

# Land AUCTION

GRADY COUNTY, OKLAHOMA

4 PROPERTIES

# 768<sup>±</sup> Acres

OFFERED  
IN 15 TRACTS

ranging from  
16<sup>±</sup> to 153<sup>±</sup> acres

Convenient Location to Chickasha & Rush Springs

Excellent Pastures with Perimeter Fencing

18 Total Ponds

Extensive Paved Road Frontage

Multiple Potential Building Sites

Established Hay Meadows

TRACTS 7-8



# INFORMATION *Booklet*

TRACT 1

TRACT 5

TRACT 15

Thursday **APRIL 13** at 6pm

held at First Baptist Church, Chickasha, OK • Online Bidding Available

**405.332.5505**  
**SchraderAuction.com**

## *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 • 405.332.5505 • [brent@schraderauction.com](mailto:brent@schraderauction.com)



950 N. Liberty Dr., Columbia City, IN 46725  
800.451.2709 | 260.244.7606  
[www.schraderauction.com](http://www.schraderauction.com)

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Soils Maps & Productivity Information

FSA Information

Topography Maps

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# **BIDDER PRE-REGISTRATION FORM**

**THURSDAY, APRIL 13, 2023**

**768± ACRES – GRADY COUNTY, OKLAHOMA**

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,  
P.O. Box 508, Columbia City, IN, 46725,  
Email to [auctions@schraderauction.com](mailto:auctions@schraderauction.com) or [brent@schraderauction.com](mailto:brent@schraderauction.com), no later than Thursday, April 06,  
2023.

Otherwise, registration available onsite prior to the auction.

## **BIDDER INFORMATION**

(FOR OFFICE USE ONLY)

Name \_\_\_\_\_

Bidder # \_\_\_\_\_

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Telephone: (Res) \_\_\_\_\_ (Office) \_\_\_\_\_

My Interest is in Tract or Tracts # \_\_\_\_\_

## **BANKING INFORMATION**

Check to be drawn on: (Bank Name) \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Contact: \_\_\_\_\_ Phone No: \_\_\_\_\_

## **HOW DID YOU HEAR ABOUT THIS AUCTION?**

Brochure  Newspaper  Signs  Internet  Radio  TV  Friend

Other \_\_\_\_\_

## **WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?**

Regular Mail  E-Mail E-Mail address: \_\_\_\_\_

Tillable  Pasture  Ranch  Timber  Recreational  Building Sites

What states are you interested in? \_\_\_\_\_

*Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.*

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



**Online Auction Bidder Registration**  
**768± Acres • Grady County, Oklahoma**  
**Thursday, April 13, 2023**

**This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.**

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

My phone number is: \_\_\_\_\_

2. I have received the Real Estate Bidder's Package for the auction being held on Thursday, April 13, 2023 at 6:00 PM. (CST)
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website ([www.schraderauction.com](http://www.schraderauction.com)) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$\_\_\_\_\_. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.  
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725  
Phone 260-244-7606; email: [auctions@schraderauction.com](mailto:auctions@schraderauction.com)

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Thursday, April 06, 2023**. Send your deposit and return this form via fax or email to: **brent@schraderauction.com or auctions@schraderauction.com**.

I understand and agree to the above statements.

\_\_\_\_\_  
Registered Bidder's signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

***This document must be completed in full.***

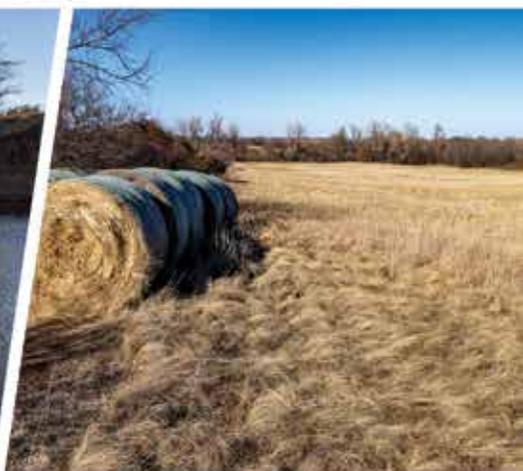
**Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:**

E-mail address of registered bidder: \_\_\_\_\_

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:  
kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.



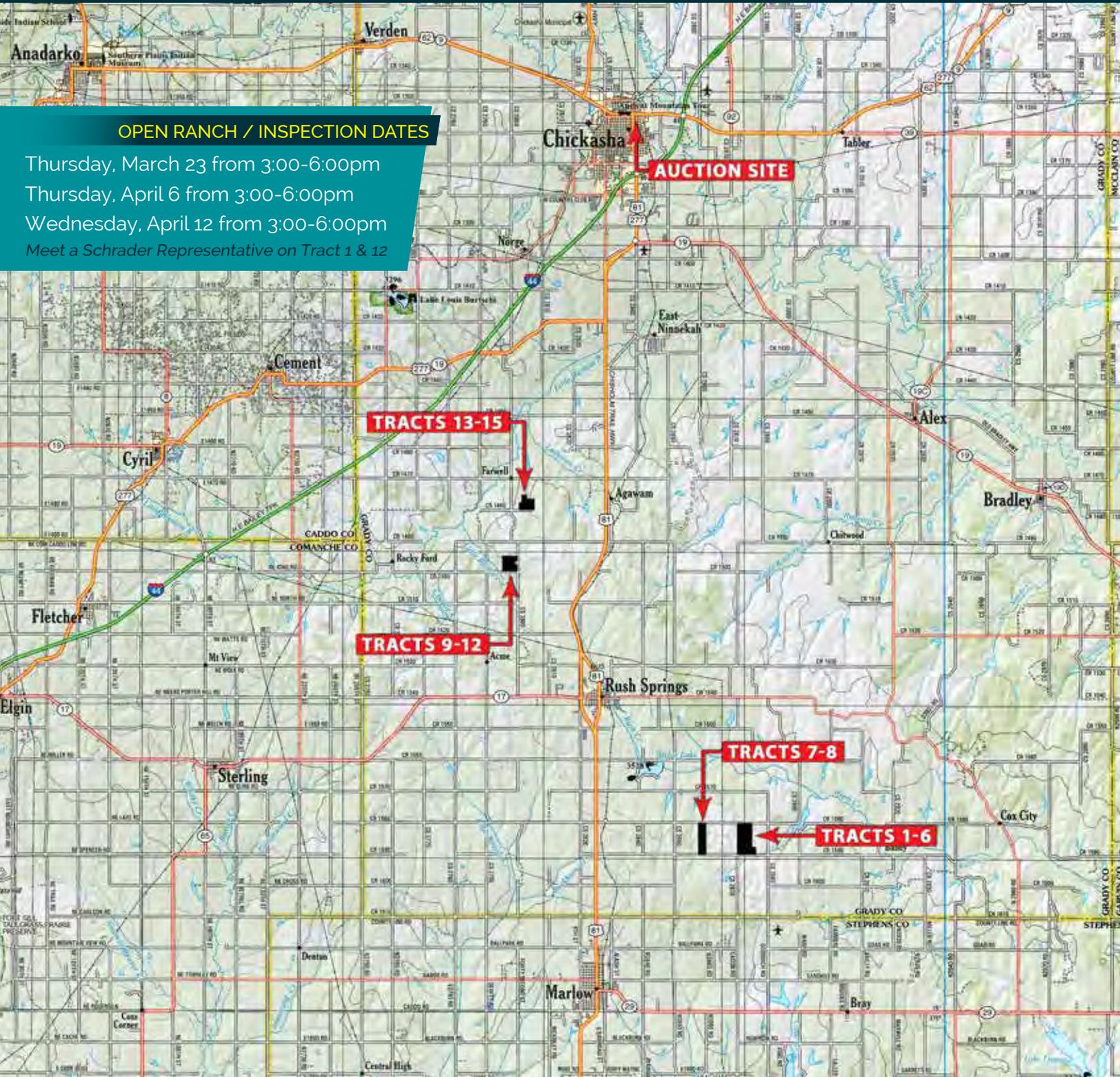
# LOCATION MAP



# LOCATION MAP

## OPEN RANCH / INSPECTION DATES

Thursday, March 23 from 3:00-6:00pm  
Thursday, April 6 from 3:00-6:00pm  
Wednesday, April 12 from 3:00-6:00pm  
Meet a Schrader Representative on Tract 1 & 12



## PROPERTY LOCATION

## AUCTION LOCATION

**TRACTS 1-8:** Located southeast of Rush Springs, 3 Miles east of Highway 81 on County Road 1580.

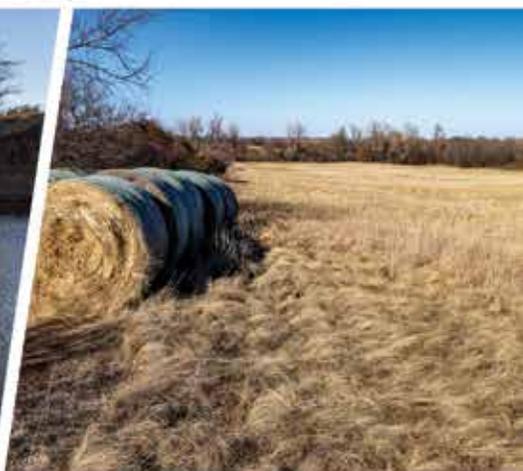
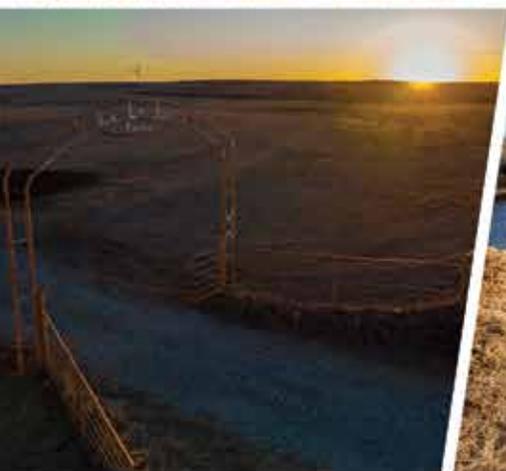
**TRACTS 9-15:** Located northwest of Rush Springs, take Rocky Ford Road west off Highway 81 for 2.8 miles and watch for signs.

