

PRIME 114± ACRE PROPERTY AUCTION IN DURANT, OK

VERSATILE LAND NEAR CHOCTAW CASINO



AUCTION

BID NOW
THRU
JUNE 20
6PM CT

This remarkable property spans 114± acres and features two homes, offering a unique opportunity for expansive living or potential rental income.

POTENTIAL USES

RANCH

Performance Horse/Equestrian, Cattle Operation, Farming

COMMERCIAL

Prime location for commercial development near Choctaw Casino, investors could consider conversion of the property to a winery, wedding venue, indoor sports entertainment venue such as climate controlled golfing, restaurant, sports bar, RV park, etc.

RESIDENTIAL

Residential development in this area is also a hot market.

IMMEDIATE RETURN ON INVESTMENT OPPORTUNITIES:

VRBO one or both homes. With a three-minute drive to the Choctaw Casino and Resort and their expansive weekend concert lineups, VRBO's in the area are a hot market with projected monthly revenue from weekend rentals of both homes estimated to be \$10,000 - \$15,000 per month.

PROPERTY LOCATION: 1714 RODEO RD, DURANT, OK 74701 PREVIEW DATES: MAY 30 • 6 PM CT | JUNE 9 • 2 PM CT | JUNE 15 • 3 PM CT



PRIME 114± ACRE PROPERTY AUCTION IN DURANT, OK

VERSATILE LAND NEAR CHOCTAW CASINO



This versatile property is perfect for various purposes including commercial, ranch, wedding venue, winery, and more.

Main House

- 4,858± sq ft, 5 BR/4 BA

Second House

- 1,900± sq ft (MOL)
- 3 BR/2 BA, with a Loft for an Office or Additional Sleeping Quarters
- Hot Tub/Spa with Heat/AC

Property Features

- Outdoor Amenities
- Ext Fireplace/Pit
- Horse Permitted
- Hot Tub/Spa
- Inground Gunite Pool



AUCTION

BID NOW
THRU
JUNE 20
6PM CT

United Country
Real Estate

**Oklahoma Land
& Auction**

James Dolezalek, Real Estate Agent, ALC
Tracy Stoner, Real Estate Agent | 580-775-0354

903-815-6166 | OKLandAndAuction.com

Visit the website for complete auction terms and conditions. Franchise office is independently owned and operated.



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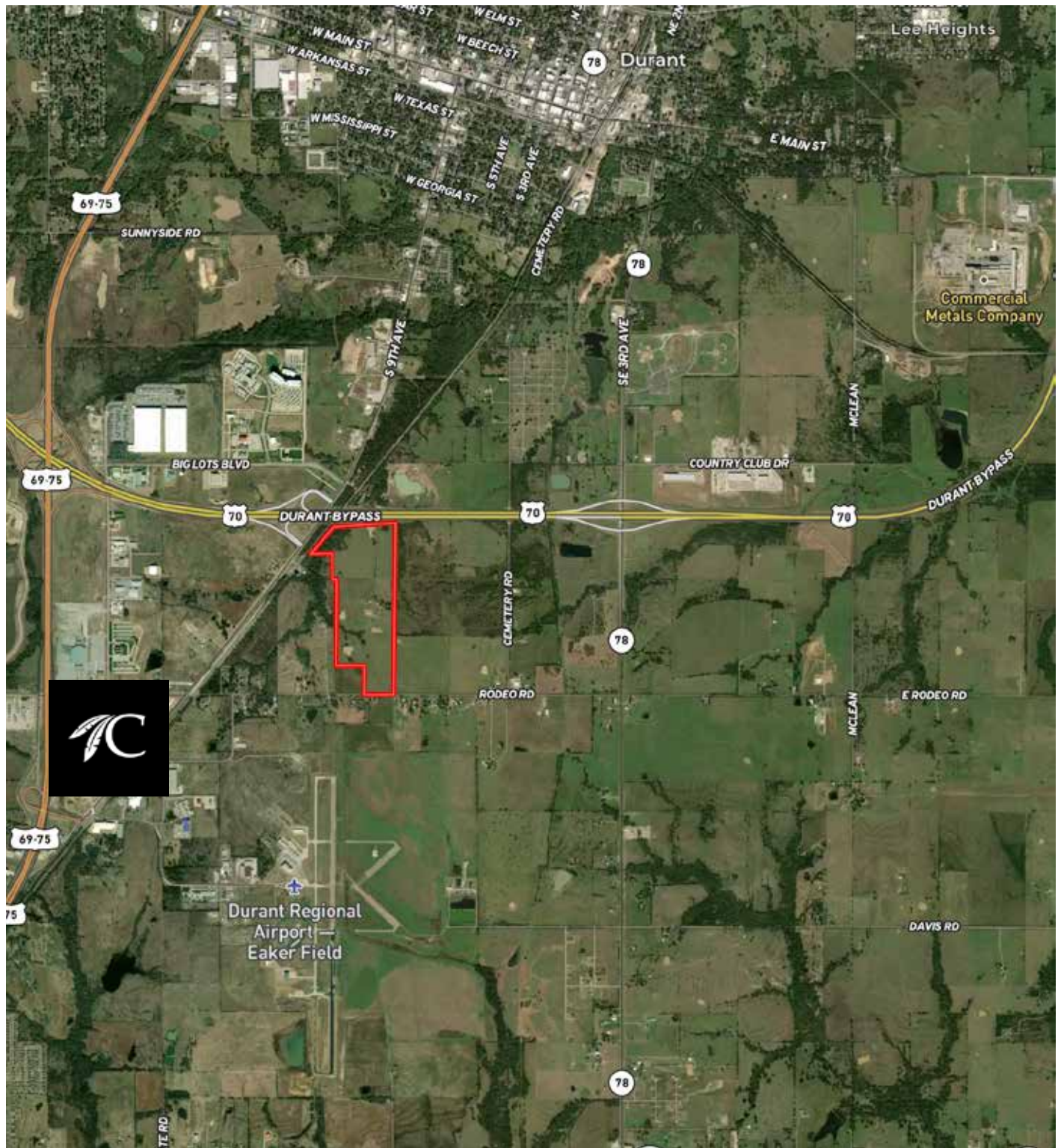
Auction
Manager

