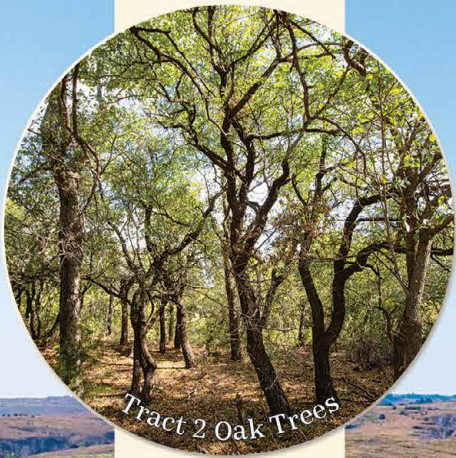
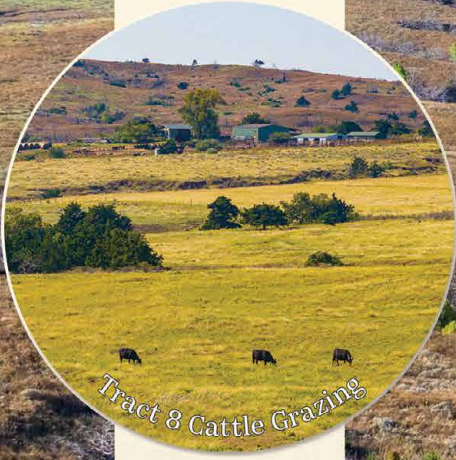


The Kee Ranch Auction

Western Oklahoma Cattle & Hunting Ranch



Tract 2 Oak Trees



Tract 8 Cattle Grazing



Tract 6 House & View

Tract 12 Pond & Timber

2,950± Acres

Offered in 12 Tracts or Combinations

Tuesday, March 31 • 6pm

Held at Woodward County Event Center & Fairgrounds - Woodward, OK

- 2,950± Contiguous Acres
- Outstanding Water – Springs, Ponds, Wells & Rural Water
- Multiple Spring Fed Creeks – Rarely Freeze
- Solid Perimeter & Cross Fencing – 11 Pastures
- Trophy Whitetail, Wild Turkey & Quail
- Working Pens & Loadout Facility
- Beautiful 3Bd, 2Ba Home with View

 ONLINE BIDDING AVAILABLE

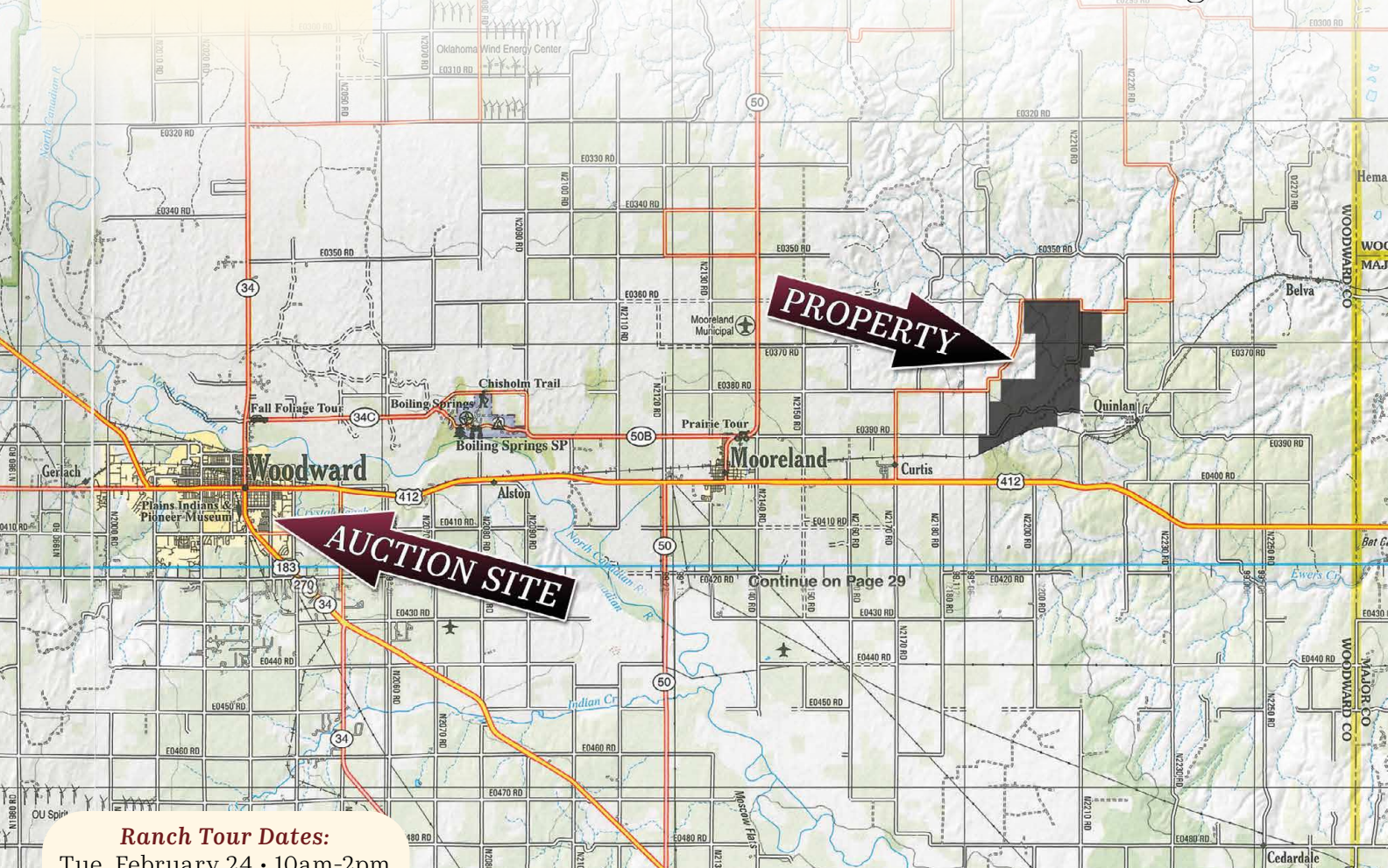
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Center & Fairgrounds –
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Woodward, OK 73801