First Baptist Church  
324 W Colorado Avenue  
Chickasha, OK 73018



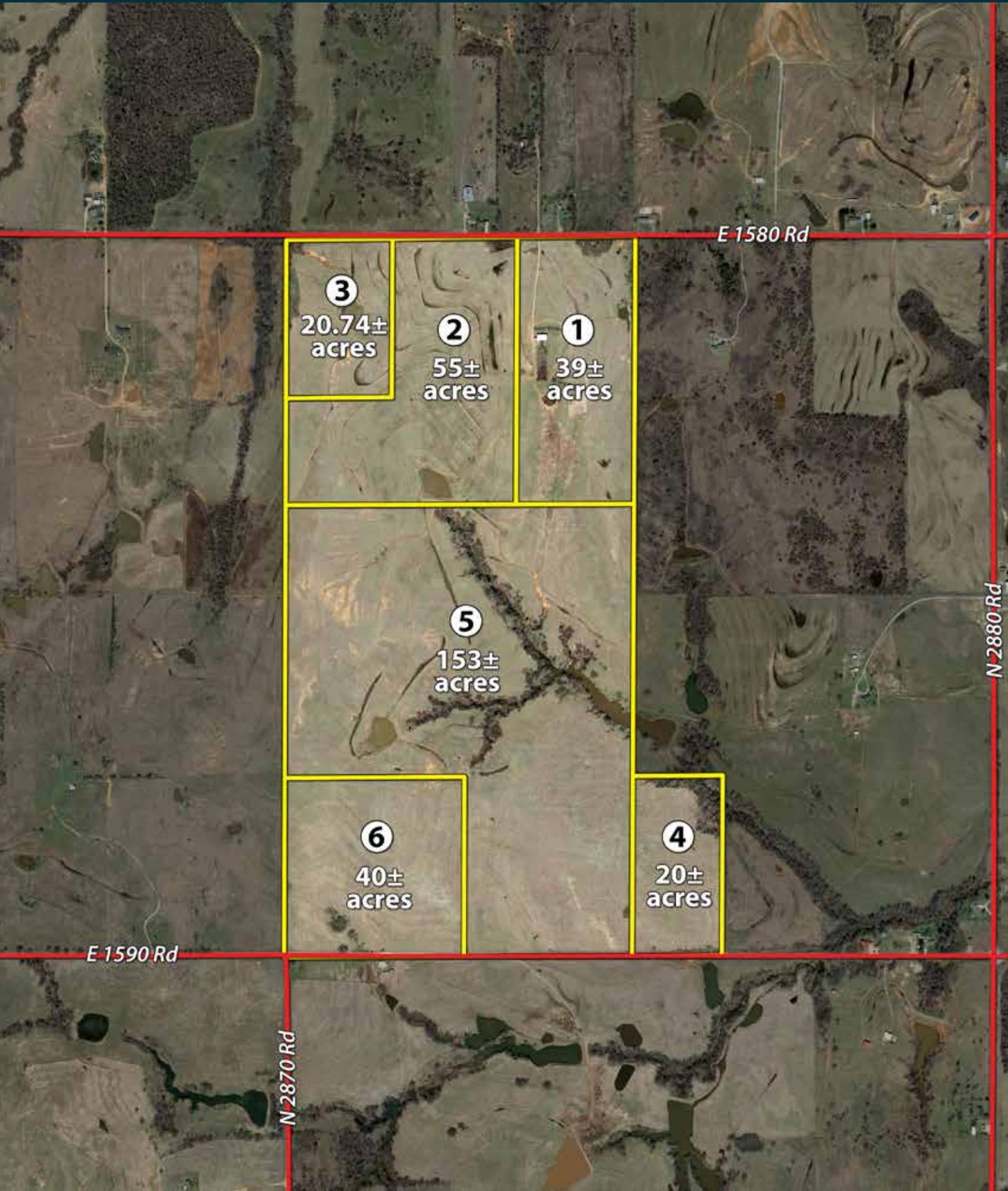


# TRACT MAPS



# TRACT MAP

## TRACTS 1-6



E 1580 Rd

**3**  
20.74±  
acres

**2**  
55±  
acres

**1**  
39±  
acres

**5**  
153±  
acres

**6**  
40±  
acres

**4**  
20±  
acres

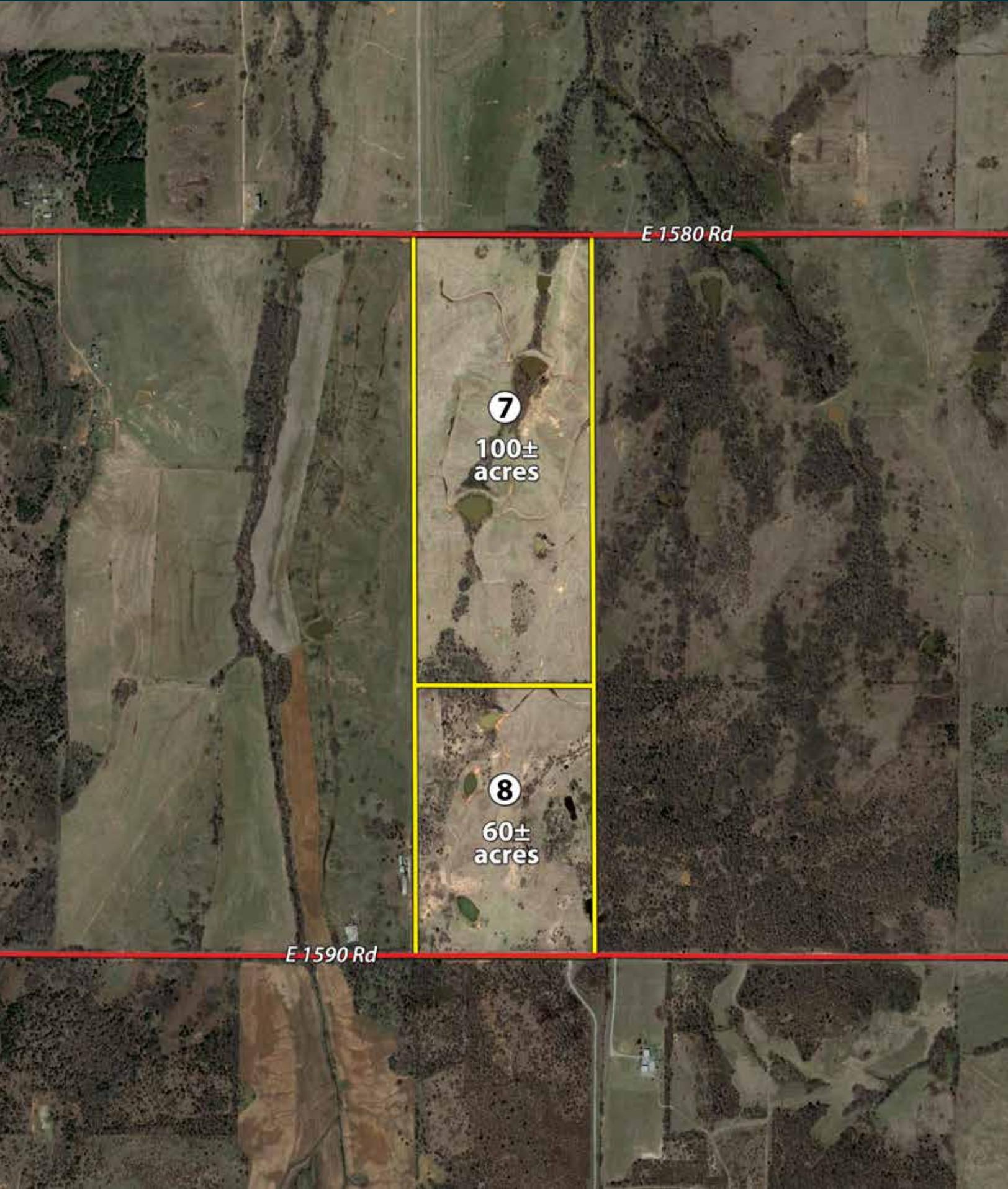
E 1590 Rd

N 2870 Rd

N 2880 Rd

# TRACT MAP

## TRACTS 7-8



E 1580 Rd

7

100±  
acres

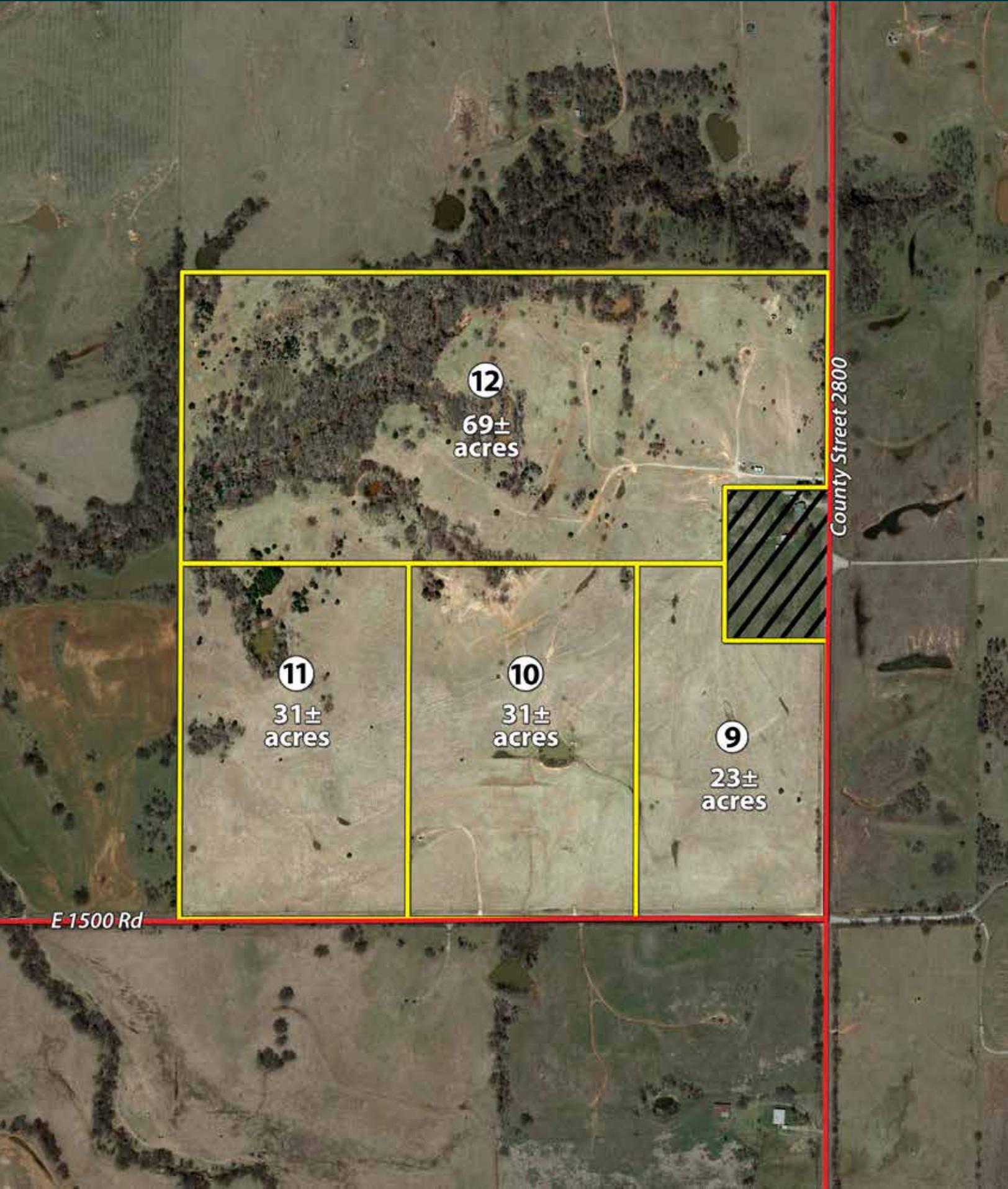
8

60±  
acres

E 1590 Rd

# TRACT MAP

TRACTS 9-12



**12**  
69±  
acres

**11**  
31±  
acres

**10**  
31±  
acres

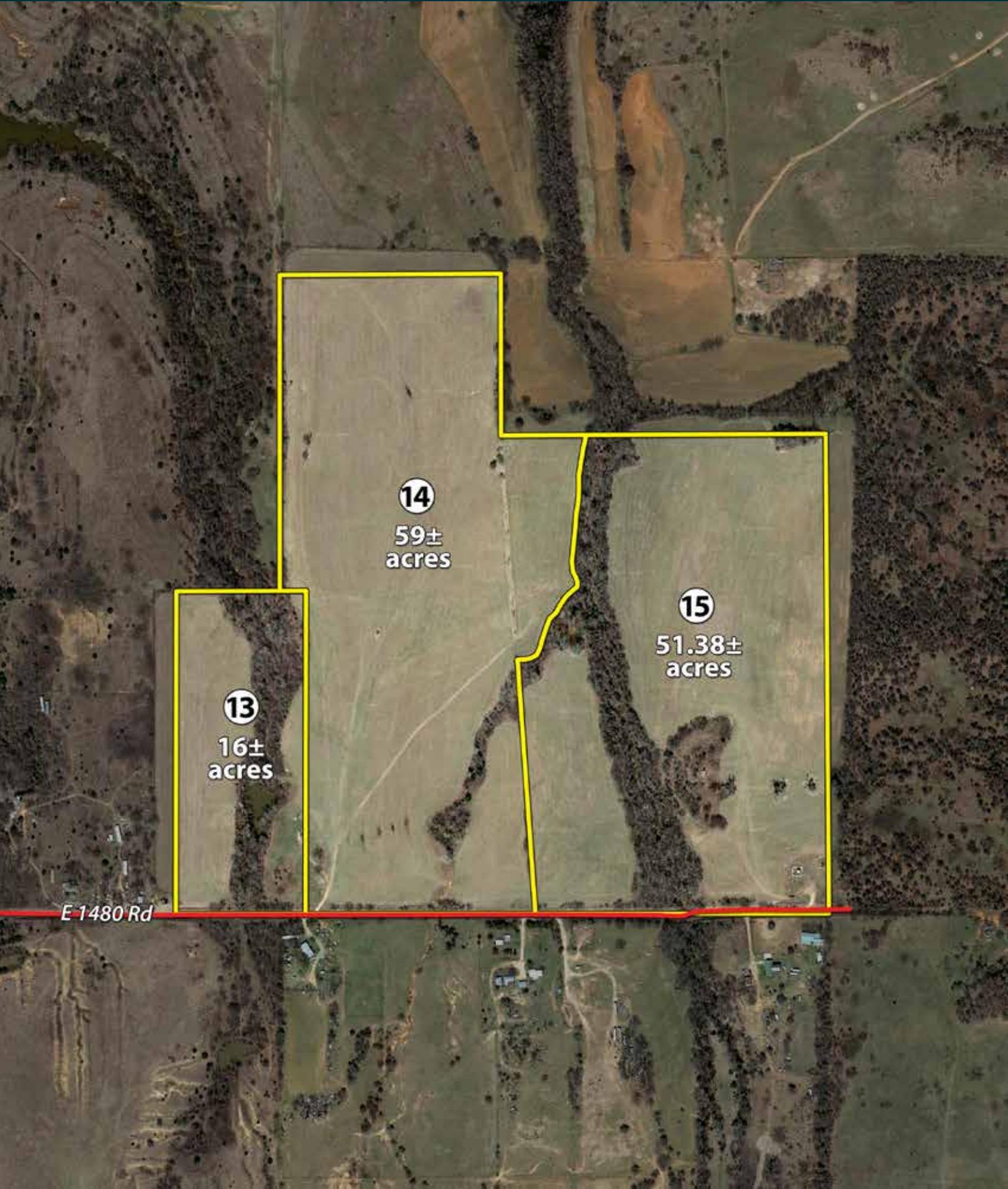
**9**  
23±  
acres

County Street 2800

E 1500 Rd

# TRACT MAP

## TRACTS 13-15



**13**  
16±  
acres

**14**  
59±  
acres

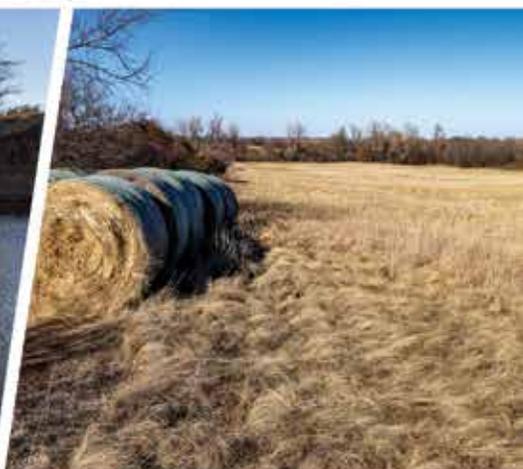
**15**  
51.38±  
acres

E 1480 Rd





# TRACT DESCRIPTIONS



# Land AUCTION

GRADY COUNTY, OKLAHOMA

# 768<sup>±</sup> Acres

OFFERED IN 15 TRACTS

An outstanding group of Grady County properties are being offered in this sale on April 13! With a variety of property types included in the auction, take the time to look these tracts over closely for the one that is the best fit for you. The properties will be offered in 15 separate tracts, which range in size from 16<sup>±</sup> to 153<sup>±</sup> acres. Many of the tracts have existing ponds, perimeter fencing and paved road frontage! Visit the auction website to view extensive mapping and photography of each tract to determine which is the best fit for your needs. Bidders may submit bids on any individual tract or combination of tracts during the auction!

## Thursday APRIL 13 at 6pm

held at First Baptist Church, Chickasha, OK



Online Bidding Available

**TRACT 1: 39<sup>±</sup> acres** located on County Rd 1580 which includes a 70' x 40' metal barn with concrete floored storage/feed room. Adjacent to the barn are a nice set of working pens with loadout chute. Two ponds are also included in Tract 1!

**TRACT 2: 55<sup>±</sup> acres** located on County Rd 1580, includes an excellent pond on the south end of the property and a great view.

**TRACT 3: 20.74<sup>±</sup> acres** located on County Rd 1580, another awesome pond on this tract and views for days!

**TRACT 4: 20<sup>±</sup> acres** located on County Rd 1590, includes a nice tree lined creek on the north end of the property.

**TRACT 5: 153<sup>±</sup> acres** located on County Rd 1590 with two ponds in the center of the property and two tree lined creeks,

outstanding views from this tract also.

**TRACT 6: 40<sup>±</sup> acres** located on County Rd 1590 with a nice smaller pond along the southern boundary.

**TRACT 7: 100<sup>±</sup> acres** that are just stunning! Three ponds are staggered, one after another along the creek bottom, which runs south to north through the property. Tough to beat the views on this tract and also has a full perimeter fence.

**TRACT 8: 60<sup>±</sup> acres** located along County Rd 1590, which includes four ponds and a blend of both open pasture and scattered timber.

**TRACT 9: 23<sup>±</sup> acres** located at the intersection of County Rd 2800 & 1500, outstanding views from this tract!

**TRACT 10: 31<sup>±</sup> acres** along County Rd

1500, excellent pond in the center of the tract and a panoramic view.

**TRACT 11: 31<sup>±</sup> acres** along County Rd 1500 with a secluded pond along the north boundary of the property.

**TRACT 12: 69<sup>±</sup> acres** along County Rd 2800 which includes three ponds, a clear water creek and beautiful mixture of open pasture land and heavy timber!

**TRACT 13: 16<sup>±</sup> acres** along County Rd 1480, excellent clear water pond on this tract that is tucked away into a deep tree-line creek bottom!

**TRACT 14: 59<sup>±</sup> acres** along County Rd 1480, beautiful hay meadow here!

**TRACT 15: 51.38<sup>±</sup> acres** along County Rd 1480, another excellent hay meadow tract with a beautiful creek running along the western boundary.

### TERMS & CONDITIONS

**PROCEDURE:** Tracts 1 through 15 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 auction 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.

**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 only to convey a merchantable title by Special 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 applicable closing documents are completed by Seller.

**POSSESSION:** Possession shall be at closing.

**REAL ESTATE TAXES:** Buyer shall be responsible for all 2023 taxes.

**MINERALS:** The sale of the Purchased Tracts will include the minerals currently owned by Seller (if any). However, no promise, warranty or representation will be made as to the existence or value of any minerals or the nature or extent of Seller's interest therein.

**ACREAGE AND TRACTS:** All acreages, dimensions and square footages are approximate and have been estimated based on current legal descriptions, property tax records and/or aerial photos. Any corrections, additions, or deletions will be made known prior to the auction.

**AGENCY:** Schrader Real Estate and Auction Company, Inc. and their representatives are exclusive agents of the Seller.

**DISCLAIMER AND ABSENCE OF 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.

*Auction Manager*  
**BRENT WELLINGS**  
**405.332.5505**  
**SchraderAuction.com**

**TIMED ONLINE ONLY**  
**VIRTUAL**  
**LIVE WITH ONLINE**

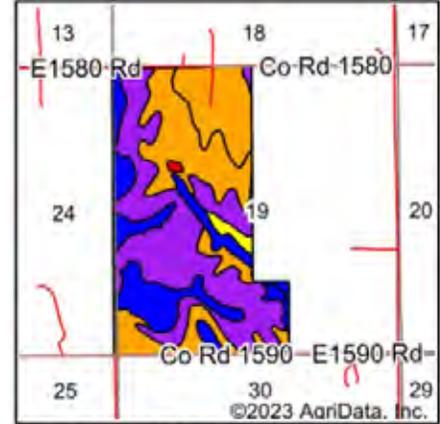
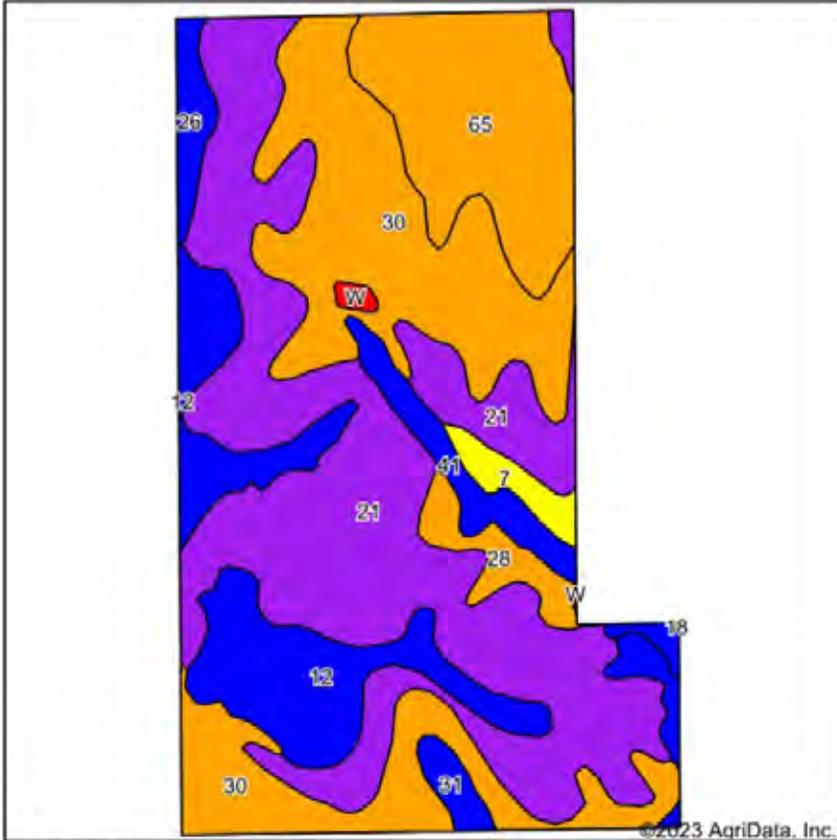


# SOILS MAPS



# SOILS MAP

## TRACTS 1-6



State: **Oklahoma**  
 County: **Grady**  
 Location: **19-3N-6W**  
 Township: **Rush Springs**  
 Acres: **329.54**  
 Date: **3/27/2023**

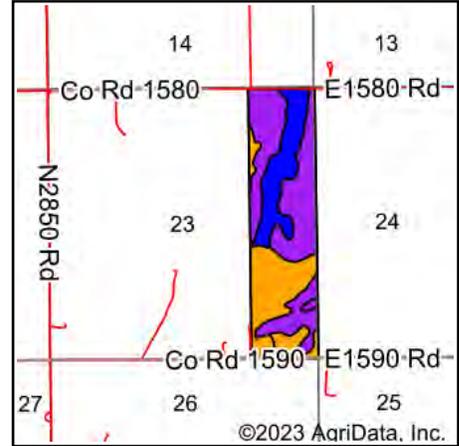
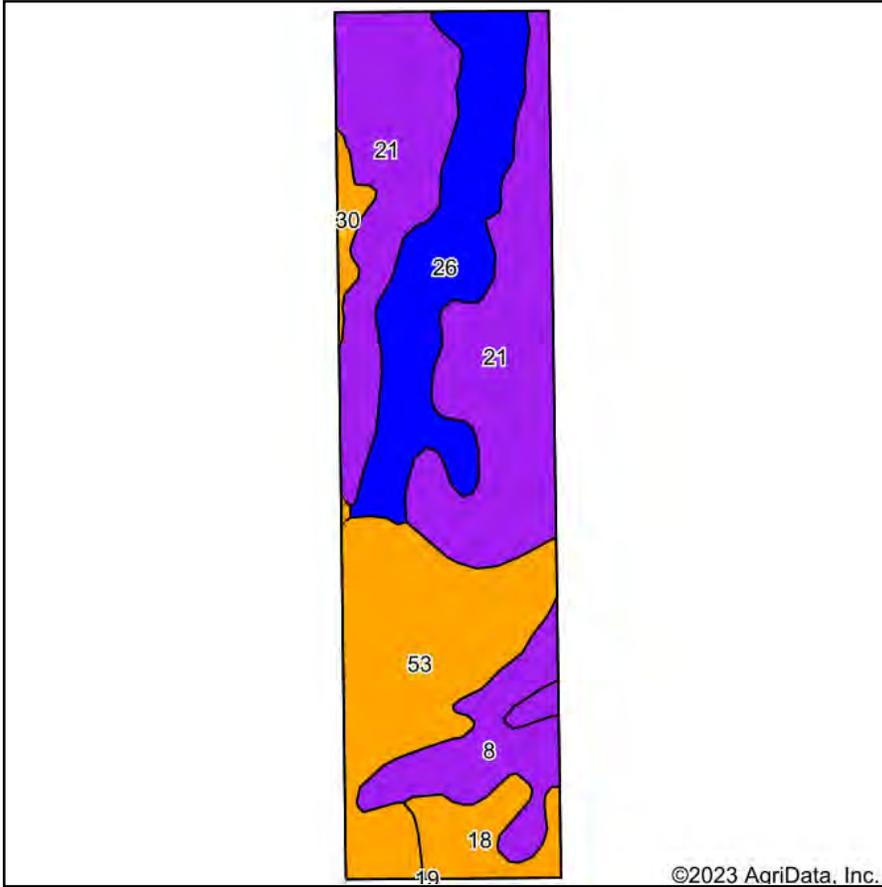


Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Weeping lovegrass AUM	Barley Bu	Peanuts Lbs	Grain sorghum Bu	Cotton lint Lbs	Introduced bluestem AUM	Improved bermudagrass AUM	Wheat Bu	Caucasian bluestem AUM	
21	Lucien-Nash complex, 5 to 12 percent slopes	127.70	38.8%		Vie	3					5		3	1	6
30	Nash-Lucien complex, 1 to 5 percent slopes	83.90	25.5%		IIie		4	15	15		5		4	18	7
12	Grant silt loam, 1 to 3 percent slopes	40.97	12.4%		Iie		1	51	48	8	6		6	34	
65	Zaneis loam, 3 to 5 percent slopes, eroded	40.26	12.2%		IIiie		6						6		
41	Pulaski fine sandy loam, 0 to 1 percent slopes, occasionally flooded	10.88	3.3%		Iie			1360	48	376	5		7	30	7
28	Nash loam, 3 to 5 percent slopes	7.54	2.3%		IIiie		5	23	29	16	5		5	20	7
31	Noble fine sandy loam, 1 to 3 percent slopes	7.05	2.1%		Iie		5	2	1035	40	280	3	6	25	4
26	Minco silt loam, 1 to 3 percent slopes	5.45	1.7%		Iie		6	2	1435	46	440	5	6	30	6
7	Dougherty-Eufaula complex, 3 to 8 percent slopes	4.79	1.5%		IVe		4	945	23	148			4	15	
W	Water	1.00	0.3%		VIII										
<b>Weighted Average</b>						<b>4.00</b>	<b>3.3</b>	<b>4.5</b>	<b>110.9</b>	<b>14</b>	<b>29.2</b>	<b>4.4</b>	<b>4.3</b>	<b>11.9</b>	<b>4.7</b>

# SOILS MAP

## TRACTS 7-8



State: **Oklahoma**  
 County: **Grady**  
 Location: **23-3N-7W**  
 Township: **Rush Springs**  
 Acres: **159.54**  
 Date: **3/27/2023**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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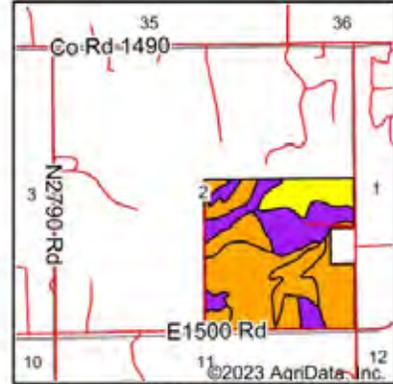
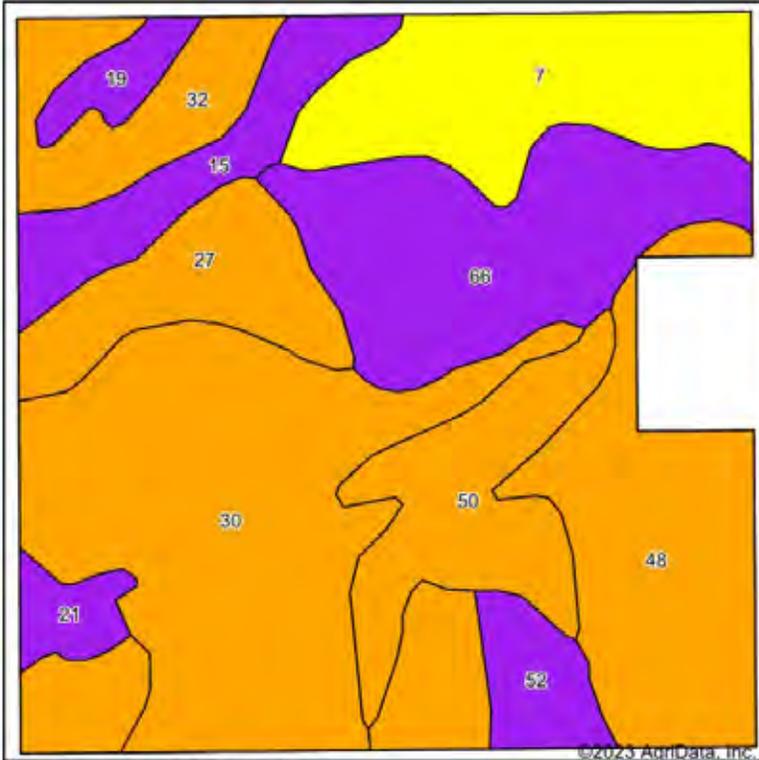
Soils data provided by USDA and NRCS.

Area Symbol: OK051, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Weeping lovegrass AUM	Barley Bu	Peanuts Lbs	Grain sorghum Bu	Cotton lint Lbs	Introduced bluestem AUM	Improved bermudagrass AUM	Wheat Bu	Caucasian bluestem AUM
21	Lucien-Nash complex, 5 to 12 percent slopes	64.93	40.7%		Vle	3					5	3	1	6
53	Stephenville-Eufaula complex, 3 to 8 percent slopes	36.36	22.8%		IIle	4		385	10			4	12	
26	Minco silt loam, 1 to 3 percent slopes	31.00	19.4%		Ile	6	2	1435	46	440	5	6	30	6
8	Eufaula fine sand, 5 to 15 percent slopes	15.61	9.8%		Vle	4			2		2	3	1	3
18	Konawa loamy fine sand, 0 to 3 percent slopes	8.67	5.4%		IIle	5			48			5	29	
30	Nash-Lucien complex, 1 to 5 percent slopes	2.97	1.9%		IIle	4	15		15		5	4	18	7
<b>Weighted Average</b>					<b>4.32</b>	<b>4</b>	<b>0.7</b>	<b>366.6</b>	<b>14.3</b>	<b>85.5</b>	<b>3.3</b>	<b>3.9</b>	<b>11</b>	<b>4</b>

# SOILS MAP

## TRACTS 9-12



State: **Oklahoma**  
 County: **Grady**  
 Location: **2-4N-8W**  
 Township: **Rush Springs**  
 Acres: **153.6**  
 Date: **3/27/2023**

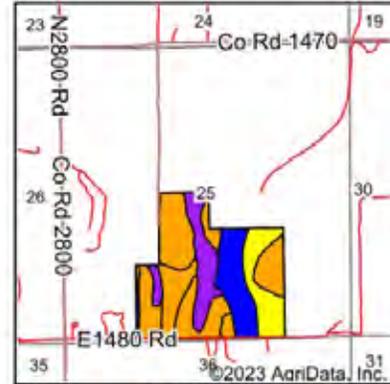
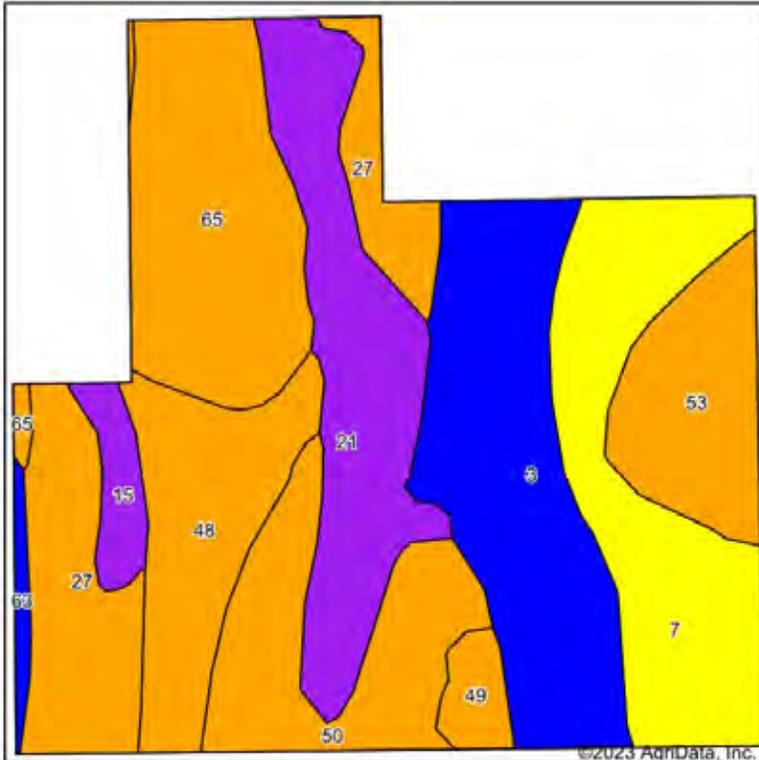


Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Weeping lovegrass AUM	Barley Bu	Peanuts Lbs	Grain sorghum Bu	Cotton lint Lbs	Introduced bluestem AUM	Improved bermudagrass AUM	Wheat Bu	Caucasian bluestem AUM	
30	Nash-Lucien complex, 1 to 5 percent slopes	36.87	24.0%		IIIe	4	15		15		5	4	18	7	
66	Zaneis loam, 3 to 8 percent slopes, severely eroded	21.30	13.9%		VIe	6						6	1		
48	Stephenville fine sandy loam, 1 to 3 percent slopes	19.83	12.9%		IIIe	4			1		1	4	17	1	
27	Minco silt loam, 3 to 5 percent slopes	18.08	11.8%		IIIe	6		1575	45	440	5	6	30	7	
7	Dougherty-Eufaula complex, 3 to 8 percent slopes	17.71	11.5%		IVe	4		945	23	148		4	15		
50	Stephenville fine sandy loam, 3 to 5 percent slopes, eroded	13.11	8.5%		IIIe	5			29		4	4	19		
32	Noble-Darnell complex, 3 to 5 percent slopes	8.72	5.7%		IIIe	5		600	21	150	4	5	18	5	
15	Grant-Port, frequently flooded, complex, 0 to 12 percent slopes	8.21	5.3%		VIe	1	2		30	44	5	5	22	3	
52	Stephenville-Darnell complex, 1 to 8 percent slopes	4.43	2.9%		Ve	3		150	5	38	4	3	17	5	
19	Konawa-Stephenville complex, 3 to 8 percent slopes, severely eroded	2.68	1.7%		VIe	3		40	1	13	4	3	21	5	
21	Lucien-Nash complex, 5 to 12 percent slopes	2.68	1.7%		VIe	3					5	3	1	6	
<b>Weighted Average</b>						<b>3.85</b>	<b>4.4</b>	<b>3.7</b>	<b>333.4</b>	<b>17.1</b>	<b>81</b>	<b>3</b>	<b>4.6</b>	<b>16.6</b>	<b>3.4</b>

# SOILS MAP

## TRACTS 13-15



State: **Oklahoma**  
 County: **Grady**  
 Location: **25-5N-8W**  
 Township: **Ninnekah-Alex**  
 Acres: **126.49**  
 Date: **3/27/2023**



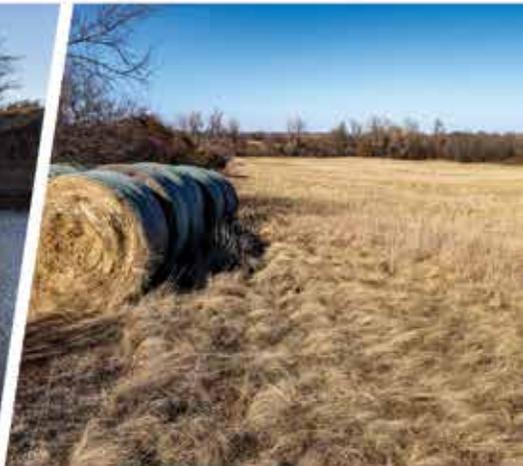
Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Weeping lovegrass AUM	Barley Bu	Peanuts Lbs	Grain sorghum Bu	Cotton lint Lbs	Introduced bluestem AUM	Improved bermudagrass AUM	Wheat Bu	Caucasian bluestem AUM		
3	Cyril fine sandy loam, 0 to 1 percent slopes, occasionally flooded	20.72	16.4%	[Blue]	llw		5	875	49	366		7	7	30	9	
7	Dougherty-Eufaula complex, 3 to 8 percent slopes	18.59	14.7%	[Yellow]	lve		4	945	23	148			4	15		
65	Zaneis loam, 3 to 5 percent slopes, eroded	17.65	14.0%	[Orange]	llle		6						6			
21	Lucien-Nash complex, 5 to 12 percent slopes	16.71	13.2%	[Purple]	vlle		3					5	3	1	8	
27	Mirco silt loam, 3 to 5 percent slopes	13.57	10.7%	[Orange]	llle		6	1575	45	440		5	6	30	7	
50	Stephenville fine sandy loam, 3 to 5 percent slopes, eroded	12.35	9.8%	[Orange]	llle		5		29			4	4	19		
48	Stephenville fine sandy loam, 1 to 3 percent slopes	11.71	9.3%	[Orange]	llle		4		1			1	4	17	1	
53	Stephenville-Eufaula complex, 3 to 8 percent slopes	9.48	7.5%	[Orange]	llle		4	385	10				4	12		
15	Grant-Port, frequently flooded, complex, 0 to 12 percent slopes	2.60	2.1%	[Purple]	vlle		1	2	30	44		5	5	22	3	
49	Stephenville fine sandy loam, 3 to 5 percent slopes	2.08	1.6%	[Orange]	llle		1		4			1	1	2	1	
63	Zaneis loam, 1 to 3 percent slopes	1.03	0.8%	[Blue]	lle		5	70	40	310			6	30		
<b>Weighted Average</b>							<b>3.43</b>	<b>4.5</b>	<b>0.1</b>	<b>480.6</b>	<b>20.9</b>	<b>132.3</b>	<b>2.9</b>	<b>4.8</b>	<b>15.5</b>	<b>3.2</b>