James Dolezalek | 903-815-6166
Tracy Stoner | 580-775-0354.

DISCLAIMER: All Information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. United Country - Coffey Realty & Auction assumes no liability for the information provided.

LOCATION

MAP



TERMS & CONDITIONS

OF THE AUCTION

TERMS & CONDITIONS

Ferguson - Real Estate Auction

1714 Rodeo Rd.
Durant, Oklahoma

Legal Description

0000-07-07S-09E-4-006-00 - SEC 07-07S-09E A TRACT IN SE/4 BEGINNING AT SE/C THEN S890026W A DISTANCE OF 481.57 FT THEN N005934W A DISTANCE OF 1763.41 FT AS POB THEN S891229W A DISTANCE OF 471.48 FT THEN N002740W A DISTANCE OF 471.48 FT THEN N891229E A DISTANCE OF 471.48 FT THEN S002740E A DISTANCE OF 471.48 FT TO POB

- The property will be sold at Public "Online - Internet Auction", ending June 20, 2024
- The property will be sold subject to seller's confirmation (sells with reserve).
- Property sells As-Is with no warranties expressed or implied
- The auction is Subject to prior sale (the property can be purchased prior to the end of the auction)
- The seller reserves the right to cancel the auction at any time prior to the final bid closing
- Buyers Premium
 - An **10%** buyer's premium will be added to the final bid and charged to the buyer, the final bid plus the 10% Buyer's premium will establish the final sales price.
- A down payment of **\$15,000.00** must be paid by the successful bidder by direct wire transfer within 24 hours of acceptance of the auction contract by the sellers. Down payment will be payable to Modern Abstract & Title Co. The down payment deposit will be non-refundable; your bidding is not conditional upon financing, so be sure you have arranged financing, if needed, and are capable of paying cash at closing. The balance of the purchase price will be due via a wire transfer to the closing company, on delivery of insurable title on or before July 19, 2024
 - A promissory note will be signed along with the down payment.
- Final closing is NOT contingent upon financing.
- The property will be conveyed by a Warranty Deed
- The seller agrees to furnish buyer(s) with an owner's policy of Title Insurance Policy at closing.
- Real Estate Taxes: the taxes will be prorated to the day of closing.
- Closing:
 - Closing shall take place at the office of: **Modern Abstract & Title Co., Durant**
 - Closing fee will be paid by the buyer.
 - Closing will be held on or before July 19, 2024
- Possession will be granted at final closing.
- The successful Bidder shall execute electronically an "Auction Real Estate Sales Contract" for the property immediately after being declared the Successful Bidder by the Auctioneer.
- Each potential Bidder is responsible for conducting at their own risk, their own independent inspections, investigations, and due diligence concerning the property.
 - Further; Property sells as-is with no warranties expressed or implied
- United Country Oklahoma Land & Auction and their representatives are exclusive agents of the Seller.
- All announcements made up to the final close of the Auction bidding take precedence over all advertising, oral or printed material.
- All information was gathered from reliable sources and is believed to be correct as of the date this brochure is published; however the seller or auctioneers have not independently verified this information. Auction plats and drawings are not to be relied on as for representation purposes only. Its accuracy is not warranted in any way. There is no obligation on the part of the sellers or auctioneer to update this information.