The Kee Ranch Auction

Western Oklahoma Cattle & Hunting Ranch



Ranch Tour Dates:
Tue, February 24 • 10am-2pm
Thu, March 12 • 10am-2pm
Sat, March 28 • 10am-2pm

 **ONLINE BIDDING AVAILABLE** You may bid online during the auction at www.schraderauction.com. You must be registered **One Week in Advance of the Auction** to bid online. For online bidding information, call Schrader Auction Co. 800-451-2709.

2,950[±] acres

Offered in 12 Tracts or Combinations



Tract 3 Wheat Pasture

Tuesday, March 31 • 6pm

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Email: brent@schraderauction.com



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Tract 7 Upper Pond



Tract 12 Fishing Pond

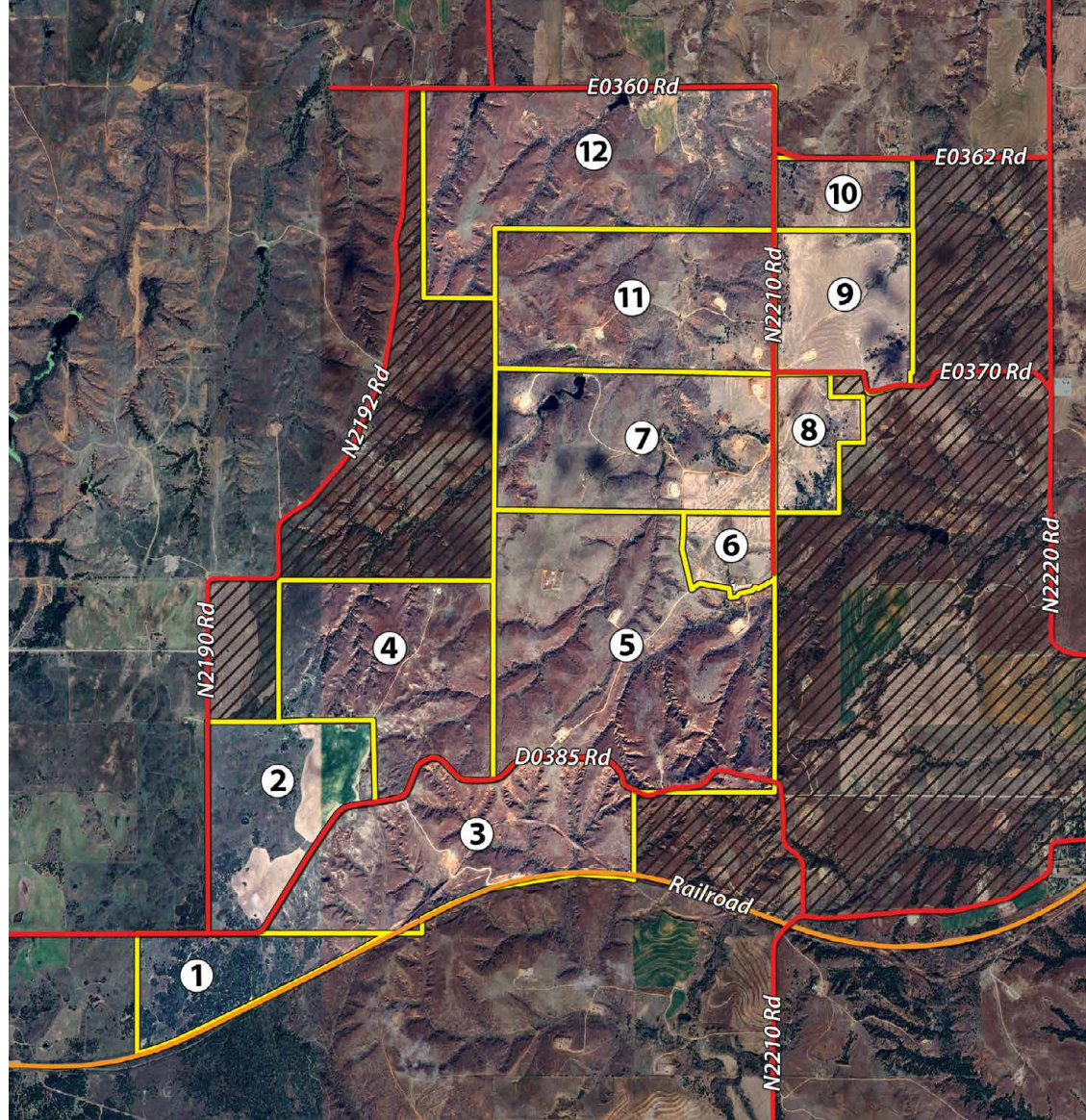


Ranch Tour Dates:

- Tue, February 24 • 10am-2pm
- Thu, March 12 • 10am-2pm
- Sat, March 28 • 10am-2pm



Trail Cam



The Kee Ranch is a premier large-scale ranch offering located in the northwest quadrant of Oklahoma near the eastern boundary of Woodward County, representing the largest contiguous landholding currently available on the market in this region of the state. Encompassing 2,950± contiguous acres, the ranch offers a rare combination of proven commercial cattle production & exceptional recreational appeal, supported by diverse habitat, abundant water, & well-developed infrastructure. The property features a balanced mix of tall & short grass prairie, improved Old World Bluestem fields, tillable wheat pasture, wooded draws & extensive oak thickets, creating an excellent environment for livestock while also supporting high-quality wildlife habitat. Water resources are a defining strength of the ranch, with numerous natural springs feeding clear-water ponds & spring-fed creeks that rarely freeze, supplemented by stock tanks supplied by rural water meters & groundwater wells. The ranch is cross-fenced into 11 independent pastures, all with established water sources & includes approximately 287± tillable acres per FSA suitable for hay production or winter wheat grazing. The Kee Ranch has been operated by the Kee family for multiple generations as a successful commercial cow-calf operation & has historically supported 225 to 250 animal units annually. Improvements include a well-maintained ranch headquarters with a 2,236± square foot home, shop, barns & working pens. Located approximately 20 miles from Woodward via Highway 412, with convenient access to Enid & Oklahoma City, this is an outstanding opportunity to acquire a large, contiguous, & well-balanced Oklahoma ranch at public auction.

