of said southwest quarter of the southwest quarter;

Thence South $00^{\circ}22'55''$ East a distance of 85.00 feet to the point of beginning.

TITLE COMMITMENT

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SCHEDULE B – PART I

Commitment No. 1704-0013-68

PART I. The following are the requirements to be complied with:

1. Submit proof of the payment to or for the account of the grantors and/or mortgagors of the full consideration for the estate or interest to be insured.
2. Proper documents creating the estate or interest to be insured must be executed and duly filed for record, to-wit:

Deed from South Canadian Land LLC, an Oklahoma limited liability company vesting fee simple title in Purchaser(s) named by endorsement.

Note: The State of Oklahoma requires the payment of a conveyance tax in the amount of \$00.75 per \$500.00 of consideration as a condition precedent to the recordation of any Deed as provided by 68 O.S. § 3201, subject to the exemptions provided for by 68 O.S. § 3202.

3. Return properly executed Lien Affidavit and Indemnity to the Company, and if required, satisfactory evidence that all bills for labor and materials furnished for the improvements of said premises have been or will be paid.
4. Satisfactory Affidavit of Possession executed by the seller(s).
5. In the event the proposed insured requires deletion of the general survey exception set forth in paragraph 7 of Schedule B – Part II, we must be provided a satisfactory survey of the subject premises made in accordance with the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys (Effective February 23, 2016) [the "Survey Standards"], including Items 1, 2, 4, 7, 8, 9, 10, 11, 16 and 19, as set forth in Table A of the Survey Standards.

Note: Certain conditions or requirements of other parties to the transaction may require other Items in Table A of the Survey Standards be included in the survey.

Continued on next page

TITLE COMMITMENT

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SCHEDULE B – PART I

Commitment No. 1704-0013-68

6. Provide satisfactory affidavit to establish that:
 - (i) Mary Elizabeth Gardner, grantee in Deed recorded in Book 397, page 683 is one and the same person as Mary Gardner Barrow, grantor in Deed recorded in Book 423, page 275; and
 - (ii) Karen Kingsley, beneficiary of Trust Indenture recorded in Book 396, page 380 is one and the same person as Karen K. Kerr, grantor in Deed recorded in Book 423, page 275.
7. With respect to South Canadian Land LLC furnish the following: (a) copy of the articles of organization of the company, and any amendments thereto, bearing the filing stamp of the office of the Oklahoma Secretary of State; (b) copy of a duly executed operating agreement, and all amendments thereto, containing the identity of all members and their voting percentages; (c) copy of any instrument appointing a manager or managers; (d) copy of a written instrument signed by the members of the limited liability company evidencing the consent to the proposed insured transaction by either a majority of the member interests or such greater percentage as may be required under the written operating agreement, said instrument to contain specific authorizations for designated members or managers to execute all documents and perform all actions necessary to consummate the proposed insured transaction; and (e) evidence that the company is in good standing.
8. File a satisfactory affidavit as provided in Title 16 Okl. St. §76(b)(2) to extinguish any claim to the "surface" title arising under the following "stray" instrument(s) (SW/4 of NW/4):
 - a) Quit Claim Deed, filed August 15, 2014 recorded in Book 2185, page 544, Bettie M. Balke and William R. Balke, parties claiming an interest.
9. Satisfactory proof of identity must be furnished with regard to the parties executing all documents required hereunder. This may be in the form of a copy of the document(s) (driver's license, passport, etc.) relied upon by the Notary Public for identification of such parties.

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TITLE COMMITMENT

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SCHEDULE B – PART I-Continued

Commitment No. 1704-0013-68

10. The abstract covering the land, which was last certified on the date hereinafter shown, must be brought to date, as provided by Oklahoma Department of Insurance Regulations, if the insured transaction is not recorded within 180 days of April 3, 2017.

NOTE: The Company may make other requirements or exceptions upon its review of the proposed documents creating the estate or interest to be insured or otherwise ascertaining details of the transaction herein contemplated.

TITLE COMMITMENT

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SCHEDULE B – PART II

Commitment No. 1704-0013-68

Part II. Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Fees, taxes and assessments made by any taxing authority for the year 2017, which are not yet ascertainable, due or payable, and all subsequent years.
3. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, limestone, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records.
4. Water rights, claims or title to water, whether or not shown by the public records.
5. Any adverse matters which would be disclosed by a judgment search on the within named insured.
6. Rights or claims of parties in possession or entitled to possession of the Land, or portions thereof, whose rights are not evidenced by documents recorded in the Public Records.
7. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.