SALE SITE: Internet Only

VIEWING INSTRUCTIONS: May 30th @ 6 pm | June 9th @ 2 pm | June 15th @ 3 pm

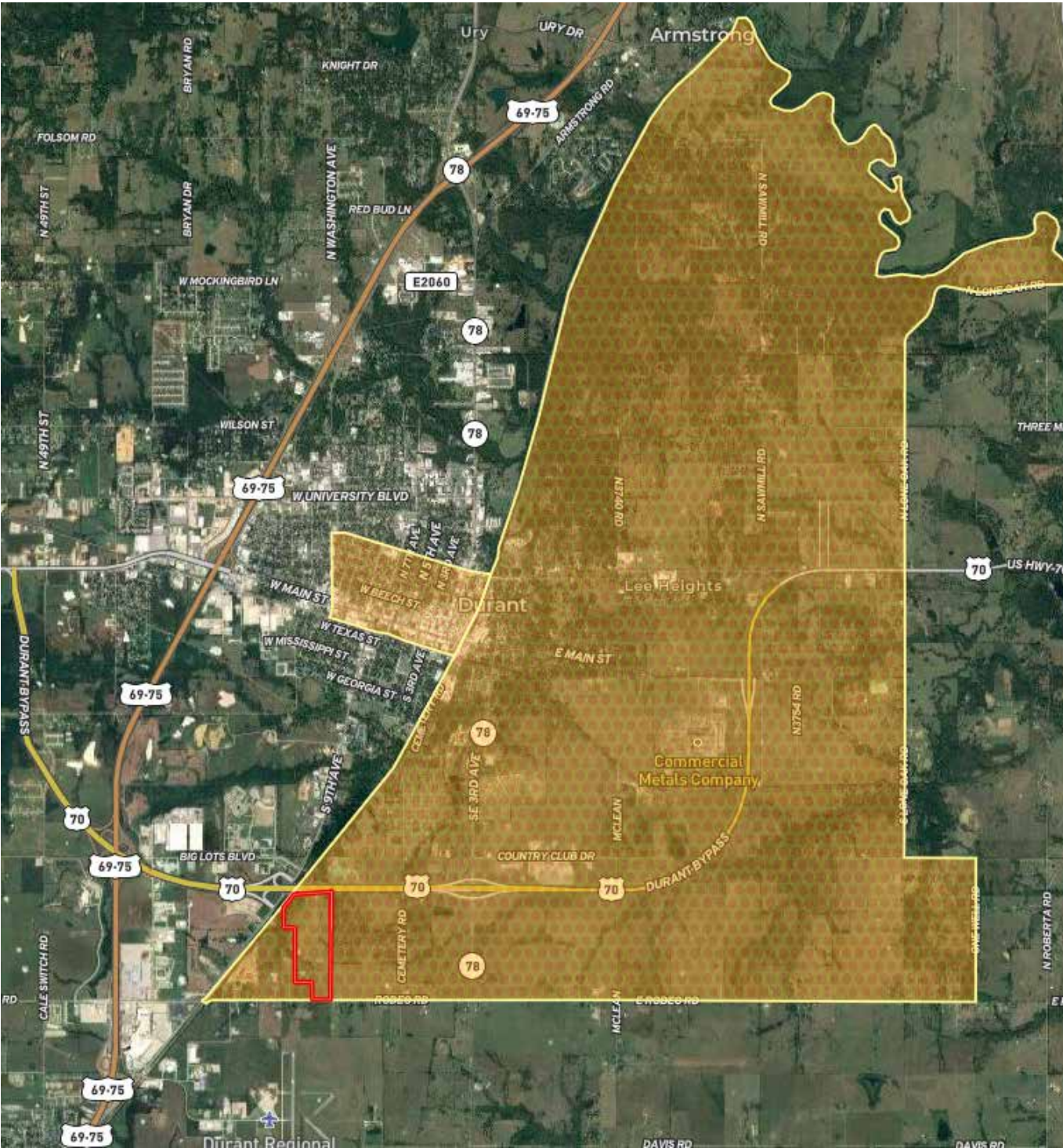
The viewing of the property will be at the viewer's own risk. The Seller, Auctioneer nor the Listing Agency may not be held responsible for accidents.

For questions call or text James Dolezalek | 903-815-6166 or Tracy Stoner | 580-775-0354.

I do hereby agree to these Auction Terms & Conditions.

Buyer

MAP



PROPERTY INFORMATION

Auction Ends: June 20th @ 6pm CST at OKLandandAuction.com

Preview Dates:

May 30th at 6 pm

June 9th at 2 pm

June 15th at 3 pm

The property is located in a highly sought after area within a mile of Choctaw Casino. This is the largest piece of land for sale located within the area with frontage on both Rodeo Road and the highway bypass. The property is currently being used as a cow/calf operation and performance horse ranch, however, the prime location gives this property unlimited versatility. Purchase the property in it's entirety and enjoy the luxury of a 4800 sq ft primary residence that is complete with commercial grade Thermador appliances, heated 20 x 40 pool with spa, outdoor kitchen and a large entertainment room complete with custom bar.

The 1900 sq ft second home can be used as a guest/ranch hand house, office, or use it for immediate return on investment by capitalizing on the hot VRBO market in the area. (Estimated \$500-\$700/night as a VRBO with high demand for this type of property with a short 3 minute drive to the casino and five minute drive to the airport). Also capture another immediate return on investment by utilizing the parcel with bypass frontage for marketing such as billboard advertisement.

If you are looking for an investment property, look no further. The location of this property lends itself to almost any market. Buy it now and enjoy living in the tranquil oasis that the half mile long driveway provides or began your dream of becoming a real estate mogul with a property that can be as diversified as your imagination will allow. Commercial investors could consider conversion of the property to a winery, wedding venue, indoor sports entertainment venue such as climate controlled golfing, restaurant, sports bar, RV park, etc. Residential development in this area is also a hot market. This property's driveway sits on a section line and should the buyer be interested, it could be easily opened as a county road to allow access and development to all or part of the 114 acres for residential or commercial usage.

Main House:

- 4858 sq ft (MOL)
- 5 bedroom, 3.5 bath
- Large kitchen with 16 ft island and commercial grade Thermador appliances including a
 - total of 4 ovens and 6 range stove
- Luxury appliances
- Granite countertops
- 20 x 40 foot heated/lighted pool with spa
- Outdoor kitchen
- Large entertainment room with custom bar
- Wired for Satellite
- Wired for high-speed internet
- Floored attic
- Security system – owned
- Vaulted ceilings
- Vinyl windows
- Tile & vinyl flooring
- Gas log fireplace

PROPERTY

INFORMATION

Second House:

- 1900 sq ft (MOL)
- 3 bedroom, 2 bath, with a loft for an office or additional sleeping quarters
- Hot Tub/Spa with heat/ac

Outdoor Structures:

- 36 x 60 Horse Barn with 5 Priefert horse stalls with 30/50 amp electrical outlet for RV, camper, etc.
- Hay Barn
- Shop
- Loafing sheds
- Additional covered parking

Land Information:

- 4 ponds
- Mature trees
- Frontage on two major roads
- Buyer could request driveway to be opened as a county road

Potential Uses:

The location and layout of this amazing property makes it highly versatile including potential for:

Ranch:

Performance Horse/Equestrian, Cattle Operation, Farming

Commercial:

Prime location for commercial development given its proximity to the Choctaw Casino and major highways. Commercial investors could consider conversion of the property to a winery, wedding venue, indoor sports entertainment venue such as climate controlled golfing, restaurant, sports bar, RV park, etc.