# FSA INFORMATION



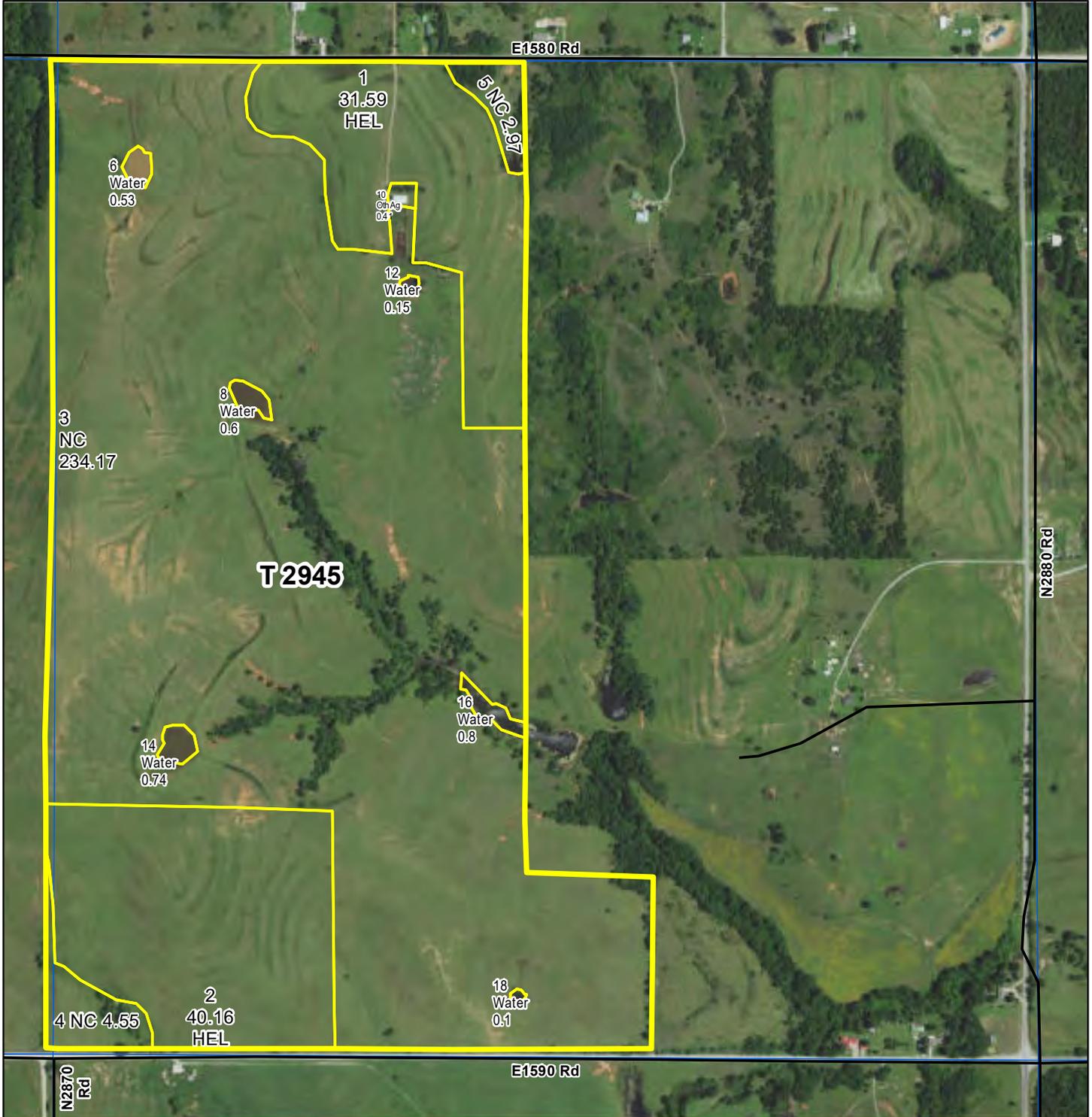
# FSA INFORMATION

## TRACTS 1-6



Grady County, Oklahoma

19-T3N-R6W



2022 Program Year

Map Created September 02, 2021

Farm **5946**



Not to Scale



**Wetlands**

**Wetland Determination Identifiers**

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

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

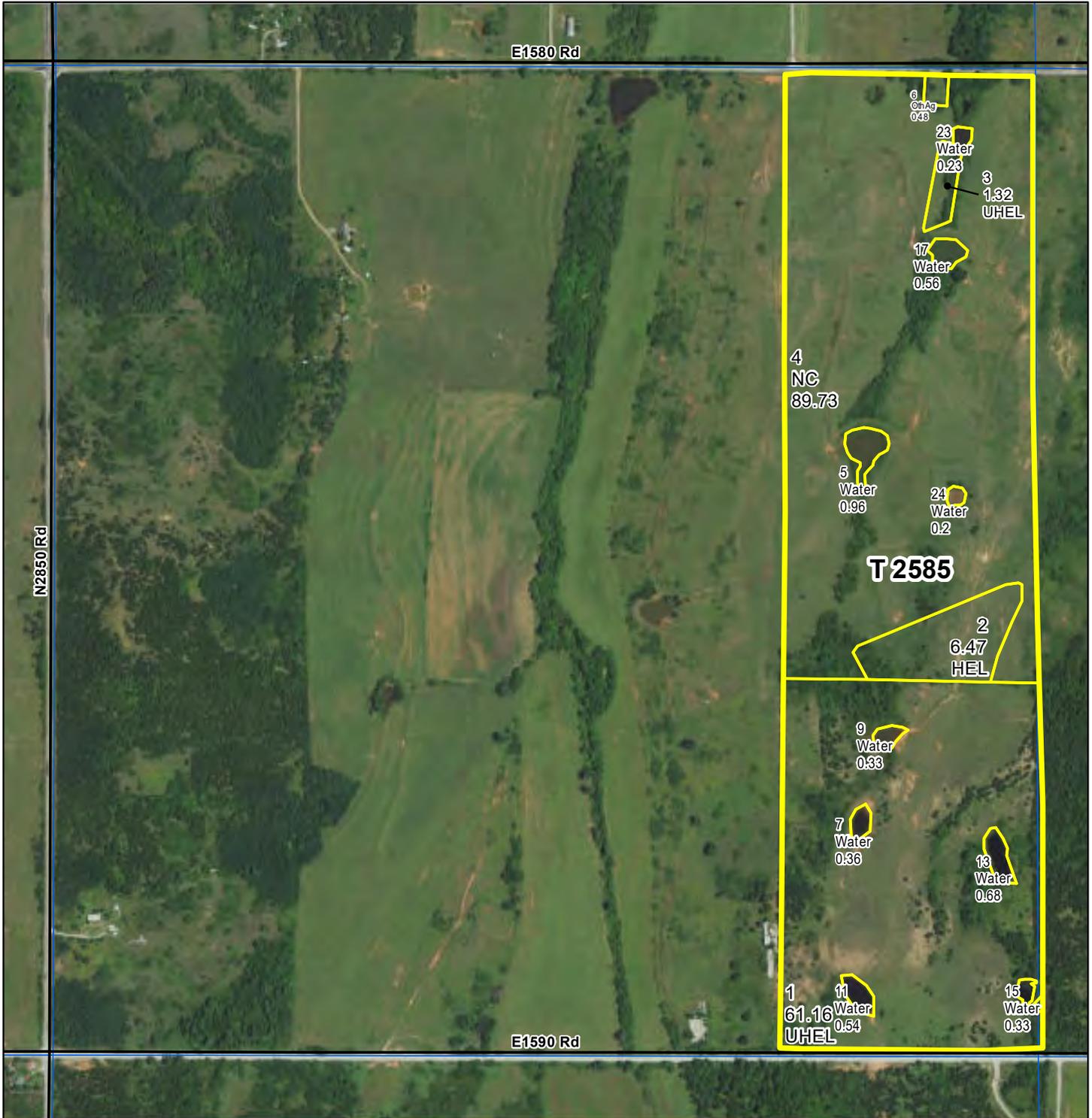
# FSA INFORMATION

## TRACTS 7-8



Grady County, Oklahoma

23-T3N-R7W



2022 Program Year

Map Created September 02, 2021

Farm **5946**



Not to Scale



**Wetlands**

**Wetland Determination Identifiers**

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

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

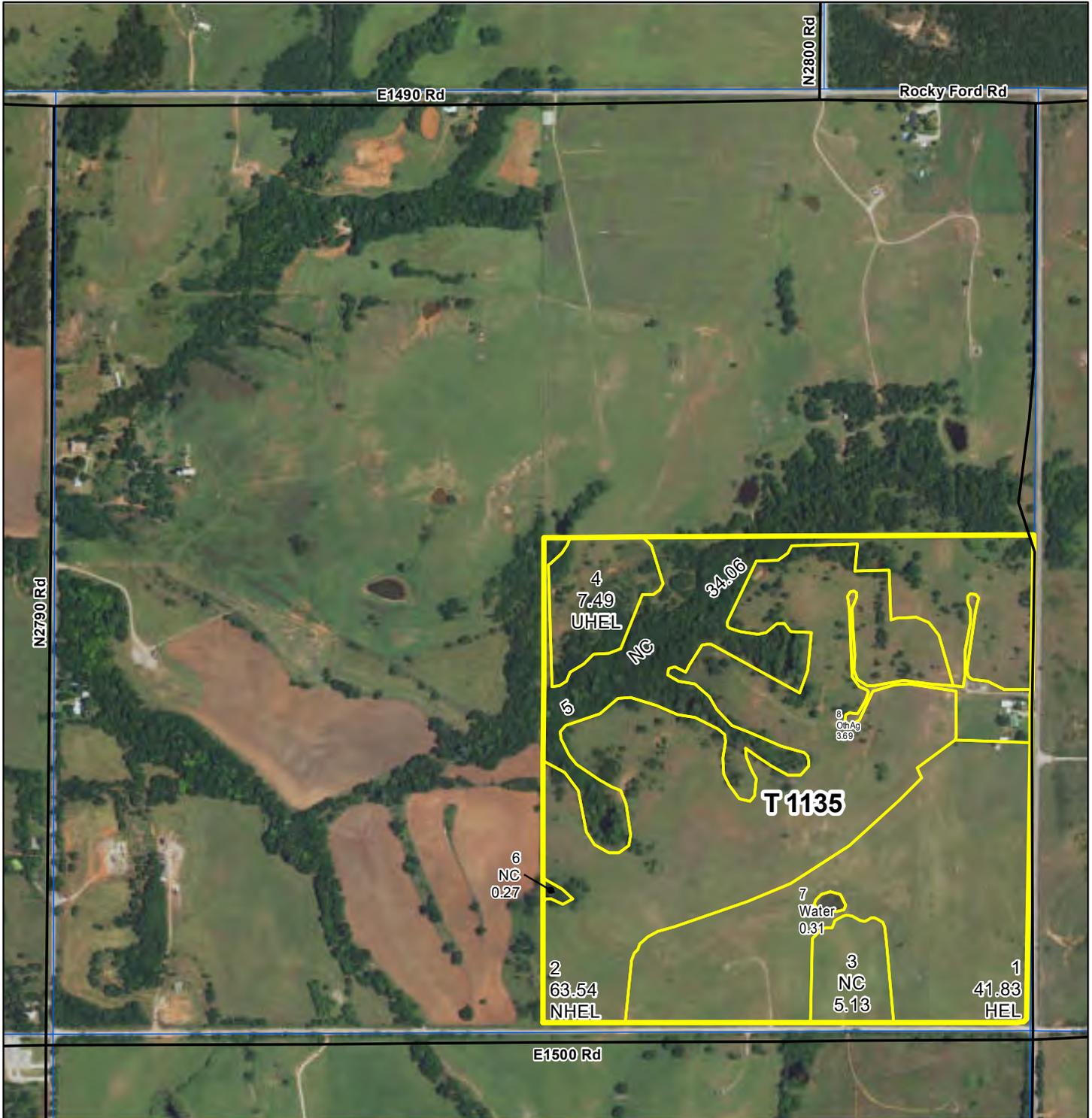
# FSA INFORMATION

## TRACTS 9-12



Grady County, Oklahoma

2-T4N-R8W



2022 Program Year

Map Created September 02, 2021

Farm **5946**



Not to Scale



**Wetlands**

**Wetland Determination Identifiers**

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

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

# FSA INFORMATION

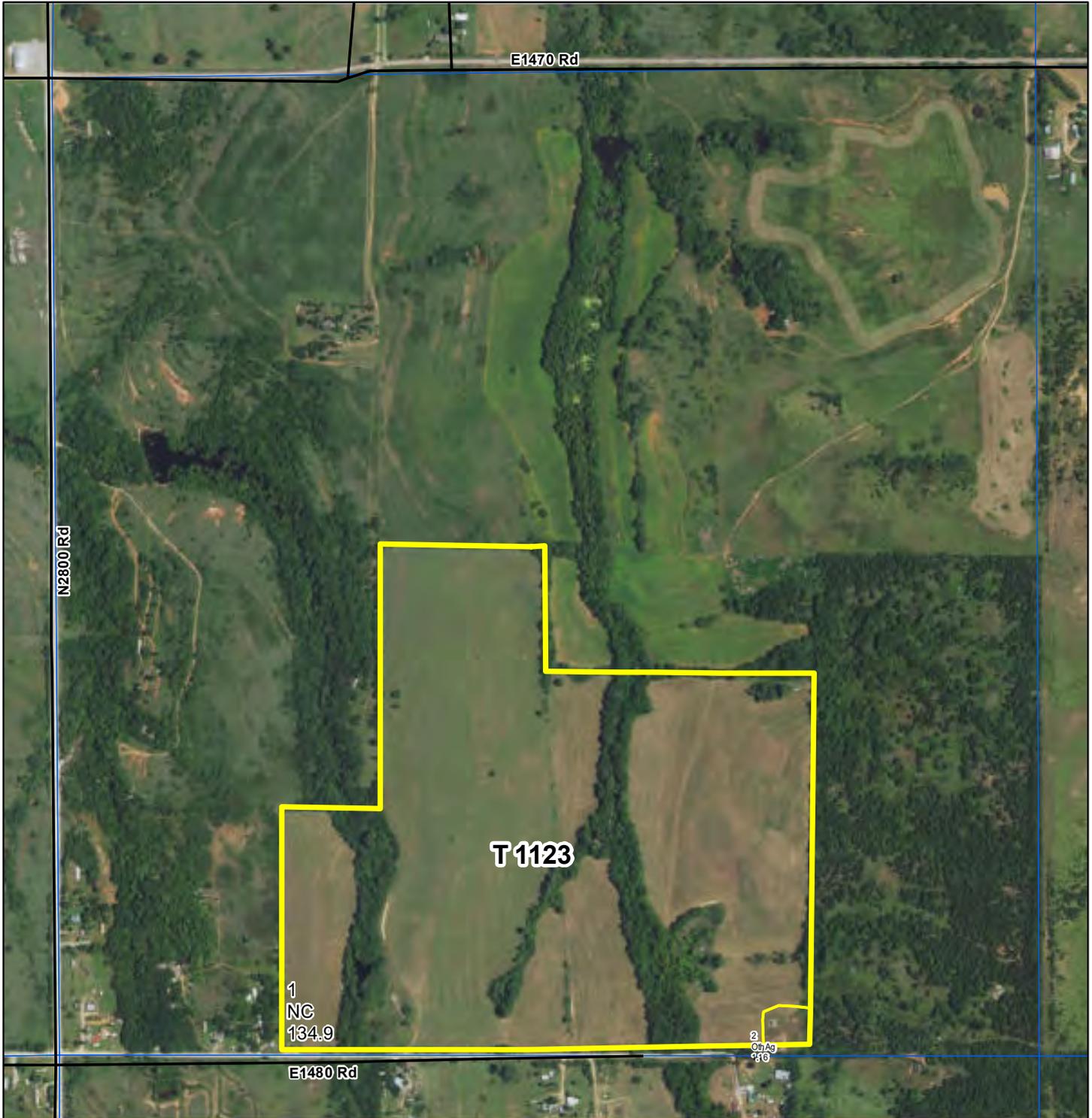
## TRACTS 13-15



United States  
Department of  
Agriculture

Grady County, Oklahoma

25-T5N-R8W



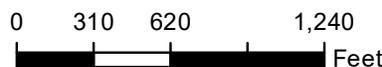
2022 Program Year

Map Created September 02, 2021

Farm **5946**



Not to Scale



### Wetlands

#### Wetland Determination Identifiers

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

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

# FSA INFORMATION

OKLAHOMA  
GRADY  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 5946  
Prepared : 1/11/23 2:57 PM CST  
Crop Year : 2023

See Page 3 for non-discriminatory Statements.

## Abbreviated 156 Farm Record

Operator Name : MR ROCKEY A PITTMAN  
CRP Contract Number(s) : None  
Recon ID : None  
Transferred From : None  
ARCPLC G/W/F Eligibility : Eligible

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
772.50	253.56	253.56	0.00	0.00	0.00	0.00	0.00	Active	4
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	253.56	0.00		0.00		0.00	0.00	0.00

### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	WHEAT

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	81.90	0.00	31	
<b>TOTAL</b>	<b>81.90</b>	<b>0.00</b>		

### NOTES

--

Tract Number : 1123  
Description : D20: 127 AC IN S2 25-5-8  
FSA Physical Location : OKLAHOMA/GRADY  
ANSI Physical Location : OKLAHOMA/GRADY  
BIA Unit Range Number :  
HEL Status : HEL determinations not completed for all fields on the tract  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : LRB OKLAHOMA LLC  
Other Producers : None  
Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
136.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield

# FSA INFORMATION

OKLAHOMA  
GRADY  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 5946  
Prepared : 1/11/23 2:57 PM CST  
Crop Year : 2023

### Tract 1123 Continued ...

#### NOTES

**Tract Number** : 1135

**Description** : C21: SE4 2-4-8  
**FSA Physical Location** : OKLAHOMA/GRADY  
**ANSI Physical Location** : OKLAHOMA/GRADY  
**BIA Unit Range Number** :  
**HEL Status** : HEL field on tract.Conservation system being actively applied  
**Wetland Status** : Wetland determinations not complete  
**WL Violations** : None  
**Owners** : LRB OKLAHOMA LLC  
**Other Producers** : None  
**Recon ID** : None

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
156.32	112.86	112.86	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	112.86	0.00	0.00	0.00	0.00	0.00

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	55.40	0.00	31

**TOTAL** 55.40 0.00

#### NOTES

**Tract Number** : 2585

**Description** : F26: E2E2 23-3-7  
**FSA Physical Location** : OKLAHOMA/GRADY  
**ANSI Physical Location** : OKLAHOMA/GRADY  
**BIA Unit Range Number** :  
**HEL Status** : HEL field on tract.Conservation system being actively applied  
**Wetland Status** : Wetland determinations not complete  
**WL Violations** : None  
**Owners** : LRB OKLAHOMA LLC  
**Other Producers** : None  
**Recon ID** : None

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
163.35	68.95	68.95	0.00	0.00	0.00	0.00	0.00

# FSA INFORMATION

OKLAHOMA  
GRADY  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 5946  
Prepared : 1/11/23 2:57 PM CST  
Crop Year : 2023

### Tract 2585 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	68.95	0.00	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	26.50	0.00	31
<b>TOTAL</b>	<b>26.50</b>	<b>0.00</b>	

### NOTES

**Tract Number** : 2945

**Description** : H25: W2 & 3AC E2 19-3-6  
**FSA Physical Location** : OKLAHOMA/GRADY  
**ANSI Physical Location** : OKLAHOMA/GRADY  
**BIA Unit Range Number** :  
**HEL Status** : HEL field on tract.Conservation system being actively applied  
**Wetland Status** : Wetland determinations not complete  
**WL Violations** : None  
**Owners** : LRB OKLAHOMA LLC  
**Other Producers** : None  
**Recon ID** : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
316.77	71.75	71.75	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	71.75	0.00	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield

### NOTES

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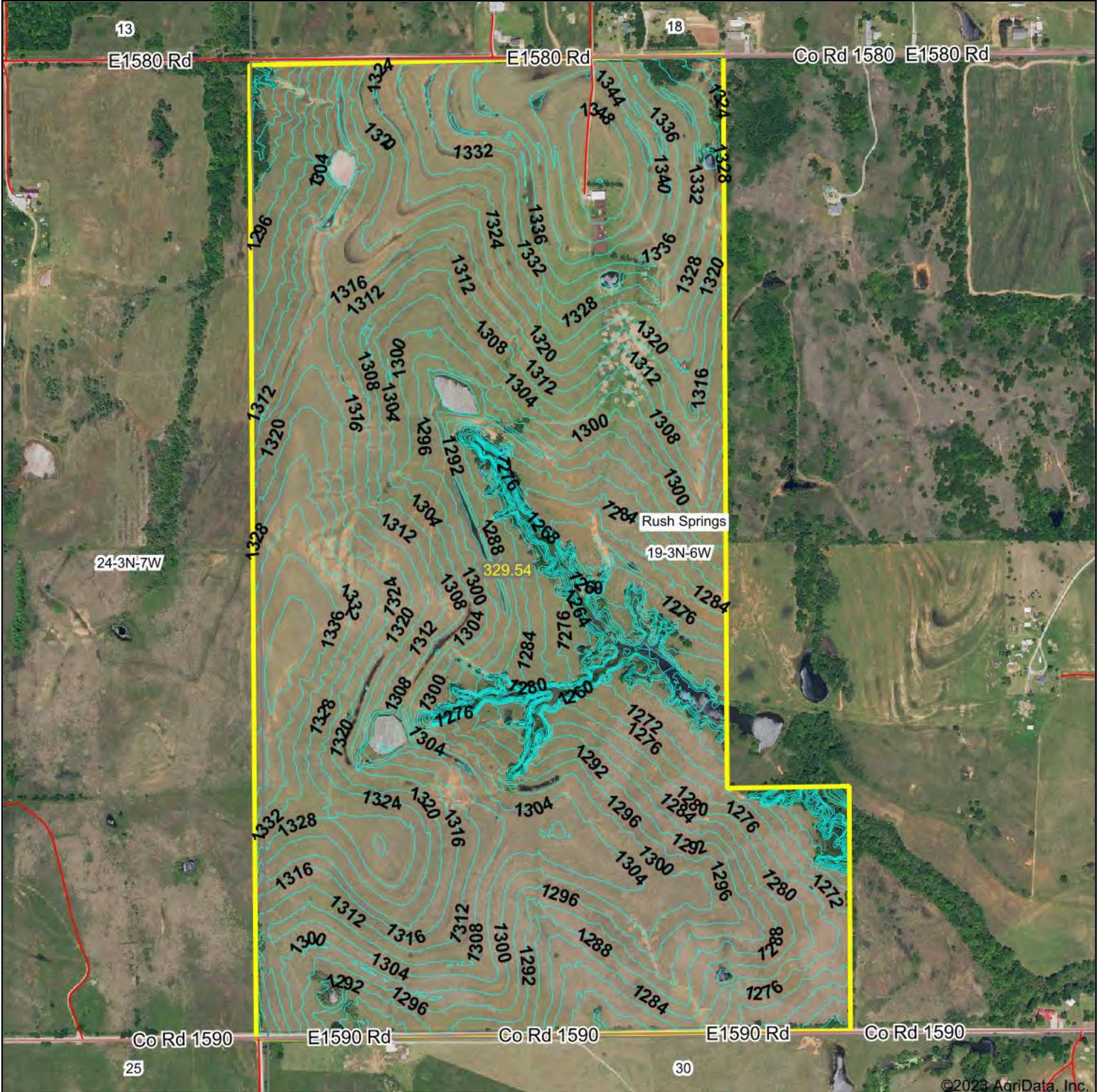


# TOPOGRAPHY MAPS



# TOPOGRAPHY MAP

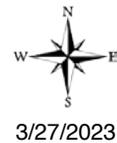
## TRACTS 1-6



©2023 AgriData, Inc.



Source: USGS 3 meter dem  
 Interval(ft): 4.0  
 Min: 1,227.7  
 Max: 1,352.2  
 Range: 124.5  
 Average: 1,305.7  
 Standard Deviation: 22.15 ft



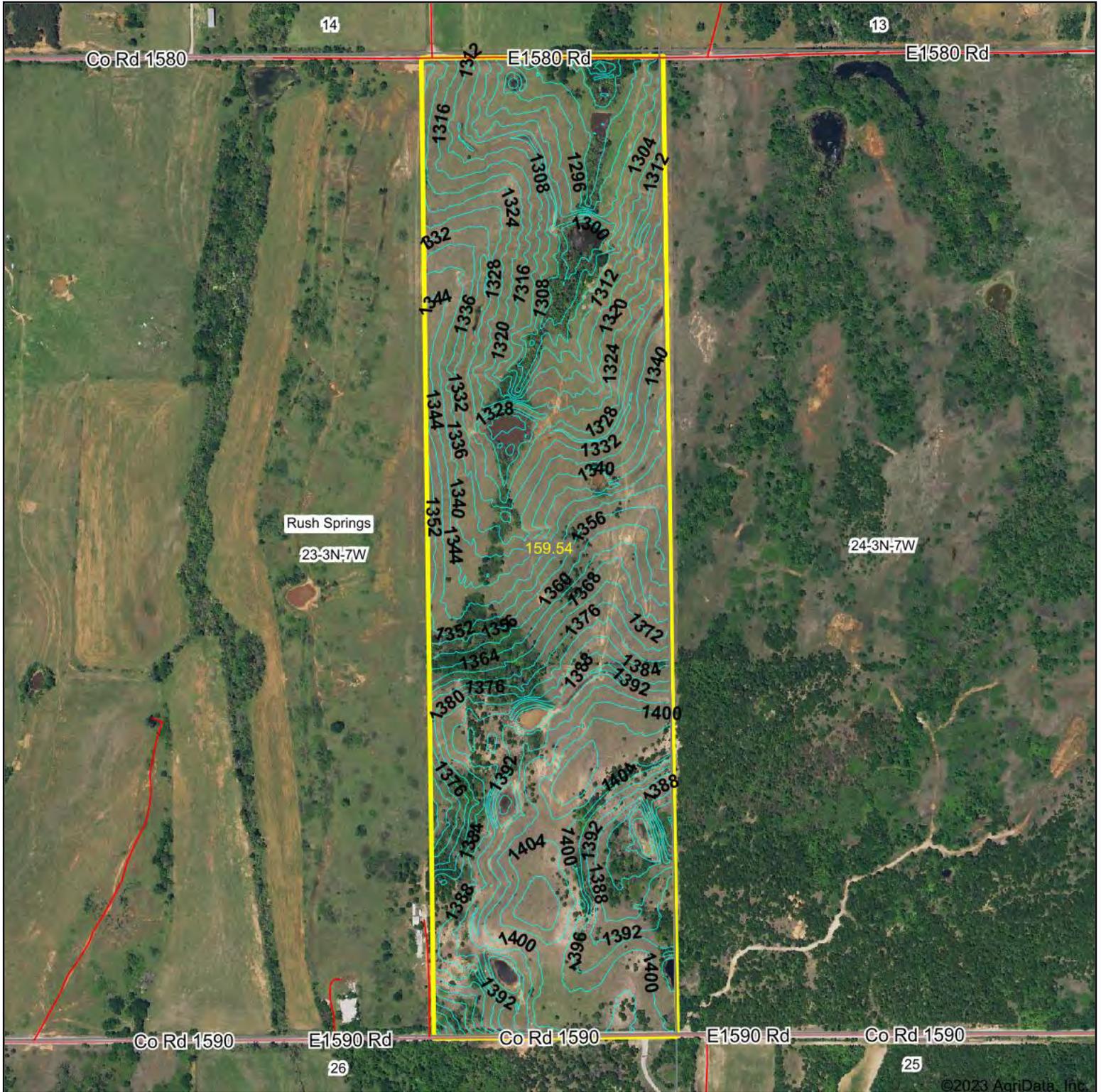
**19-3N-6W**  
**Grady County**  
**Oklahoma**

Map Center: 34° 43' 4.79, -97° 52' 25.18



# TOPOGRAPHY MAP

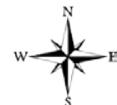
## TRACTS 7-8



©2023 AgriData, Inc.



Source: USGS 3 meter dem  
 Interval(ft): 4.0  
 Min: 1,276.8  
 Max: 1,412.0  
 Range: 135.2  
 Average: 1,353.2  
 Standard Deviation: 36.42 ft



3/27/2023

**23-3N-7W**  
**Grady County**  
**Oklahoma**

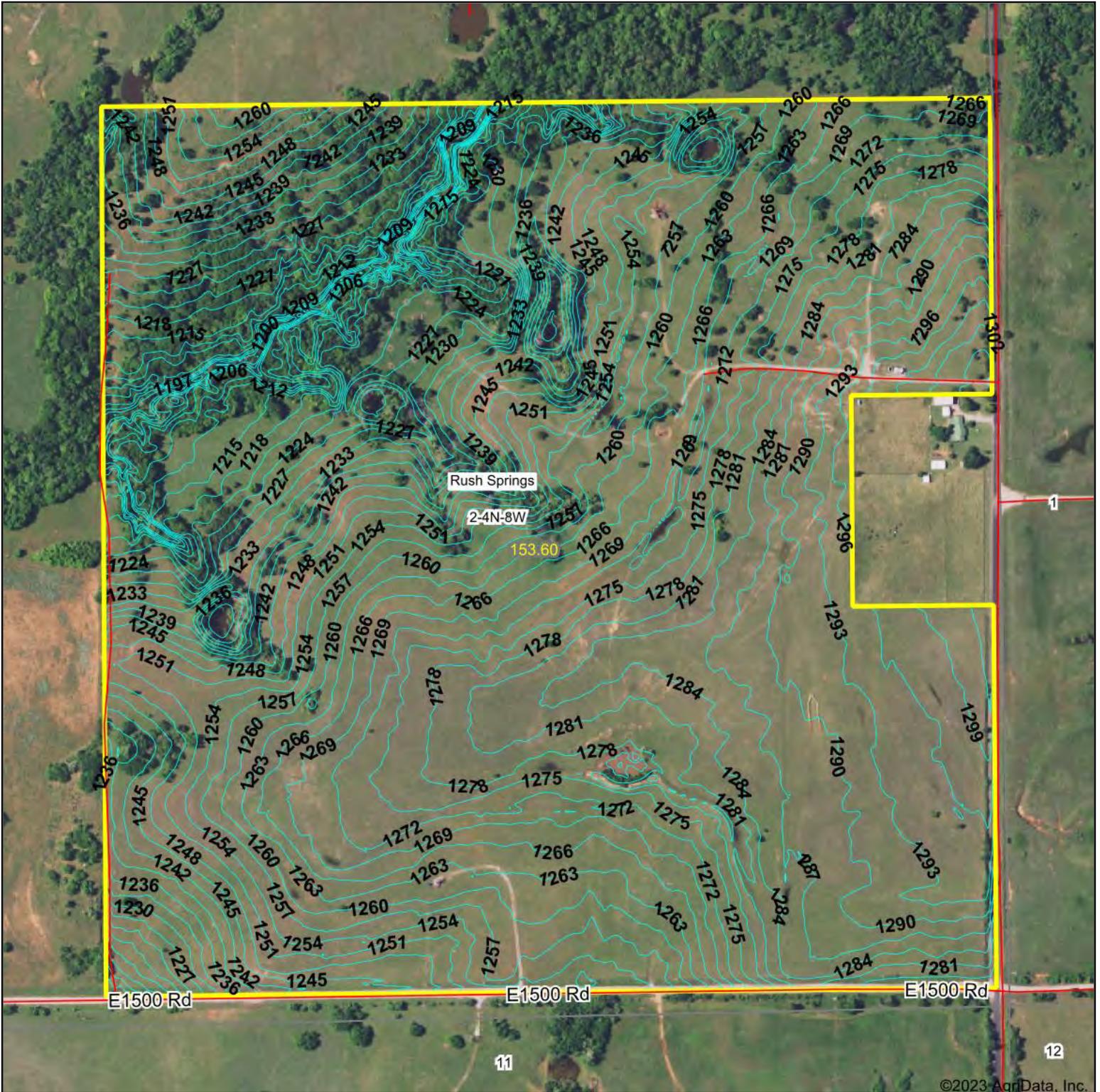
Map Center: 34° 43' 4.87, -97° 53' 54.73



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# TOPOGRAPHY MAP

## TRACTS 9-12



©2023 AgriData, Inc.



Source: USGS 3 meter dem  
 Interval(ft): 3.0  
 Min: 1,190.7  
 Max: 1,309.8  
 Range: 119.1  
 Average: 1,259.0  
 Standard Deviation: 25.26 ft



3/27/2023

**2-4N-8W**  
**Grady County**  
**Oklahoma**

Map Center: 34° 50' 41.21, -98° 0' 21.74

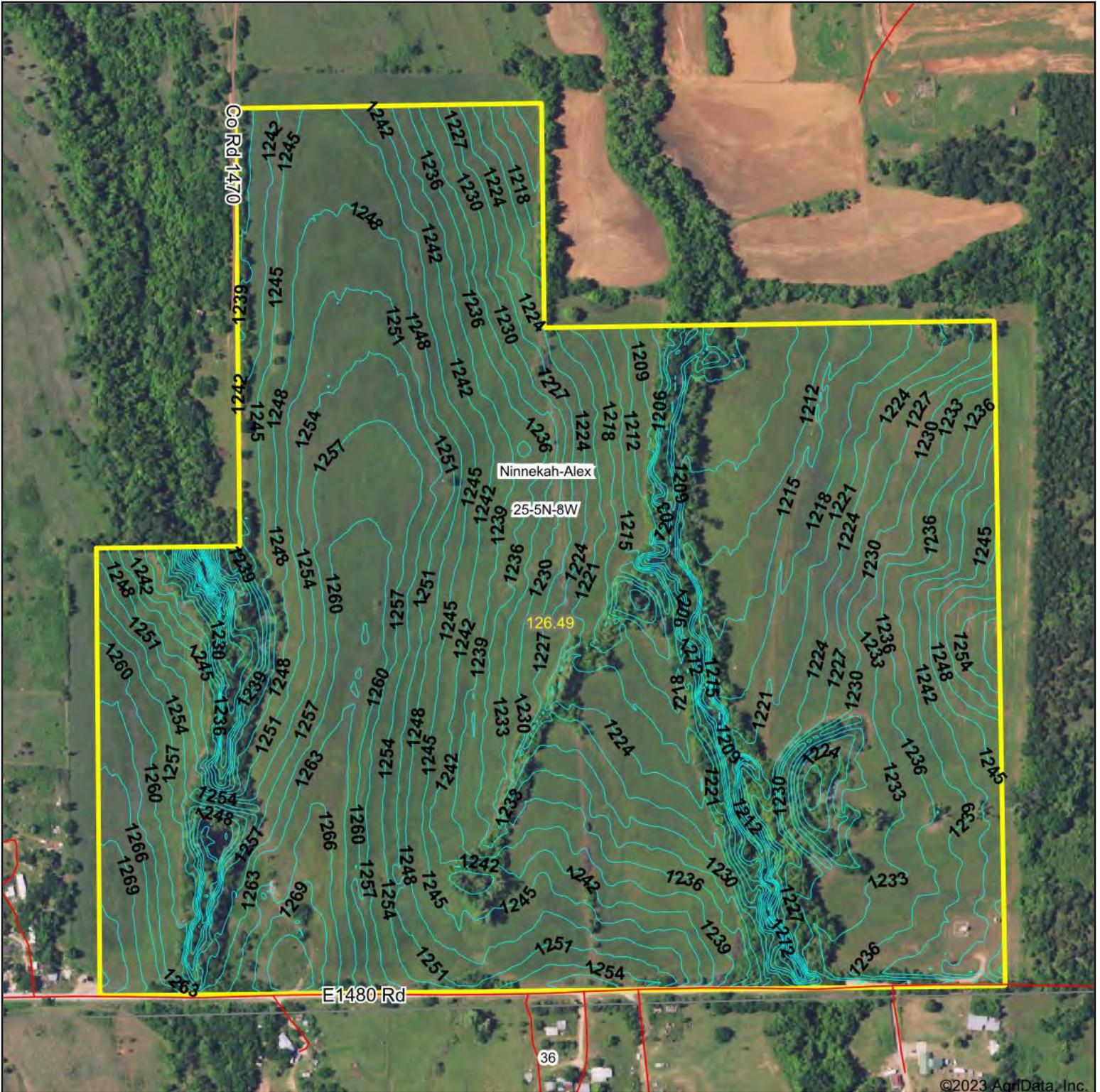
Maps Provided By:



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# TOPOGRAPHY MAP

## TRACTS 13-15



Source: USGS 3 meter dem  
 Interval(ft): 3.0  
 Min: 1,194.4  
 Max: 1,275.9  
 Range: 81.5  
 Average: 1,237.8  
 Standard Deviation: 16.44 ft