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TITLE COMMITMENT

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SCHEDULE B – PART II-Continued

Commitment No. 1704-0013-68

8. The dower, curtesy, homestead, community property or other statutory marital rights, if any, of the spouse of any individual insured.
9. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
10. Section line road easement created under the Act of April 26, 1906, (H.R. 5976) 34 Stat. at L. 137 (Choctaw, Chickasaw and Seminole Indian Treaty) and any rights therein granted to others by the Board of County Commissioners of the county in which the Land is located or by the city in which the Land is located.
11. Title to that portion of the Land, if any, that lies within the tract of land described in Warranty Deed recorded in Book 628, page 128.
12. Right of Way Easement recorded in Book 542, page 306.
13. Right of Way Easement in favor of Magnolia Petroleum Company recorded in Book 126, page 626, subject to Assignment of Right of Way Contract recorded in Book 277, page 222, Conveyance of Pipeline Property and Assignment of Rights of Way recorded in Book 1626, page 447, Telecommunication Rights Agreement evidenced by Memorandum of Transfer and Contribution of Telecommunication Rights recorded in Book 1533, page 667, Telecommunication Rights Agreement evidenced by Memorandum of Transfer and Contribution of Telecommunication Rights recorded in Book 1631, page 1, Conveyance of Pipeline Property and Assignment of Easements recorded in Book 1723, page 623 and Assignment, Conveyance and Bill of Sale recorded in Book 1754, page 410.
14. Right of Way Grant in favor of Interstate Oil Pipe Line Company recorded in Book 195, page 427, subject to Assignment of Pipe Line Rights of Way recorded in Book 220, page 124, Conveyance and Assignment recorded in Book 543, page 1, Bill of Sale and Assignment recorded in Book 1291, page 909, Bill of Sale and Assignment recorded in Book 1292, page 936 and Bill of Sale and Assignment recorded in Book 1296, page 750.

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TITLE COMMITMENT

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

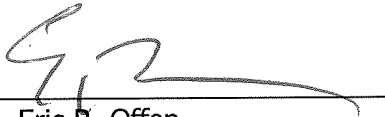
SCHEDULE B – PART II-Continued

Commitment No. 1704-0013-68

15. Right of Way Easement in favor of Oklahoma Electric Cooperative recorded in Book 208, page 162.
16. Easement recorded in Book 740, page 118.
17. Easement in favor of Larry Allison and Wilma Allison recorded in Book 1315, page 466.
18. Easement in favor of Goldsby Water Authority, a public trust recorded in Book 1343, page 112.
19. Right-of-Way Grant and Easement recorded in Book 2019, page 792.
20. Agreement between South Canadian Land, LLC, lessor and Tommie McPherson, Jr., lessee, attached to Affidavit of Mailing Address for Farm Lease recorded in Book 2358, page 795.

Countersigned
American Eagle Title Group, L.L.C.

By: _____


Eric R. Offen
ODI License No. 51077

TITLE COMMITMENT

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

Inquiries Should Be Directed To:

Michelle Roberts
(405) 232-6700 – Voice
(405) 239-2702 – Fax

American Eagle Title Group, L.L.C.
421 N.W. 13th Street, Suite 320
Oklahoma City, OK 73103

mroberts@ameagletitle.com

Commitment No. 1704-0013-68 (33-8N-2W)

SCHEDULE A

1. Effective Date: April 3, 2017 at 7:58 A.M.
2. Policy or policies to be issued: AMOUNT
 - (a) ALTA OWNERS POLICY (6/17/2006) Purchase price
Proposed Insured:

Purchaser(s) named by endorsement
3. (a) The estate or interest in the land described in this commitment is:

Fee Simple

(b) Title to said estate or interest in said land is at the effective date hereof vested in:

South Canadian Land LLC, an Oklahoma limited liability company
4. The land referred to in this Commitment is located in the County of McClain, State of Oklahoma and is described as follows:

The northwest quarter and the west half of the northeast quarter of Section 33, Township 8 North, Range 2 West of the Indian Meridian, McClain County, Oklahoma.

TITLE COMMITMENT

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SCHEDULE B – PART I

Commitment No. 1704-0013-68

PART I. The following are the requirements to be complied with:

1. Submit proof of the payment to or for the account of the grantors and/or mortgagors of the full consideration for the estate or interest to be insured.
2. Proper documents creating the estate or interest to be insured must be executed and duly filed for record, to-wit:

Deed from South Canadian Land LLC, an Oklahoma limited liability company vesting fee simple title in Purchaser(s) named by endorsement.

Note: The State of Oklahoma requires the payment of a conveyance tax in the amount of \$00.75 per \$500.00 of consideration as a condition precedent to the recordation of any Deed as provided by 68 O.S. § 3201, subject to the exemptions provided for by 68 O.S. § 3202.

3. Return properly executed Lien Affidavit and Indemnity to the Company, and if required, satisfactory evidence that all bills for labor and materials furnished for the improvements of said premises have been or will be paid.
4. Satisfactory Affidavit of Possession executed by the seller(s).
5. In the event the proposed insured requires deletion of the general survey exception set forth in paragraph 7 of Schedule B – Part II, we must be provided a satisfactory survey of the subject premises made in accordance with the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys (Effective February 23, 2016) [the "Survey Standards"], including Items 1, 2, 4, 7, 8, 9, 10, 11, 16 and 19, as set forth in Table A of the Survey Standards.