Residential:

Residential development in this area is also a hot market. This property's driveway sits on a section line and should the buyer be interested, it could be easily opened as a county road to allow access and development to all or part of the 114 acres for residential or commercial usage.

Immediate Return on Investment Opportunities:

VRBO one or both homes. With a three minute drive to the Choctaw Casino and Resort and their expansive weekend concert lineups, VRBO's in the area are a hot market with projected monthly revenue from weekend rentals of both homes estimated to be \$10,000-\$15,000 per month.

Commercial marketing on bypass parcel with potential for billboard marketing.

AUCTION BIDDING

PROCESS

- Go to website: OKLandandAuction.com
- Click on "Auction Info"
- Move down the page to "Prime 114± Acre Property Auction Durant, OK - Choctaw Casino"
- Click on "Bidding Open"
- A new page will open, and you will then see (to the right and down of the photo) "Register to Bid". Click on that. You will then be asked to create a login and password. (Note: Please keep this login and password information in a safe place so you can remember it for future login needs)
- Once you have created an account and successfully logged in and registered for the auction you will receive an email with Terms & Conditions and a bid certification form. (These forms will be sent electronically, and your bids will show pending until these forms are completed.)
- Once forms have been successfully signed and submitted you will be approved for bidding.

For any bidding questions please contact:
Christa Barlow - 405-377-1818

PROPERTY DETAILS

Report A Violation



General Information

Style: **Ranch** House Size :
 Beds: **5** Acres: **112.00** SqFt: **4858/BP**
 Baths: **3/1** Lt Size-Sqft: **4,878,720** SqFt2:
 Dir Hse Faces: **S** SqFt3:
 Year Built: **2020/Court House** # Stories: **1.0**
 Pool: **Inground, Gunite** Storm Shelter: **Safe Room (outdoor)**
 Garage: **2, Attached, Elec Overhead Door, Shelves,**
 Roof: **Storage, Work Area**
Asphalt / Fiberglass
 Lot Description: **Additional Land Available, Additional Residence, Farm and Ranch, Mature**
 Legal: **Trees, Pond, Rolling, Terraced**
See deeds for legal

Remarks

Remarks: **A backdrop of southern living sets the stage for this remarkable 112(mol) acre estate stretching to Hwy 70W bypass. It's comprised of 3 parcels and will transcend your expectations with multiple residences, welcoming family and friends, have on-site ranch hands, or staging for a vacation rental by owner all within a mere 2 minutes away from Choctaw Casino & Resort and minutes from Ok/Tx border . Living spaces and bedroom suites are luxuriously appointed and feature amenities for entertaining and relaxation alike. The main house is 4958 sf with approx 120 sf added to the master suite totaling approx 7000 sf under roof, the great room is flanked by an intimate family room and large dining. The kitchen is a bustling hub of culinary activity, adorned with sleek countertops, luxury thermador appliances, an array of cabinetry, and walk-in pantry. The master suite is perfectly designed to indulge in the serenity of your surroundings as you sip morning coffee or unwind with evening cocktails by your heated pool or relax in your hot tub. The guest wing accommodates four beautifully private bedrooms, all with ensuites. Throughout the property, you will find a permanently installed Generac home backup generator, a total of four ponds, cozy horse barn with 6 stalls, cattle working pens, hay barns, covered space for all of your farm equipment, and an outdoor arena. Complementing the main house is a guest house that provides ample space for family and friends, ensuring privacy and comfort during their stay. The guest home is 1900 sf of open floor plan equipped with 3 bedrooms, 2 bathroom and a loft overlooking the great room. Spending time on this property will make the rest of the world seemingly disappear.**

Listing Information

Counter Top Material: Granite, Quartz	Windows: Vinyl
Mineral Rights: Included	Patio/Deck: Arbor, Covered Patio, Covered Porch, Deck, Pergola, Porch
Foundation: Slab	Fence: Barbed, Cross Fenced, Electric Gate
Exterior: Hardie Plank	Exterior Features: Ext. Fireplace / Fire pit, Gutters, Horse Permitted, Hot Tub/Spa, Outdoor Kitchen, Sidewalk
Floors: Tile, Vinyl	Additional Bldgs: Barn, Shed, Stable, Storage
Basement:	Construction: Wood Frame
Accessibility Amen: 32 in or 36 in Doors	Handicap: Yes Census Tract:

Features & Utilities

Water: City	Hot Water: 2+ Zoned, Gas	Sewer: Septic Tank
Fireplaces: 1/ Gas Logs	Appliances Incl: Dishwasher, Microwave, Range/Oven, Refrigerator	
Heating: Gas/Electric/3+ Units, Central, Heat Pump, Zone	Cooling: 3+ Units, Central AC, Heat Pump - Geothermal, Zoned	
Range Description: Built-in	Oven Description: Built-in, Double	
Energy: Ceiling Fans, Programmable Thermostat, Storm Windows, Vent Ridge		
Interior: 9+ Ceilings, Cable TV Wired, Floored Attic, Hot Tub, High Speed Internet, Internet Wired, Satellite Dish Wired, Security System-Owned, Smoke Detector, Vaulted Ceiling, Wet Bar		
Utility Connect Avail: Electric, Gas, Generator Ready, Phone, Water		
Appliance Connections: Dryer-Electric (220), Electric, Gas, Hot Water Heater-Gas, Oven-Gas, Range-Gas, Telephone, Washer Connection		

Room Features

Under Const: # of Liv Areas: **1**

School Information

School District: Calera - Sch Dist (CA3)	Grade School: Calera
Middle/Jr High School:	High School: Calera

HOA Information

HOA: No	HOA Fee: /	Unit: % Interest:
Pets Allowed: Yes	Conversion:	Refusal:
Condo Fee Includes:		Amenities: None

Taxes

Taxes/Tax Yr/Tax ID: **\$2,768/2023/0000-07-07S-09E-4-006-00** Homestead: **No**

Finance/Warranty Information

Assumable Loan: No	Loan Int Rate:	Non-Qualifying: PITI:
Loan Balance:	Fin Opt/Used: Conventional, Other/	

Green Rating & Features

Green Certified: No	Rating Org:	Energy Star Rated:	HERS Rated:
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Lakes and Rivers Information

Lakes & Rivers: Texoma Lake	Dist to Lake/River: Less than 10 Miles
Lake/Water Amen: Other	

Office and Showing Information

Listing Office: Epique Realty (3979)	Office Phone: (888) 893-3537	Accept Delivery: Yes
Listing Associate: Tracy Stoner (200924)	Contact Phone: (580) 775-0354	Corp/Relocate: No
Associate Lic #: 200924	Company OREC #: 208540	
Listing Team Name:	Limited Service: No	
Owner: Tiffany R Ferguson	Owner Phone Req: No	Short Sale: No
Compensation: 2.5%	Flood Notice Req: Yes	Lender Owned: No
OREC Disclosure Type: Disclosure	Occupied: Yes	Original List Price: \$2,900,000
List Agreement Type: Excl Right to Sell	Keybox Type: Combo	
Showing Contact: Call Agent	Possession: At Closing	
Warranty: None		

PROPERTY DISCLOSURES

Authentign ID: D30AAEFE-67B1-EE11-6925-6045B0DCBBD3

APPENDIX A. RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENT

Notice to Seller: Oklahoma Law (the "Residential Property Condition Disclosure Act," Title 60, O.S., §831 et seq., effective July 1, 1995) requires Sellers of 1 and/or 2 residential dwelling units to complete this form. A Seller must complete, sign and date this disclosure form and deliver it or cause it to be delivered to a purchaser as soon as practicable, but in any event no later than before an offer is accepted by the Seller. If the Seller becomes aware of a defect after delivery of this statement, but before the Seller accepts an offer to purchase, the Seller must deliver or cause to be delivered an amended disclosure statement disclosing the newly discovered defect to the Purchaser. If the disclosure form or amendment is delivered to a Purchaser after an offer to purchase has been made by the Purchaser, the offer to purchase shall be accepted by the Seller only after a Purchaser has acknowledged receipt of this statement and confirmed the offer to purchase in writing.

Notice to Purchaser: The declarations and information contained in this disclosure statement are not warranties, express or implied of any kind, and are not a substitute for any inspections or warranties the Purchaser may wish to obtain. The information contained in this disclosure statement is not intended to be a part of any contract between the Purchaser and Seller. The information and statements contained in this disclosure statement are declarations and representations of the Seller and are not the representations of the real estate licensee.

"Defect" means a condition, malfunction, or problem that would have a materially adverse effect on the monetary value of the property, or that would impair the health or safety of future occupants of the property. 59 O.S. Section 832(9).

LOCATION OF SUBJECT PROPERTY	1714	Rodeo Road
	Durant	OK 74701
SELLER IS <input checked="" type="checkbox"/> IS NOT <input type="checkbox"/> OCCUPYING THE SUBJECT PROPERTY.		

Instructions to the Seller: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Complete this form yourself. (4) If an item is not on the property, or will not be included in the sale, mark "None/Not Included." If you do not know the facts, mark "Do Not Know if Working." (5) The date of completion by you may not be more than 180 days prior to the date this form is received by a purchaser.

ARE THE ITEMS LISTED BELOW IN NORMAL WORKING ORDER?