**25-5N-8W**  
**Grady County**  
**Oklahoma**

Map Center: 34° 52' 22.91, -97° 59' 47.51

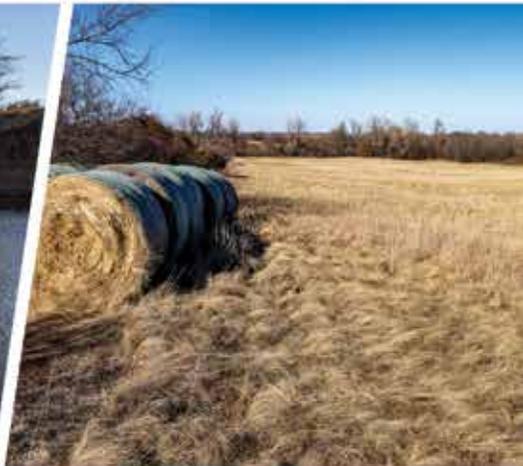


© AgriData, Inc. 2023



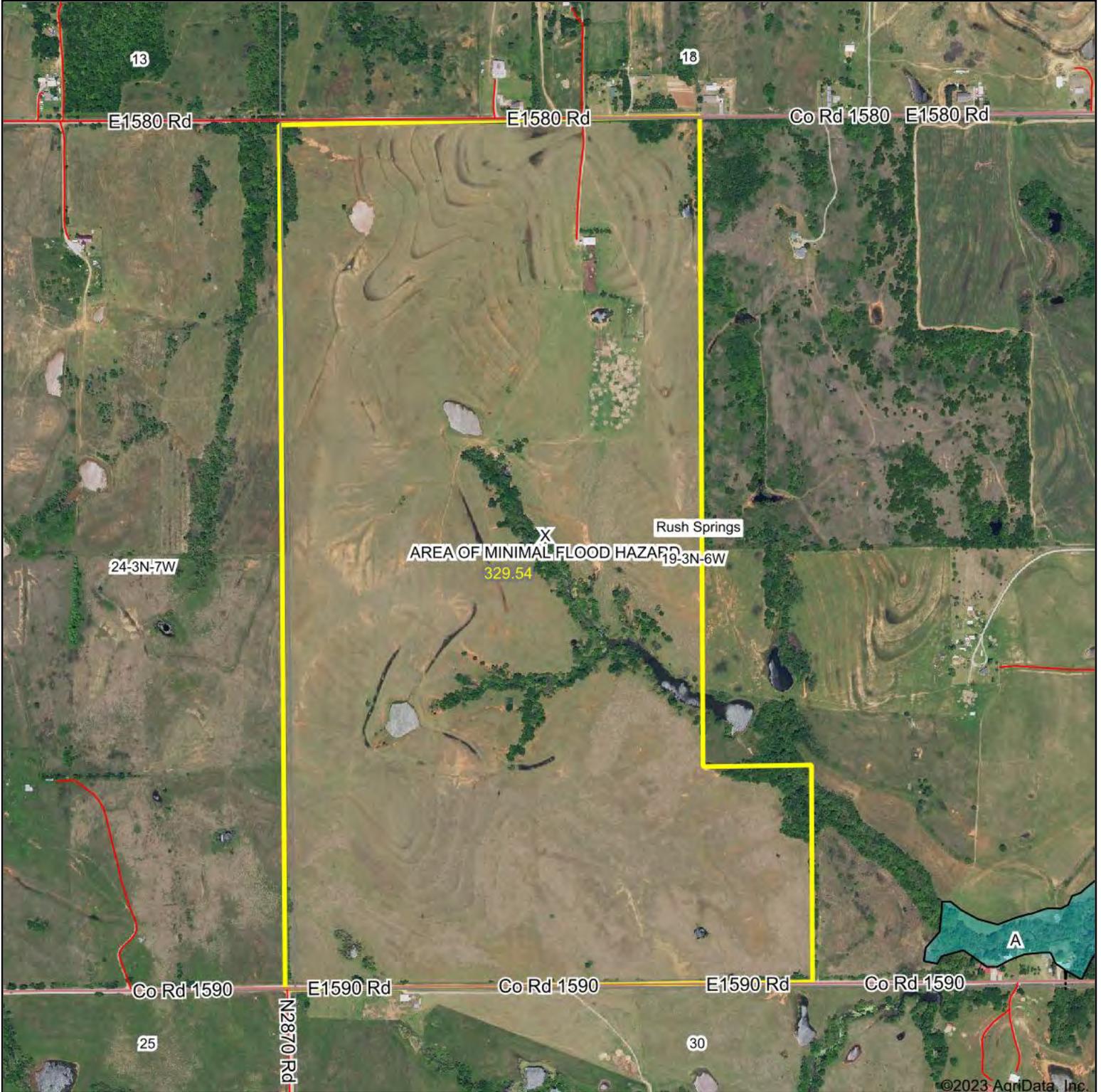


# FLOOD ZONE MAPS



# FLOOD ZONE MAP

## TRACTS 1-6



Map Center: 34° 43' 4.79, -97° 52' 25.18



19-3N-6W  
Grady County  
Oklahoma



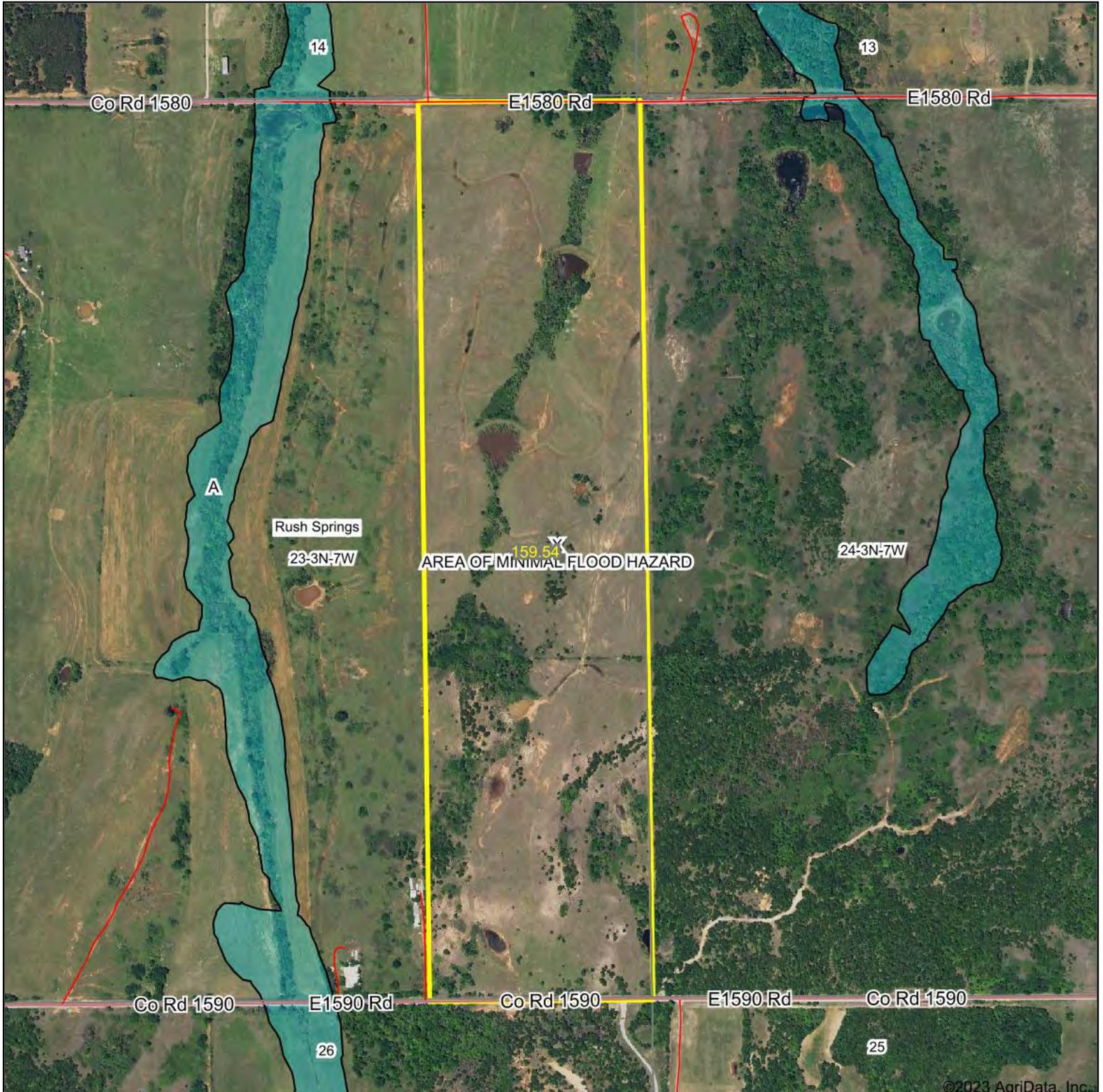
3/27/2023



Flood related information provided by FEMA

# FLOOD ZONE MAP

## TRACTS 7-8



©2023 AgriData, Inc.



Map Center: 34° 43' 4.87, -97° 53' 54.73



**23-3N-7W**  
**Grady County**  
**Oklahoma**



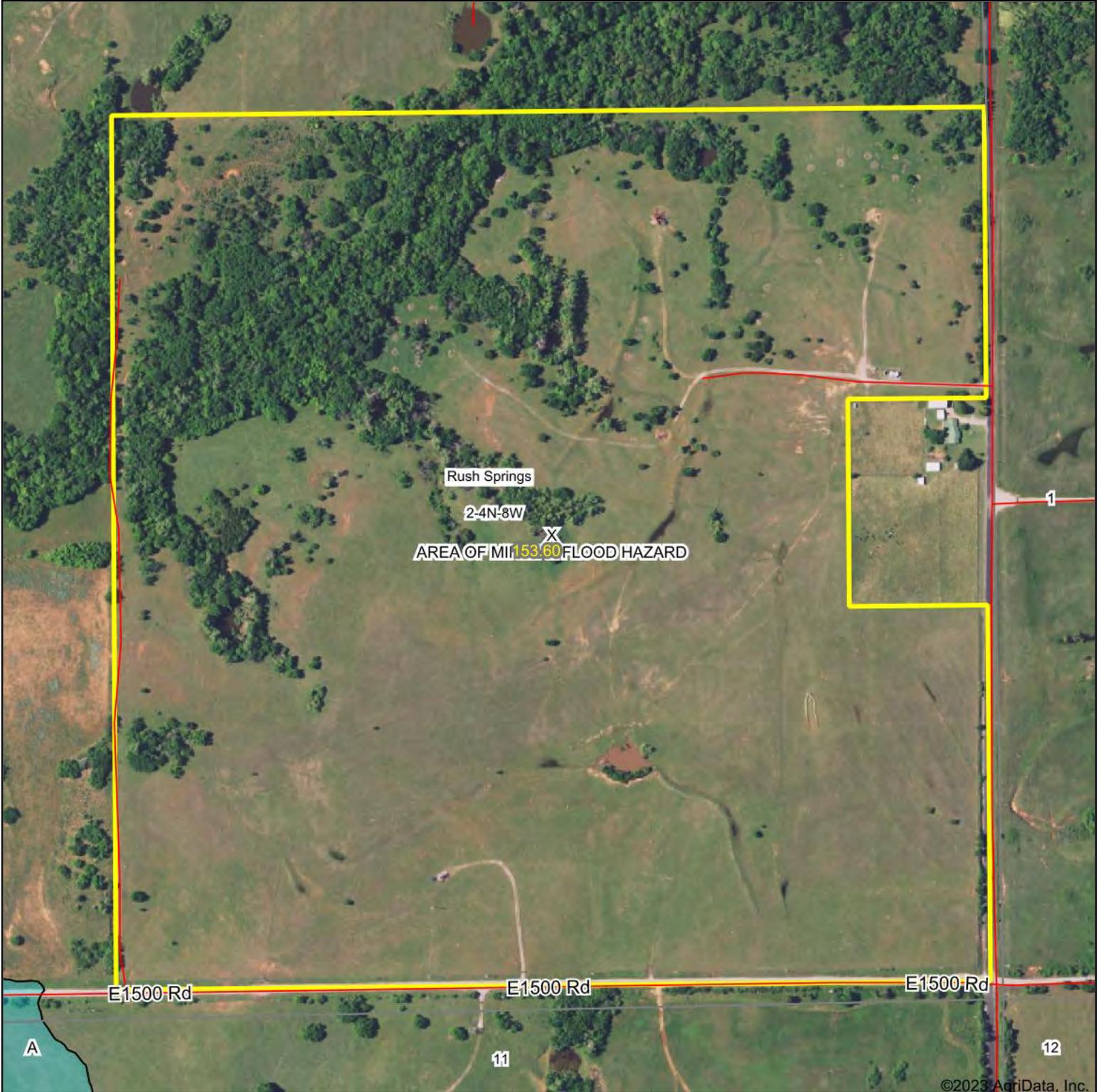
3/27/2023



Flood related information provided by FEMA

# FLOOD ZONE MAP

## TRACTS 9-12



©2023 AgriData, Inc.



Map Center: 34° 50' 41.21, -98° 0' 21.74



**2-4N-8W**  
**Grady County**  
**Oklahoma**



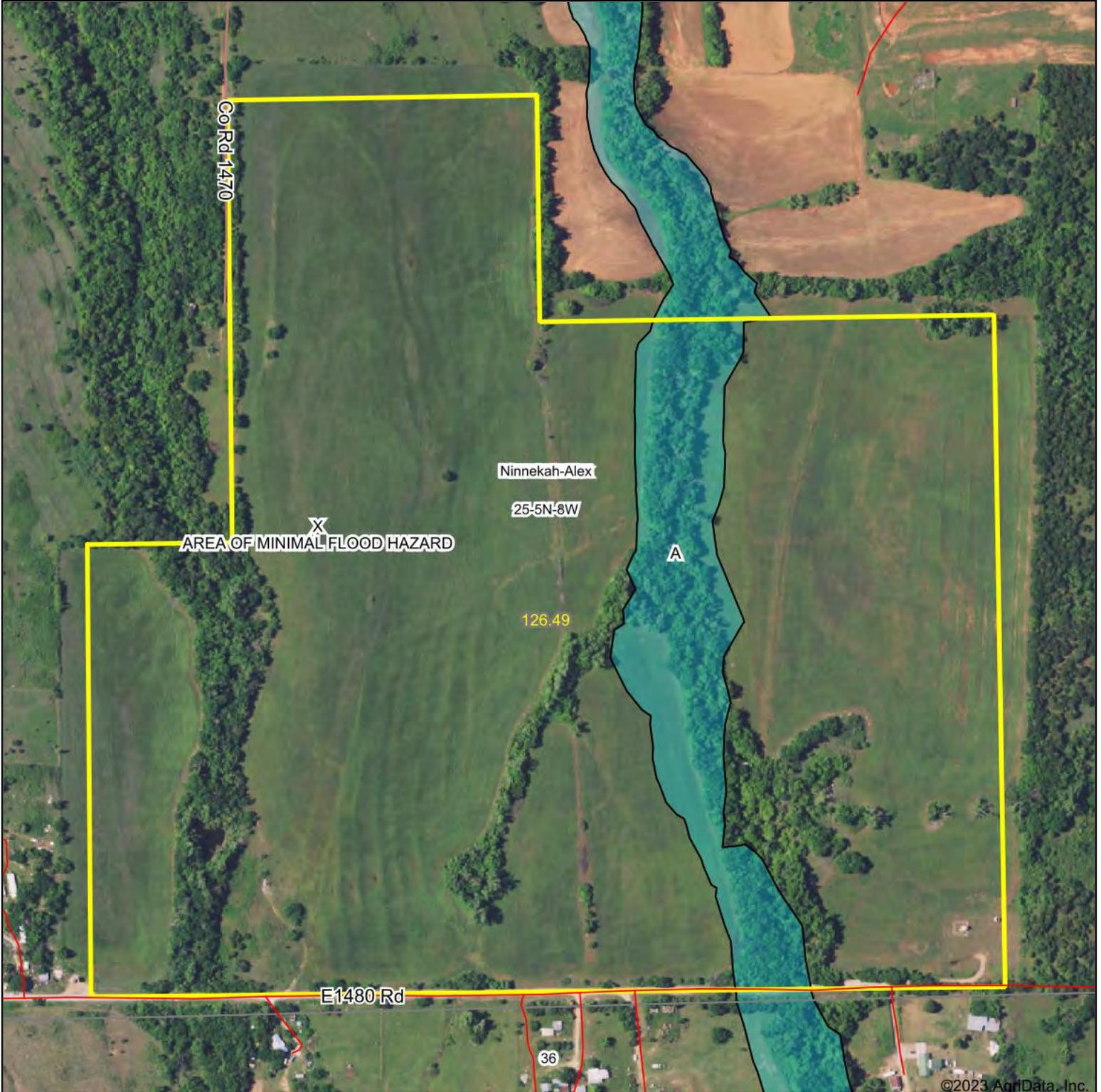
3/27/2023

Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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Flood related information provided by FEMA

# FLOOD ZONE MAP

## TRACTS 13-15



Map Center: 34° 52' 22.91, -97° 59' 47.51



25-5N-8W  
Grady County  
Oklahoma



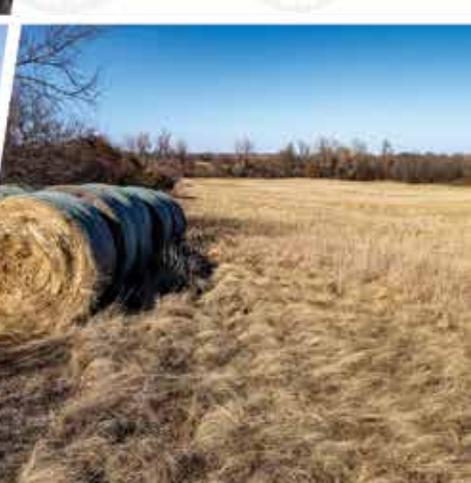
3/27/2023







# TAX STATEMENTS



# TAX STATEMENT

## PART OF TRACT 1

### Tax Roll Inquiry

Grady County Treasurer



Robin Burton, Treasurer  
PO Box 280 Chickasha, OK 73023  
Phone: 405-224-5337  
Fax: 405-224-7093  
E-Mail: office@gradytreasurer.com



#### Owner Name and Address

LRB OKLAHOMA, LLC  
PO BOX 218  
UPLAND IN 46989-0000

#### Taxroll Information

Tax Year : 2022  
Property ID : 0000-19-03N-06W-2-002-00  
Location :  
School District : J042S 5042 STEPHENS V19  
Type of Tax : Real Estate Mills : 77.09  
Tax ID : 562

#### Legal Description and Other Information:

19-03-06-00200 W/2 NE/4 SE/4 NW/4 5.00 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	846	Base Tax	65.00
Improvements	0	Penalty	0.00
Net Assessed	846	Fees	0.00
		Payments	65.00
		Total Paid	65.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
11/17/2022	4096	Check	Taxes	65.00	LELALO FARMS->Check# 2119

# TAX STATEMENT

## PART OF TRACT 1 & TRACTS 2-6

### Tax Roll Inquiry

Grady County Treasurer



**Robin Burton, Treasurer**  
 PO Box 280 Chickasha, OK 73023  
 Phone: 405-224-5337  
 Fax: 405-224-7093  
 E-Mail: office@gradytreasurer.com



28228888561

**Owner Name and Address**

**BOREN, LELAND E. REV TRUST &  
 BOREN, LARITA R.  
 P.O. BOX 218  
 UPLAND IN 46989-0000**

**Taxroll Information**

**Tax Year :** 2022  
**Property ID :** 0000-19-03N-06W-2-001-00  
**Location :**  
**School District :** J042S 5042 STEPHENS V19  
**Type of Tax :** Real Estate **Mills : 77.09**  
**Tax ID :** 561