Note: Certain conditions or requirements of other parties to the transaction may require other Items in Table A of the Survey Standards be included in the survey.

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TITLE COMMITMENT

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SCHEDULE B – PART I

Commitment No. 1704-0013-68

6. Provide satisfactory affidavit to establish that:
 - (i) Mary Elizabeth Gardner, grantee in Deed recorded in Book 397, page 683 is one and the same person as Mary Gardner Barrow, grantor in Deed recorded in Book 423, page 275; and
 - (ii) Karen Kingsley, beneficiary of Trust Indenture recorded in Book 396, page 380 is one and the same person as Karen K. Kerr, grantor in Deed recorded in Book 423, page 275.
7. With respect to South Canadian Land LLC furnish the following: (a) copy of the articles of organization of the company, and any amendments thereto, bearing the filing stamp of the office of the Oklahoma Secretary of State; (b) copy of a duly executed operating agreement, and all amendments thereto, containing the identity of all members and their voting percentages; (c) copy of any instrument appointing a manager or managers; (d) copy of a written instrument signed by the members of the limited liability company evidencing the consent to the proposed insured transaction by either a majority of the member interests or such greater percentage as may be required under the written operating agreement, said instrument to contain specific authorizations for designated members or managers to execute all documents and perform all actions necessary to consummate the proposed insured transaction; and (e) evidence that the company is in good standing.
8. Satisfactory proof of identity must be furnished with regard to the parties executing all documents required hereunder. This may be in the form of a copy of the document(s) (driver's license, passport, etc.) relied upon by the Notary Public for identification of such parties.
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TITLE COMMITMENT

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SCHEDULE B – PART II

Commitment No. 1704-0013-68

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2. Fees, taxes and assessments made by any taxing authority for the year 2017, which are not yet ascertainable, due or payable, and all subsequent years.
3. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, limestone, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records.
4. Water rights, claims or title to water, whether or not shown by the public records.
5. Any adverse matters which would be disclosed by a judgment search on the within named insured.
6. Rights or claims of parties in possession or entitled to possession of the Land, or portions thereof, whose rights are not evidenced by documents recorded in the Public Records.
7. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.

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TITLE COMMITMENT

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SCHEDULE B – PART II-Continued

Commitment No. 1704-0013-68

8. The dower, curtesy, homestead, community property or other statutory marital rights, if any, of the spouse of any individual insured.
9. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
10. Right of Way Grant in favor of Interstate Oil Pipe Line Company recorded in Book 195, page 427, subject to Assignment of Pipe Line Rights of Way recorded in Book 220, page 124, Conveyance and Assignment recorded in Book 543, page 1, Bill of Sale and Assignment recorded in Book 1291, page 909, Bill of Sale and Assignment recorded in Book 1292, page 936 and Bill of Sale and Assignment recorded in Book 1296, page 750.
11. Right of Way Grant in favor of Interstate Oil Company Pipe Line recorded in Book 173, page 325, subject to Assignment of Pipe Line Rights of Way recorded in Book 220, page 107, Conveyance and Assignment recorded in Book 543, page 1, Bill of Sale and Assignment recorded in Book 1291, page 909, Bill of Sale and Assignment recorded in Book 1292, page 936, Bill of Sale and Assignment recorded in Book 1296, page 750, Conveyance, Assignment and Bill of Sale recorded in Book 1523, page 726 and Confirmatory Assignment, Conveyance and Deed recorded in Book 1729, page 366.
12. Transmission Line Easement in favor of Western Electric Cooperative recorded in Book 200, page 2.
13. Right of Way in favor of Cities Service Gas Company recorded in Book 208, page 404.
14. Final Order by Oklahoma Water Resources Board recorded in Book 456, page 20.

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TITLE COMMITMENT

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY


SCHEDULE B – PART II-Continued

Commitment No. 1704-0013-68

15. Agreement between South Canadian Land, LLC, lessor and Tommie McPherson, Jr., lessee, attached to Affidavit of Mailing Address for Farm Lease recorded in Book 2358, page 795.

Countersigned
American Eagle Title Group, L.L.C.

By: _____



Eric R. Offen
ODI License No. 51077

PROPERTY PHOTOS

Northwest Corner



Southwest Corner



Northeast Corner



TRACT 1



TRACT 2



TRACT 2



TRACT 3



TRACT 5



TRACT 6



TRACT 7



TRACT 8



TRACT 8



TRACTS 8 & 21



TRACT 10



TRACTS 12-14



TRACTS 13 & 14



TRACTS 15-17



TRACT 19



TRACT 20



TRACTS 21 & 22



TRACT 22



TRACT 22



TRACTS 22 & 23



TRACT 23



TRACT 24



TRACT 25





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