Appliances/Systems/Services (Continued on Page 2)	Working	Not Working	Do Not Know if Working	None/ Not Included
Sprinkler System	<input checked="" type="checkbox"/>			
Swimming Pool	<input checked="" type="checkbox"/>			
Hot Tub/Spa	<input checked="" type="checkbox"/>			
Water Heater <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Solar	<input checked="" type="checkbox"/>			
Water Purifier				<input checked="" type="checkbox"/>
Water Softener <input type="checkbox"/> Leased <input type="checkbox"/> Owned				<input checked="" type="checkbox"/>
Sump Pump				<input checked="" type="checkbox"/>
Plumbing	<input checked="" type="checkbox"/>			
Whirlpool Tub	<input checked="" type="checkbox"/>			
Sewer System <input type="checkbox"/> Public <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Lagoon	<input checked="" type="checkbox"/>			
Air Conditioning System <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas <input type="checkbox"/> Heat Pump	<input checked="" type="checkbox"/>			
Window Air Conditioner(s)				<input checked="" type="checkbox"/>
Attic Fan				<input checked="" type="checkbox"/>
Fireplaces	<input checked="" type="checkbox"/>			
Heating System <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas <input type="checkbox"/> Heat Pump	<input checked="" type="checkbox"/>			
Humidifier				<input checked="" type="checkbox"/>
Ceiling Fans	<input checked="" type="checkbox"/>			
Gas Supply <input type="checkbox"/> Public <input checked="" type="checkbox"/> Propane <input type="checkbox"/> Butane	<input checked="" type="checkbox"/>			
Propane Tank <input checked="" type="checkbox"/> Leased <input checked="" type="checkbox"/> Owned	<input checked="" type="checkbox"/>			
Electric Air Purifier				<input checked="" type="checkbox"/>
Garage Door Opener	<input checked="" type="checkbox"/>			
Intercom				<input checked="" type="checkbox"/>
Central Vacuum				<input checked="" type="checkbox"/>
Security System <input checked="" type="checkbox"/> Leased <input type="checkbox"/> Owned <input checked="" type="checkbox"/> Monitored <input type="checkbox"/> Financed	<input checked="" type="checkbox"/>			

PROPERTY DISCLOSURES

Authentication ID: D30AAEF6-67B1-EE11-8925-60456DCBBD3

Authentication ID: D30AAEF6-67B1-EE11-8925-60456DCBBD3

LOCATION OF SUBJECT PROPERTY	1714	Rodeo Road
	Durant	OK 74701

Appliances/Systems/Services (Continued from Page 1)	Working	Not Working	Do Not Know if Working	None/ Not Included
Smoke Detectors	<input checked="" type="checkbox"/>			
Dishwasher	<input checked="" type="checkbox"/>			
Electrical Wiring	<input checked="" type="checkbox"/>			
Garbage Disposal				<input checked="" type="checkbox"/>
Gas Grill				<input checked="" type="checkbox"/>
Vent Hood	<input checked="" type="checkbox"/>			
Microwave Oven	<input checked="" type="checkbox"/>			
Built-in Oven/Range	<input checked="" type="checkbox"/>			
Kitchen Stove	<input checked="" type="checkbox"/>			
Trash Compactor				<input checked="" type="checkbox"/>
Solar Panels & Generators <input type="checkbox"/> Leased <input type="checkbox"/> Owned <input type="checkbox"/> Financed				<input checked="" type="checkbox"/>
Source of Household Water <input checked="" type="checkbox"/> Public <input type="checkbox"/> Well <input type="checkbox"/> Private/Rural District	<input checked="" type="checkbox"/>			

IF YOU ANSWERED Not Working to any items on pages 1 and 2, please explain. Attach additional pages with your signature.

Zoning and Historical	
1. Property is zoned: (Check One) <input type="checkbox"/> residential <input type="checkbox"/> commercial <input type="checkbox"/> historical <input type="checkbox"/> office <input checked="" type="checkbox"/> agricultural <input type="checkbox"/> industrial <input type="checkbox"/> urban conservation <input type="checkbox"/> other <input type="checkbox"/> unknown	
2. Is the property designated as historical or located in a registered historical district or historic preservation overlay district? (Check one) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown	
Flood and Water	Yes No
3. What is the flood zone status of the property? <u>Unknown</u>	
4. Are you aware if the property is located in a floodway as defined in the Oklahoma Floodplain Management Act?	<input checked="" type="checkbox"/>
5. Are you aware of any flood insurance requirements concerning the property?	<input checked="" type="checkbox"/>
6. Are you aware of any flood insurance on the property?	<input checked="" type="checkbox"/>
7. Are you aware of the property being damaged or affected by flood, storm run-off, sewer backup, draining or grading defects?	<input checked="" type="checkbox"/>
8. Are you aware of any surface or ground water drainage systems which assist in draining the property, e.g. "French Drains?"	<input checked="" type="checkbox"/>
9. Are you aware of any occurrence of water in the heating and air conditioning duct system?	<input checked="" type="checkbox"/>
10. Are you aware of water seepage, leakage or other draining defects in any of the improvements on the property?	<input checked="" type="checkbox"/>
Additions/Alterations/Repairs (Continued on Page 3)	Yes No
11. Are you aware of any additions being made without required permits?	<input checked="" type="checkbox"/>
12. Are you aware of any previous foundation repairs?	<input checked="" type="checkbox"/>
13. Are you aware of any alterations or repairs having been made to correct defects?	<input checked="" type="checkbox"/>
14. Are you aware of any defect or condition affecting the interior or exterior walls, ceilings, roof structure, slab/foundation, basement/storm cellar, floors, windows, doors, fences or garage?	<input checked="" type="checkbox"/>
15. Are you aware of the roof covering ever being repaired or replaced during your ownership of the property?	<input checked="" type="checkbox"/>