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The Kee Ranch Auction

Western Oklahoma Cattle & Hunting Ranch



Tract 6 Working Pens & Headquarters



Tract 6 House & View



Tract 6 Headquarters

TRACT 1 - 125± ACRES: Located in the southwest portion of the ranch, this tract offers excellent recreational potential with dense cover, oak timber, sumac & plum thickets. A rural water meter is already installed along the county road.

TRACT 2 - 206± ACRES: Situated on the western side of the ranch, this is a highly versatile tract featuring tillable wheat ground, native grass pasture & pockets of dense oak cover. A rural water meter is installed along the county road.

TRACT 3 - 331± ACRES: Located along the south side of the ranch, this tract consists of quality pastureland with extensive wildlife habitat throughout its deep draws. Includes a unique campsite with elevated views. Rural water meter installed along the county road.

TRACT 4 - 290± ACRES: Centrally located, this tract features a mix of mixed-grass prairie & dense wildlife cover. A rural water meter is located at the northwest corner of the property.

TRACT 5 - 548± ACRES: A centerpiece tract within the ranch featuring mixed-grass prairie & multiple canyons with thick cedar, oak & sumac cover. Includes a 30'x20' Quonset-style cabin with propane, electricity, a water well & outstanding panoramic views.

TRACT 6 - 53± ACRES: Ranch Headquarters is anchored by a well-maintained 3 bedroom & 2 bathroom residence with 2,236± square feet of finished living area, additional built-in fireside sitting room with stone fireplace, two living rooms & a newly installed roof. The home also includes a Generac backup generator & offers sweeping views overlooking the surrounding ranchland. Supporting improvements include a 40'x40' fully insulated shop with a 12' overhead door & 18' open-bay lean-to, a 32'x48' calving barn, an additional 18'x40' barn & a set of functional working pens equipped with multiple alleys, hold pens, tub & load-out facilities.