**Legal Description and Other Information:**

19-03-06-00150 NE/4 NW/4 & LOT 1 (NW/4 NW/4) & N 18.45 AC LOT 2 (SW/4 NW/4) & NW/4 SE/4 NW/4 & E/2 NE/4 SE/4 NW/4 & S/2 SE/4 NW/4 & S 18.45 AC LOT 2 (SW/4 NW/4) & ALL LOTS 3 (NW/4 SW/4) & 4 (SW/4 SW/4) & E/2 SW/4 & W/2 SW/4 SE/4 322.74 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	6316	Base Tax	642.00
Improvements	2006	Penalty	0.00
Net Assessed	8322	Fees	0.00
		Payments	642.00
		Total Paid	642.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
11/17/2022	4095	Check	Taxes	642.00	LELALO FARMS-->Check# 2119

# TAX STATEMENT

## TRACTS 7-8

### Tax Roll Inquiry

Grady County Treasurer



Robin Burton, Treasurer  
PO Box 280 Chickasha, OK 73023  
Phone: 405-224-5337  
Fax: 405-224-7093  
E-Mail: office@gradytreasurer.com



#### Owner Name and Address

LRB OKLAHOMA, LLC  
PO BOX 218  
UPLAND IN 46989-0000

#### Taxroll Information

Tax Year : 2022  
Property ID : 0000-23-03N-07W-4-001-00  
Location :  
School District : I068 RUSH SPRINGS RURAL V6  
Type of Tax : Real Estate Mills : 88.2  
Tax ID : 1091

#### Legal Description and Other Information:

23-03-07-00200 E/2 E/2 ALSO KNOWN AS N/2 NE/4 SE/4 & E/2 NE/4 & S/2 NE/4 SE/4 & SE/4 SE/4 160.00 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	3158	Base Tax	279.00
Improvements	0	Penalty	0.00
Net Assessed	3158	Fees	0.00
		Payments	279.00
		Total Paid	279.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
11/17/2022	4097	Check	Taxes	279.00	LELALO FARMS->Check# 2119

# TAX STATEMENT

## TRACTS 9-12

### Tax Roll Inquiry

Grady County Treasurer



Robin Burton, Treasurer  
PO Box 280 Chickasha, OK 73023  
Phone: 405-224-5337  
Fax: 405-224-7093  
E-Mail: office@gradytreasurer.com



28228882558

#### Owner Name and Address

LRB OKLAHOMA, LLC  
PO BOX 218  
UPLAND IN 46989-0000

#### Taxroll Information

Tax Year : 2022  
Property ID : 0000-02-04N-08W-4-003-00  
Location :  
School District : I068 RUSH SPRINGS RURAL V6  
Type of Tax : Real Estate Mills : 88.2  
Tax ID : 2558

#### Legal Description and Other Information:

02-04-08-00450 SE-LESS TR BG 1121.6'N OF SE/C SEC TH 417.4'W 626.1 'N 417.4'E 626.1 S TO BG 154.00 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	3097	Base Tax	273.00
Improvements	0	Penalty	0.00
Net Assessed	3097	Fees	0.00
		Payments	273.00
		Total Paid	273.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
11/17/2022	4098	Check	Taxes	273.00	LELALO FARMS->Check# 2119

# TAX STATEMENT

## TRACTS 13-15

### Tax Roll Inquiry

Grady County Treasurer



Robin Burton, Treasurer  
PO Box 280 Chickasha, OK 73023  
Phone: 405-224-5337  
Fax: 405-224-7093  
E-Mail: office@gradytreasurer.com



#### Owner Name and Address

LRB OKLAHOMA, LLC  
PO BOX 218  
UPLAND IN 46989-0000

#### Taxroll Information

Tax Year : 2022  
Property ID : 0000-25-05N-08W-3-001-00  
Location :  
School District : I051 NINNEKAH RURAL V6  
Type of Tax : Real Estate Mills : 103.27  
Tax ID : 4340

#### Legal Description and Other Information:

25-05-08-00150 LOTS 3 (PT NE SW) & 4 (PT SE SW) & SW/4 SE/4 & S/2 NW/4 SE/4 & LOT 8 (PT SE SW) 126.38 Acres

Assessed Valuations	Amount	Tax Values	Amount
Land	2918	Base Tax	301.00
Improvements	0	Penalty	0.00
Net Assessed	2918	Fees	0.00
		Payments	301.00
		Total Paid	301.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
11/17/2022	4099	Check	Taxes	301.00	LELALO FARMS->Check# 2119



# PRELIMINARY TITLE



# PRELIMINARY TITLE



## COMMITMENT FOR TITLE INSURANCE

Issued By

## FIDELITY NATIONAL TITLE INSURANCE COMPANY

**Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:**

Issuing Agent: American Abstract Company of McClain County, Inc.  
Issuing Office: 138 W. Main St, Purcell, OK 73080  
Issuing Office 's ALTA® Registry ID: 0002360  
Loan ID No.:  
Commitment No.: 20230096-1  
Issuing Office File No.: 20230096  
Property Address:

### SCHEDULE A

1. Commitment Date: January 30, 2023 at 07:59 AM
2. Policy to be issued:
  - a. ALTA Owners Policy (07/01/2021)  
Proposed Insured: Purchaser with contractual obligations under a Real Estate agreement  
Proposed Amount of Insurance: \$0.00  
The estate or interest to be insured: Fee Simple
3. The estate or interest in the Land at the Commitment Date is: Fee Simple.
4. The Title is, at the Commitment Date, vested in:  
Tracts 1 & 3  
LRB Oklahoma, LLC, by virtue of a Quit Claim Deed recorded December 26, 2006 in Book 3915, page 591.  
  
Tracts 2 & 5  
LRB Oklahoma, LLC, by virtue of a Quit Claim Deed recorded December 26, 2006 in Book 3915, page 590.  
  
Tract 4  
LRB Oklahoma, LLC, by virtue of a Quit Claim Deed recorded June 14, 2022 in Book 6040, page 520.
5. The Land is described as follows:

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# PRELIMINARY TITLE

## SCHEDULE A (Continued)

### Tract 1

The East Half of the East Half (E $\frac{1}{2}$  E $\frac{1}{2}$ ) of Section Twenty-three 923) in Township Three (3) North, of Range Seven (7) West of the Indian Meridian, Grady County, Oklahoma.

### Tract 2

The West Half of Northwest Quarter of Southeast Quarter of the Northwest Quarter (W $\frac{1}{2}$  NE $\frac{1}{4}$  SE $\frac{1}{4}$  NW $\frac{1}{4}$ ) of Section Nineteen (19), Township Three (3) North, Range Six (6) West of the Indian Meridian, Grady County, Oklahoma.

### Tract 3

The SE $\frac{1}{4}$  of Section 2, Township 4 North, Range 8 West of the Indian Meridian, Grady County, Oklahoma, less a tract of land described as follows: Beginning at a point 1121.6 feet North of the Southeast corner of the SE $\frac{1}{4}$  of Section 2; thence West 417.4 feet; thence North 626.1 feet; thence East 417.4 feet; thence South 626.1 feet to the point of beginning.

### Tract 4

The NE $\frac{1}{4}$  of NW $\frac{1}{4}$  & Lots 1,2,3, & 4 & NW $\frac{1}{4}$  SE $\frac{1}{4}$  NW $\frac{1}{4}$  & E $\frac{1}{2}$  NE $\frac{1}{4}$  SE $\frac{1}{4}$  NW $\frac{1}{4}$  & S $\frac{1}{2}$  SE $\frac{1}{4}$  NW $\frac{1}{4}$  & E $\frac{1}{2}$  SW $\frac{1}{4}$  & W $\frac{1}{2}$  SW $\frac{1}{4}$  SE $\frac{1}{4}$  OF Section 19, Township 3 North, Range 6 West of the Indian Meridian, Grady County, Oklahoma.

### Tract 5

Lots Three (3), Four (4) and Eight (8) and the Southwest Quarter of Southeast Quarter (SW $\frac{1}{4}$  SE $\frac{1}{4}$ ) and the South Half of Northwest Quarter of Southeast Quarter (S $\frac{1}{2}$  NW $\frac{1}{4}$  SE $\frac{1}{4}$ ) of Section Twenty-five (25) in Township Five (5) North, Range Eight (8) West of the Indian Meridian, Grady County, Oklahoma.

## FIDELITY NATIONAL TITLE INSURANCE COMPANY

### Fidelity National Title Insurance Company

*Gayle Helton*

Authorized Signature or Signatory

Gayle Helton License No. 85561

American Abstract Company of McClain County, Inc.

By: *Michael J. Nolan*  
Michael J. Nolan  
President

ATTEST: *Marjorie Nemelica*  
Marjorie Nemelica  
Secretary

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# PRELIMINARY TITLE



## COMMITMENT FOR TITLE INSURANCE

Issued By

**FIDELITY NATIONAL TITLE INSURANCE COMPANY**

### SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
  - a. Joint Tenancy Deed from LRB Oklahoma, LLC to Purchaser with contractual obligations under a Real Estate agreement.
  - b. Mortgage from Purchaser with contractual obligations under a Real Estate agreement to Lender with contractual obligation, securing the principal amount of \$0.00.
5. In the event the proposed insured requires deletion of the general survey exception set forth in Schedule B - Part II, we must be provided a satisfactory survey of the subject premises made in accordance with the 2016 Minimum Standard Detail Requirements and Classifications for ALTA/NSPS Land Title Surveys (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.
6. Return properly executed Buyer/Seller Statement to the Company, including satisfactory evidence that all bills for labor and materials furnished for the improvements of said premises have been or will be paid and item (a) of Schedule B-II, Standard Exceptions will not appear on policy.
7. If subject transaction does not close AND the instruments to be insured are not filed of record within 180 days from the abstract certification date, abstract must be extended to date, resulting in additional charges, before final policy can be issued.
8. Obtain a Final Report for issuance of title policy.

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Commitment for Title Insurance (07-01-2021)  
Schedule BI



20230096

# PRELIMINARY TITLE

## SCHEDULE B, PART I (Continued)

9. Obtain a Uniform Commercial Code search as to current owner in Oklahoma County, and satisfy any judgments or liens which might affect the subject property and have releases thereof filed of record.
10. Obtain a court search as to Purchaser in County of property location, and satisfy any judgments or liens which might affect the subject property and have releases thereof filed of record.
11. With respect to LRB Oklahoma, LLC, furnish a satisfactory affidavit, executed by a Manager which establishes the identity of certain properly appointed Manager(s) or Member(s)/Manager(s) who is/are authorized to execute all instruments necessary to consummate the proposed insured transaction and which establishes that all required consents and authorizations to said transaction have been given or properly waived by all requisite parties, TOGETHER WITH true and correct copies of the Articles of Organization, and all amendments thereto, with evidence of filing in the appropriate governmental office of the state in which the Company was formed.
12. (Tract 2) There is a patent to the Patentee and then a strat deed with a correction it to the adjacent tract and then a deed to the predecessor in title owner shown above. There is no good root of title. Submit for examination the valid recorded instrument or Order that establishes to above recited owner to be the owner by prescription.
13. (Tract 3) 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):  
  
*Quit Claim Deed recorded October 27, 1994 in Book 2743, page 114.*
14. (Tract 5) 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):  
  
*Quit Claim Deed recorded May 30, 2000 in Book 3201, page 256;  
Quit Claim Deed recorded December 26, 2006 in Book 3915, page 590;  
Quit Claim Deed recorded November 19, 2018 in Book 5512, page 108.*

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ALTA Commitment for Title Insurance (07-01-2021)  
Schedule BI

AMERICAN  
LAND TITLE  
ASSOCIATION



20230096

# PRELIMINARY TITLE



## COMMITMENT FOR TITLE INSURANCE

Issued By

**FIDELITY NATIONAL TITLE INSURANCE COMPANY**

### SCHEDULE B, PART II

#### Exceptions

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.**

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Taxes for the year 2023 and all subsequent years not yet due and payable.
3. Taxes or special assessments which are not shown as existing liens by the public records.
4. Title to all coal, lignite, oil, gas and other minerals in, under and that may be produced from the land, together with all rights, privileges and immunities relating thereto.
5. All interest in and to all of the oil, gas, coal, metallic ores and other minerals in and under and that may be produced from the Land, and all rights, interest and estates of whatsoever nature incident to or growing out of said outstanding minerals.
6. Any lien, or right to a lien, for services, labor or material imposed by law and not shown by 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.
8. Any loss for such state of facts as would be disclosed by an accurate and current survey and inspection of the premises.
9. Rights or claim of parties in possession not shown by the public records.
10. Easements or claims of easements not shown by the public records.
11. Statutory Easements on Section Lines.
12. Water rights, claims or title to water, whether or not shown by the public records.

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ALTA Commitment for Title Insurance (07-01-2021)  
Schedule BII



20230096

# PRELIMINARY TITLE

## SCHEDULE B-II (Continued)

13. Statutory easement for roadway along Section line.
14. Easement recorded December 20, 1961 in Book 722, page 536. (Tracts 2 & 4)
15. Right of Way Agreement recorded July 18, 1919 in Book 151, page 365. (Tract 3)
16. Right of Way Agreement recorded December 1, 1922 in Book 176, page 182. (Tract 3)
17. Right of Way Agreement recorded July 30, 1925 in Book 234, page 61, subject to assignments and partial releases of record. (Tract 3)
18. Instrument of Appointment recorded October 18, 1927 in Book 267, page 83, subject to assignments and partial releases of record. (Tract 3)
19. Right of Way Contract recorded September 3, 1955 in Book 613, page 524, subject to assignments and partial releases of record. (Tract 3)
20. Right of Way Agreement recorded March 27, 1957 in Book 645, page 678, subject to assignments and partial releases of record. (Tract 3)
21. Lease recorded August 15, 1962 in Book 737, page 457, subject to assignments and partial releases of record. (Tract 3)
22. Lease recorded October 30, 1967 in Book 837, page 100, subject to assignments and partial releases of record. (Tract 3)
23. Lease recorded October 7, 1874 in Book 978, page 337, subject to assignments and partial releases of record. (Tract 3)
24. Pipeline Right of Way Easement recorded October 7, 1974 in Book 978, page 337, subject to assignments and partial releases of record. (Tract 3)
25. Pipeline Right of Way Easement recorded January 31, 1989 in Book 2045, page 91, subject to assignments and partial releases of record. (Tract 3)
26. Pipeline Right of Way Easement recorded January 23, 1990 in Book 2159, page 102, subject to assignments and partial releases of record. (Tract 3)
27. Order Converting Ninnekah Water Corporation into Rural Water, Sewer, Gas and Solid Waste Management District NO. 7, Grady County, Oklahoma May 11, 1992 in Book 2431, page 1. (Tracts 3 & 5)
28. Electrical Utility Easement recorded September 21, 2012 in Book 4534, page 535. (Tract 3)
29. Easement recorded December 20, 1961 in Book 722, page 536. (Tract 4)

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ALTA Commitment for Title Insurance (07-01-2021)  
Schedule BII



20230096

# PRELIMINARY TITLE

## SCHEDULE B-II (Continued)

30. Right of Way Agreement recorded November 14, 1950 in Book 542, page 330, subject to assignments and partial releases of record. (Tract 5)
31. Right of Way Agreement recorded April 20, 1973 in Book 940, page 10, subject to assignments and partial releases of record. (Tract 5)
32. Right of Way Agreement recorded March 30, 1981 in Book 1236, page 752, subject to assignments and partial releases of record. (Tract 5)
33. Leasement Agreement recorded October 18, 1988 in Book 2007, page 63, subject to assignments and partial releases of record. (Tract 5)
34. Right of Way Agreement recorded January 25, 1991 in Book 2276, page 342, subject to assignments and partial releases of record. (Tract 5)
35. Electrical Utility Easement recorded October 14, 2008 in Book 4126, page 169. (Tract 5)

NOTE: Due to the U.S. Supreme Court decision in the case *McGirt v. Oklahoma*, 140 S.Ct. 2452 (2020) the Land described herein is or may be located within the boundaries of a Native American reservation. The governmental powers, rights and regulations referenced in paragraphs 1 and 2 of the Exclusions from Coverage of this policy include any powers, rights and regulations of such Native American tribe.