PROPERTY DISCLOSURES

Authentisign ID: D30AAEFE-67B1-EE11-8925-8045BDDCCBBD3

LOCATION OF SUBJECT PROPERTY		1714	Rodeo Road
		Durant	OK 74701

Additions/Alterations/Repairs (Continued from Page 2)	Yes	No
16. Approximate age of roof covering, if known <u>14</u> number of layers, if known _____		
17. Do you know of any current defects with the roof covering?		<input checked="" type="checkbox"/>
18. Are you aware of treatment for termite or wood-destroying organism infestation?		<input checked="" type="checkbox"/>
19. Are you aware of a termite bait system installed on the property?	<input checked="" type="checkbox"/>	
20. If yes, is it being monitored by a licensed exterminating company? If yes, annual cost \$ _____	<input checked="" type="checkbox"/>	
21. Are you aware of any damage caused by termites or wood-destroying organisms?		<input checked="" type="checkbox"/>
22. Are you aware of major fire, tornado, hail, earthquake or wind damage?		<input checked="" type="checkbox"/>
23. Have you ever received payment on an insurance claim for damages to residential property and/or any improvements which were not repaired?		<input checked="" type="checkbox"/>
24. Are you aware of defects pertaining to sewer, septic, lateral lines or aerobic system?		<input checked="" type="checkbox"/>
Environmental	Yes	No
25. Are you aware of the presence of asbestos?		<input checked="" type="checkbox"/>
26. Are you aware of the presence of radon gas?		<input checked="" type="checkbox"/>
27. Have you tested for radon gas?		<input checked="" type="checkbox"/>
28. Are you aware of the presence of lead-based paint?		<input checked="" type="checkbox"/>
29. Have you tested for lead-based paint?		<input checked="" type="checkbox"/>
30. Are you aware of any underground storage tanks on the property?		<input checked="" type="checkbox"/>
31. Are you aware of the presence of a landfill on the property?		<input checked="" type="checkbox"/>
32. Are you aware of the existence of hazardous or regulated materials and other conditions having an environmental impact?		<input checked="" type="checkbox"/>
33. Are you aware of the existence of prior manufacturing of methamphetamine?		<input checked="" type="checkbox"/>
34. Have you had the property inspected for mold?		<input checked="" type="checkbox"/>
35. Are you aware of any remedial treatment for mold on the property?		<input checked="" type="checkbox"/>
36. Are you aware of any condition on the property that would impair the health or safety of the occupants?		<input checked="" type="checkbox"/>
37. Are you aware of any wells located on the property? <u>water well</u>		<input checked="" type="checkbox"/>
38. Are you aware of any dams located on the property? If yes, are you responsible for the maintenance of that dam? <input type="checkbox"/> Yes <input type="checkbox"/> No		<input checked="" type="checkbox"/>
Property Shared in Common, Easements, Homeowner's Associations and Legal (Continued on Page 4)	Yes	No
39. Are you aware of features of the property shared in common with the adjoining landowners, such as fences, driveways, and roads whose use or responsibility has an effect on the property?		<input checked="" type="checkbox"/>
40. Other than utility easements serving the property, are you aware of any easements or right-of-ways affecting the property?		<input checked="" type="checkbox"/>
41. Are you aware of encroachments affecting the property?		<input checked="" type="checkbox"/>
42. Are you aware of a mandatory homeowner's association? Amount of dues \$ _____ Special Assessment \$ _____ Payable: (check one) <input type="checkbox"/> monthly <input type="checkbox"/> quarterly <input type="checkbox"/> annually Are there unpaid dues or assessments for the property? <input type="checkbox"/> YES <input type="checkbox"/> NO If yes, what is the amount? \$ _____ Manager's Name _____ Phone Number _____		<input checked="" type="checkbox"/>
43. Are you aware of any zoning, building code or setback requirement violations?		<input checked="" type="checkbox"/>
44. Are you aware of any notices from any government or government-sponsored agencies or any other entities affecting the property?		<input checked="" type="checkbox"/>
45. Are you aware of any surface leases, including but not limited to agricultural, commercial or oil and gas?		<input checked="" type="checkbox"/>

PROPERTY DISCLOSURES

Authentign ID: D30AAEFE-67B1-EE11-8925-6045BDDCBB03

LOCATION OF SUBJECT PROPERTY	1714	Rodeo Road
	Durant	OK 74701

Property Shared in Common, Easements, Homeowner's Associations and Legal (Continued from Page 3)	Yes	No
46. Are you aware of any filed litigation or lawsuits directly or indirectly affecting the property, including a foreclosure?		<input checked="" type="checkbox"/>
47. Is the property located in a fire district which requires payment? If yes, amount of fee \$ _____ Paid to Whom _____ Payable: (check one) <input type="checkbox"/> monthly <input type="checkbox"/> quarterly <input type="checkbox"/> annually		<input checked="" type="checkbox"/>
48. Is the property located in a private utility district? Check applicable <input type="checkbox"/> Water <input type="checkbox"/> Garbage <input type="checkbox"/> Sewer <input type="checkbox"/> Other _____ If other, explain _____ Initial membership fee \$ _____ Annual membership fee \$ _____ (if more than one utility attach additional pages)		<input checked="" type="checkbox"/>
Miscellaneous	Yes	No
49. Are you aware of other defect(s) affecting the property not disclosed above?		<input checked="" type="checkbox"/>
50. Are you aware of any other fees, leases, liens or dues required on the property that you have not disclosed?		<input checked="" type="checkbox"/>

If you answered YES to any of the items on pages 2-4, list the item number(s) and explain. If needed, attach additional pages with your signature(s), date(s) and location of the subject property.

2. This Agreement begins on _____ and terminates (except for the provisions of Paragraph 3) on _____.

3. Seller agrees to pay a commission equal to the greater of _____ % (5% if not stated) of the net sales price of the property plus \$ _____ (5% if not stated), upon occurrence of any of the following:

a. The sale or exchange of the Property during the term of this Agreement, whether procured by Broker, Seller, or a third person;

b. The sale or exchange of the Property within _____ days after the termination of this Agreement, if with anyone to whom Broker has shown the Property, or a whom an Broker has negotiated concerning the Property prior to the termination of this Agreement.