Tract 8 Old World Bluestem Pasture

2,950± acres

Offered in 12 Tracts or Combinations

Tract 11 Spring Fed Creek



TERMS & CONDITIONS:

PROCEDURE: Tracts 1 through 12 will be offered in individual tracts, in any combination of these tracts, or as the whole property. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the whole property may compete. The property will be sold in the manner resulting in the highest total sale price.

BUYER'S PREMIUM: The purchase price will be the bid amount plus a 4% buyer's premium.

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, & 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 title by Trustees Deed and/or Warranty Deed.

EVIDENCE OF TITLE; TITLE INSURANCE: Sellers shall furnish at Sellers' expense an updated title insurance commitment dis-

Tract 9 Old World Bluestem



TRACT 7 - 320± ACRES: Located near the center of the ranch, this tract includes three stunning spring-fed ponds & a 1,904± square foot, 3-bedroom, 3-bath home, ideal as a hunting lodge or foreman's residence.

TRACT 8 - 76± ACRES: Located along the eastern boundary, this tract includes Old World Bluestem pasture & approximately 36± tillable acres per FSA, predominately Carey silt loam soils. A heavily wooded draw provides excellent hunting potential.

TRACT 9 - 161± ACRES: Situated in the north-eastern corner, this tract offers excellent pasture or hay ground with 98± tillable acres per FSA, primarily Carey silt loam soils currently in Old World Bluestem.

TRACT 10 - 80± ACRES: Located on the north end of the ranch, this tract includes approximately 27± tillable acres, two ponds & a tree-lined draw along the east boundary with heavy deer sign.

TRACT 11 - 320± ACRES: Predominately mixed-grass pasture with wooded draws, featuring a clear-water pond along the south boundary & a spring-fed creek running north to south across the tract.

TRACT 12 - 440± ACRES: An outstanding large-acreage tract on the north end of the ranch featuring mixed-grass prairie, two large draws with dense cover, two spring-fed ponds & an 11± acre tillable field well suited for wheat pasture or food plots.



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Tract 5 Looking Northwest



Tract 12 Northeast View

closing fee simple title to the real estate in the name of Sellers (free & clear of any material encumbrance that does not constitute a Permitted Exception) as of a date after the Auction & prior to closing, subject to all standard requirements, conditions & exceptions & subject to the Permitted Exceptions. If Buyer and/or Buyer's lender elect(s) to purchase title insurance, the cost of issuing the owner's and/or lender's title insurance policy, & any desired endorsements, shall be at Buyer's sole expense.
CLOSING: The closing shall take place 45 days after the auction or as soon thereafter as survey & applicable closing documents are completed by Seller.
POSSESSION: Possession shall be at closing.
REAL ESTATE TAXES: Real Estate taxes shall be prorated to the date of closing.
MINERALS: Seller specifically excepts & reserves all minerals, including without limitation, oil, gas, coal, coalbed methane, & all other hydrocarbons, lignite, & all metallic minerals, etc., if any, associated with the referenced real estate, & the term "Property" shall not include any mineral rights.
ACREAGE & DIMENSIONS: All acreages & dimensions are approximate & 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 & Auction Company, Inc. & their representatives are exclusive agents of the Seller.
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<i>March</i>	Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6	7
	8	9	10	11	12	13	14
	15	16	17	18	19	20	21
	22	23	24	25	26	27	28
	29	30	31				

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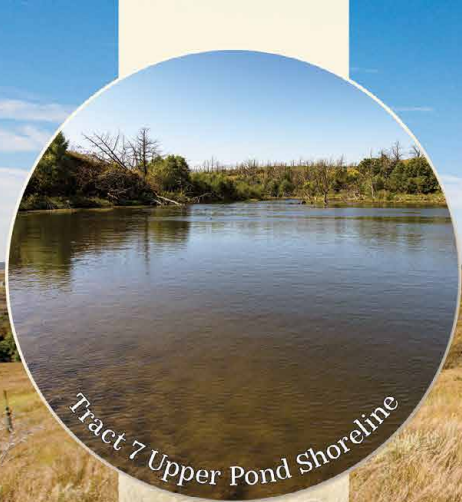
The Kee Ranch Auction

Western Oklahoma Cattle & Hunting Ranch



2,950[±] acres

Offered in 12 Tracts or Combinations



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The Kee Ranch Auction

Western Oklahoma Cattle & Hunting Ranch

Tract 3 Ridgeline

2,950[±] acres

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