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ALTA Commitment for Title Insurance (07-01-2021)  
Schedule BII



20230096



# PROPERTY PHOTOS



TRACT 1



TRACT 1



TRACTS 1-2 - North View



TRACTS 1-6 - Northeast View



TRACT 1



TRACT 1





TRACTS 2-3 - South View



TRACT 2





TRACT 3



TRACT 3



TRACT 4



TRACT 5



TRACT 5



TRACT 5



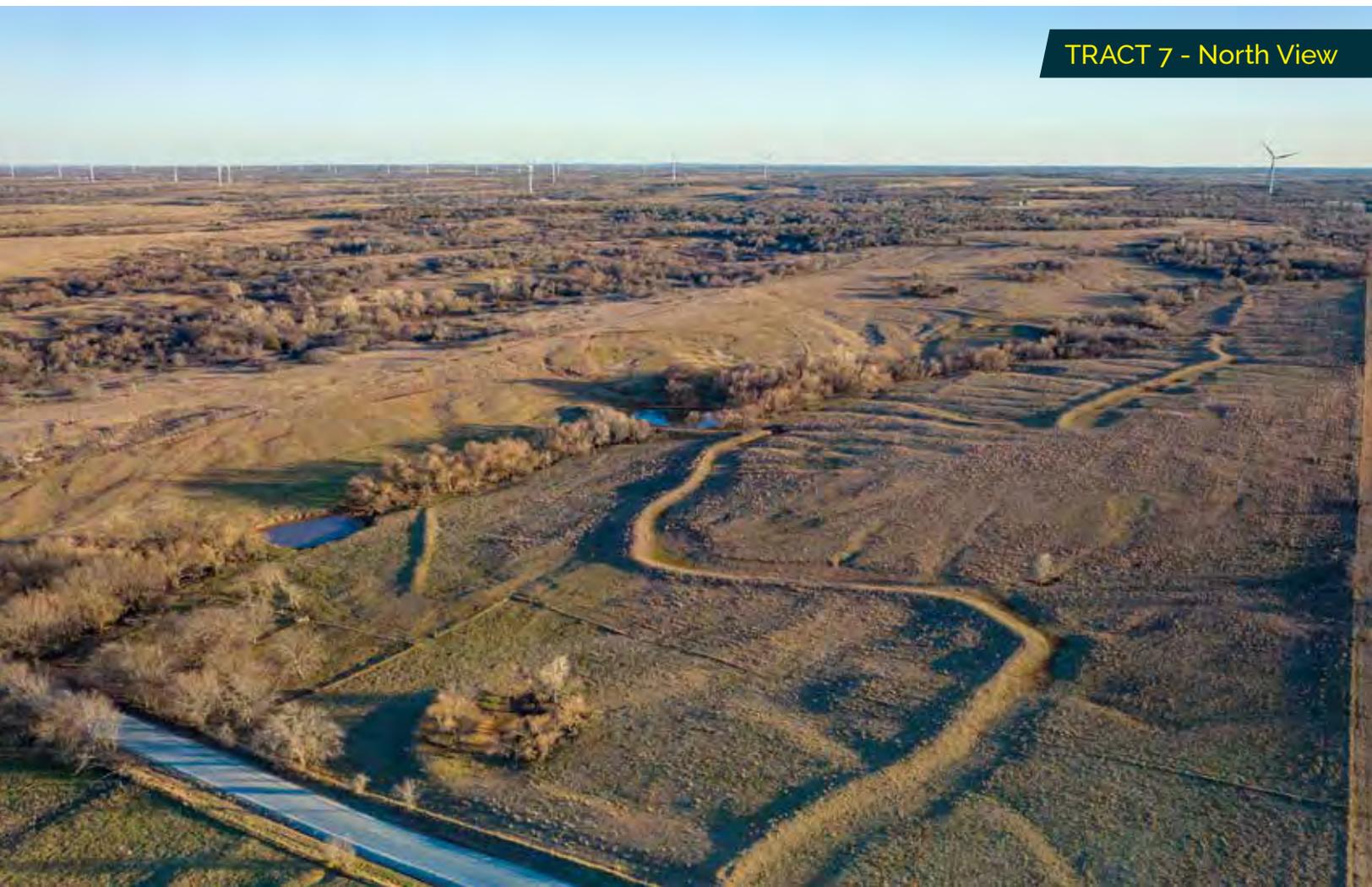


TRACT 5



TRACT 5





TRACTS 7-8 - Northeast View



TRACT 7





TRACT 7



TRACT 7



TRACT 8 - Northwest View



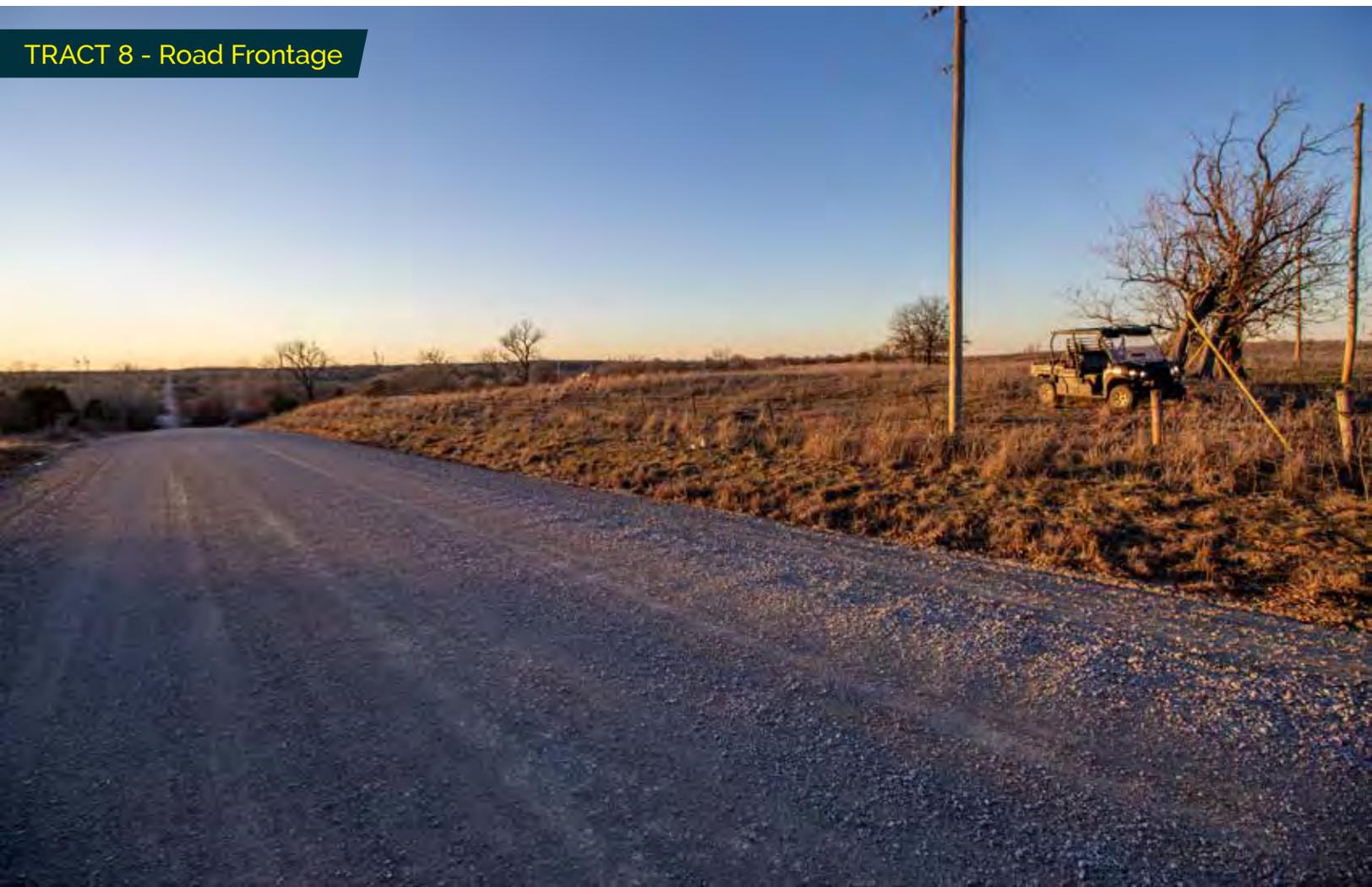
TRACT 8



TRACT 8

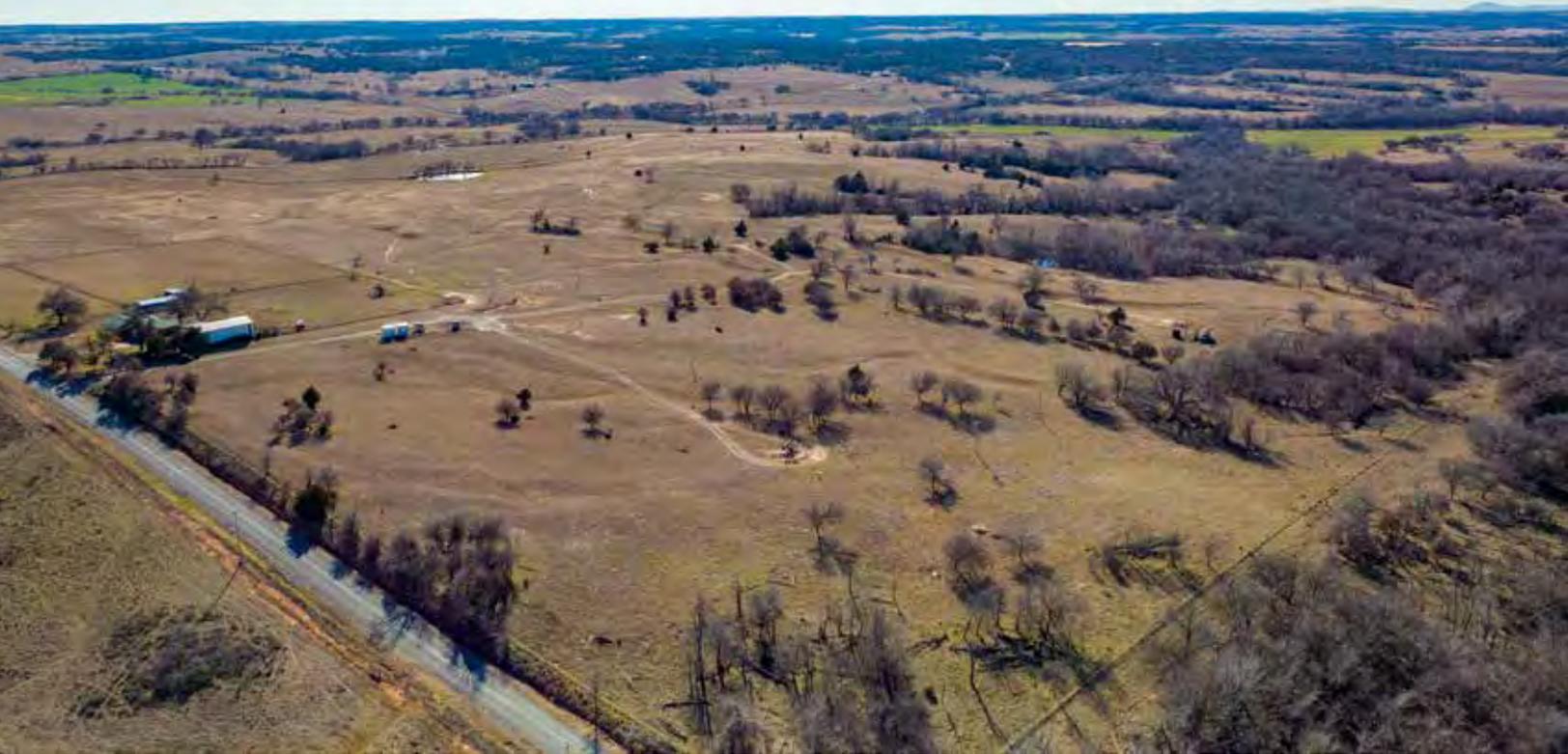


TRACT 8 - Road Frontage





TRACTS 9-12 - Northeast View



TRACT 9 - Road Frontage



TRACT 9



TRACT 10



TRACT 10



TRACT 10



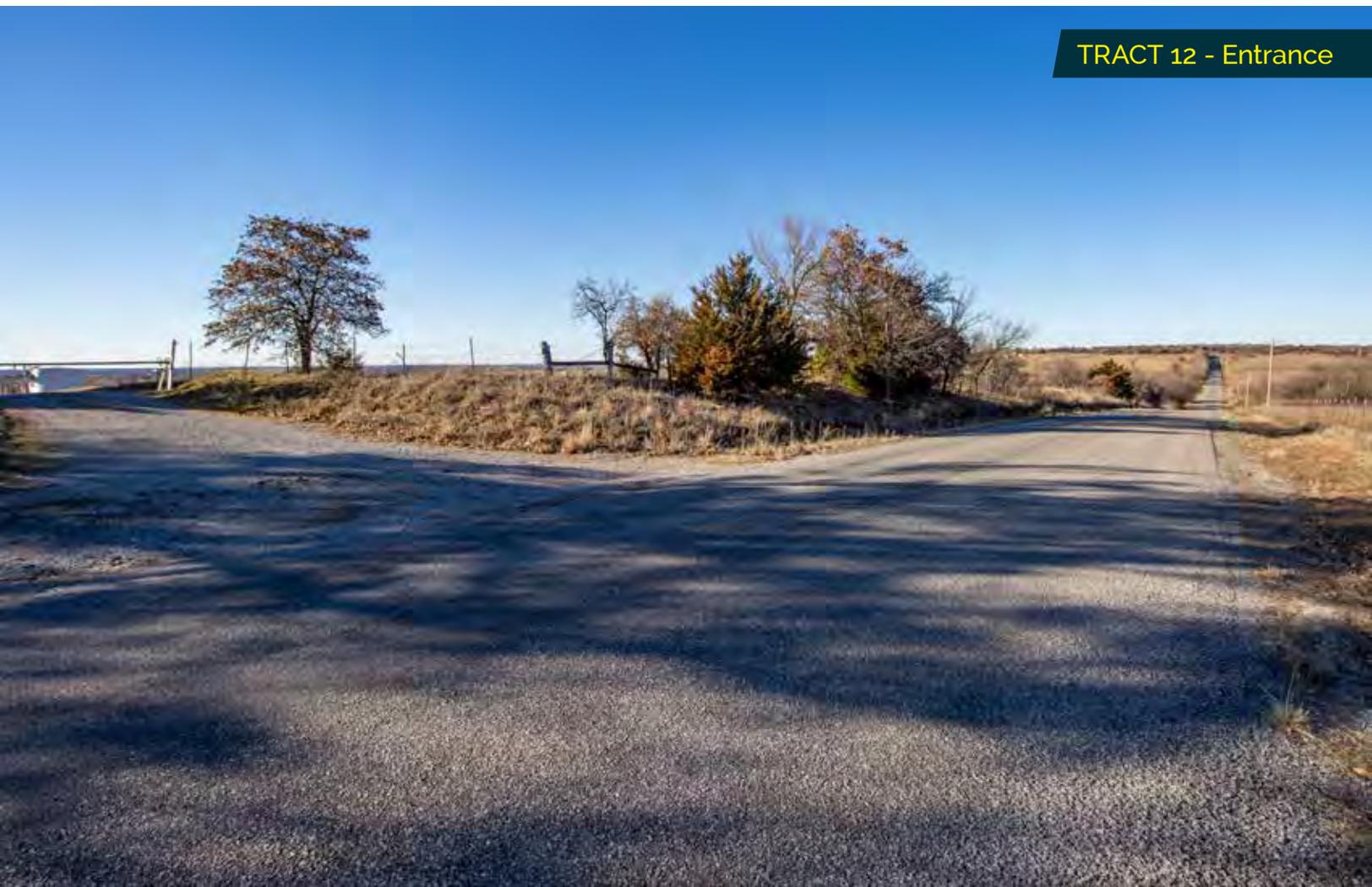


TRACT 11



TRACT 11





TRACT 12



TRACT 12





TRACT 13



TRACTS 13-15 - Southeast View

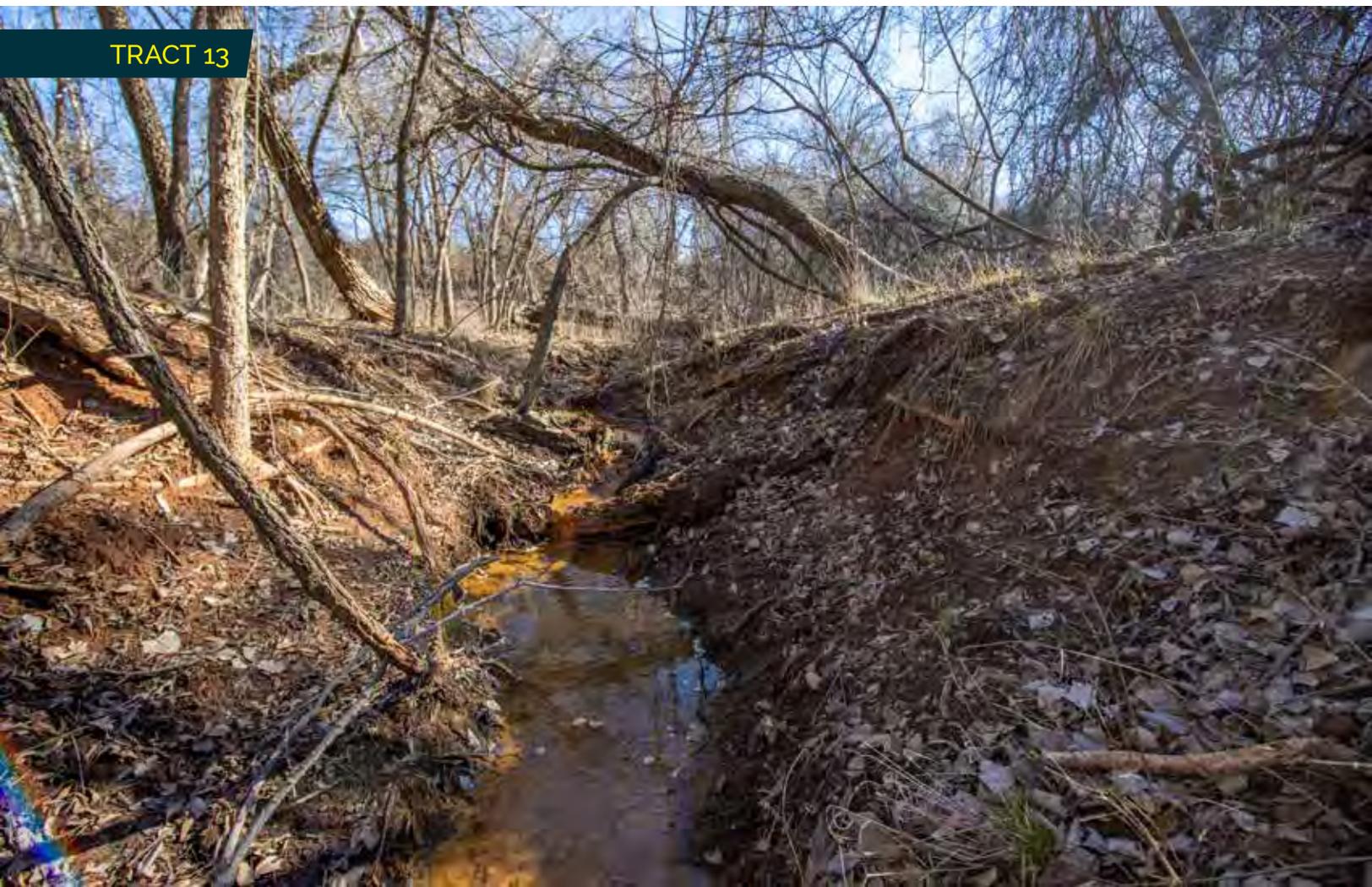




TRACT 13



TRACT 13





TRACT 14



TRACT 15







950 North Liberty Drive, Columbia City, IN 46725  
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