On the date this form is signed, the seller states that based on seller's **CURRENT ACTUAL KNOWLEDGE** of the property, the information contained above is true and accurate.

Are there any additional pages attached to this disclosure? ☐ YES ☒ NO If yes, how many? _____

Seller's Signature
Tiffany Ferguson

Date

Seller's Signature

Date

A real estate licensee has no duty to the Seller or the Purchaser to conduct an independent inspection of the property and has no duty to independently verify the accuracy or completeness of any statement made by the Seller in the disclosure statement.

The Purchaser understands that the disclosures given by the Seller on this statement are not a warranty of condition. The Purchaser is urged to carefully inspect the property, and, if desired, to have the property inspected by a licensed expert. For specific uses, restrictions and flood zone status, contact the local planning, zoning and/or engineering department. The Purchaser acknowledges that the Purchaser has read and received a signed copy of this statement. This completed acknowledgement should accompany an offer to purchase on the property identified. This is to advise that this disclosure statement is not valid after 180 days from the date completed by the Seller.

Purchaser's Signature

Date

Purchaser's Signature

Date

The disclosure and disclaimer statement forms and the Oklahoma Residential Property Condition Disclosure Act information pamphlet are made available at the Oklahoma Real Estate Commission website www.orec.ok.gov.

PROPERTY DISCLOSURES

Authentisign ID: FDA9124D-88CA-EE11-85F9-604580D68161

APPENDIX A. RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENT

Notice to Seller: Oklahoma Law (the "Residential Property Condition Disclosure Act," Title 60, O.S., §831 et seq., effective July 1, 1995) requires Sellers of 1 and/or 2 residential dwelling units to complete this form. A Seller must complete, sign and date this disclosure form and deliver it or cause it to be delivered to a purchaser as soon as practicable, but in any event no later than before an offer is accepted by the Seller. If the Seller becomes aware of a defect after delivery of this statement, but before the Seller accepts an offer to purchase, the Seller must deliver or cause to be delivered an amended disclosure statement disclosing the newly discovered defect to the Purchaser. If the disclosure form or amendment is delivered to a Purchaser after an offer to purchase has been made by the Purchaser, the offer to purchase shall be accepted by the Seller only after a Purchaser has acknowledged receipt of this statement and confirmed the offer to purchase in writing.

Notice to Purchaser: The declarations and information contained in this disclosure statement are not warranties, express or implied of any kind, and are not a substitute for any inspections or warranties the Purchaser may wish to obtain. The information contained in this disclosure statement is not intended to be a part of any contract between the Purchaser and Seller. The information and statements contained in this disclosure statement are declarations and representations of the Seller and are not the representations of the real estate licensee.

"Defect" means a condition, malfunction, or problem that would have a materially adverse effect on the monetary value of the property, or that would impair the health or safety of future occupants of the property. 59 O.S. Section 832(9).

LOCATION OF SUBJECT PROPERTY	***1708***	Rodeo Road "RED HOUSE"
	Durant	OK 74701
SELLER IS <input type="checkbox"/> IS NOT <input checked="" type="checkbox"/> OCCUPYING THE SUBJECT PROPERTY. <i>House has not been occupied since October 2022</i>		

Instructions to the Seller: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Complete this form yourself. (4) If an item is not on the property, or will not be included in the sale, mark "None/Not Included." If you do not know the facts, mark "Do Not Know if Working." (5) The date of completion by you may not be more than 180 days prior to the date this form is received by a purchaser.

ARE THE ITEMS LISTED BELOW IN NORMAL WORKING ORDER?

Appliances/Systems/Services (Continued on Page 2)	Working	Not Working	Do Not Know if Working	None/ Not Included
Sprinkler System				X
Swimming Pool				X
Hot Tub/Spa	X			
Water Heater <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas <input type="checkbox"/> Solar	X			
Water Purifier				X
Water Softener <input type="checkbox"/> Leased <input type="checkbox"/> Owned				X
Sump Pump				X
Plumbing	X			
Whirlpool Tub				X
Sewer System <input type="checkbox"/> Public <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Lagoon	X			
Air Conditioning System <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas <input type="checkbox"/> Heat Pump	X			
Window Air Conditioner(s)				X
Attic Fan				X
Fireplaces <i>Fire place works just needs propane tank</i>	X			
Heating System <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas <input type="checkbox"/> Heat Pump	X			
Humidifier				X
Ceiling Fans	X			
Gas Supply <input type="checkbox"/> Public <input type="checkbox"/> Propane <input type="checkbox"/> Butane				X
Propane Tank <input type="checkbox"/> Leased <input type="checkbox"/> Owned				X
Electric Air Purifier				X
Garage Door Opener	X			
Intercom				X
Central Vacuum				X
Security System <input type="checkbox"/> Leased <input type="checkbox"/> Owned <input type="checkbox"/> Monitored <input type="checkbox"/> Financed				X

PROPERTY DISCLOSURES

Authentisign ID: FDA9124D-68CA-EE11-85F9-6045BDD68161

LOCATION OF SUBJECT PROPERTY	***1708***	Rodeo Road "RED HOUSE"
	Durant	OK 74701

Appliances/Systems/Services (Continued from Page 1)	Working	Not Working	Do Not Know if Working	None/ Not Included
Smoke Detectors	X			
Dishwasher	X			
Electrical Wiring	X			
Garbage Disposal	X			
Gas Grill				
Vent Hood	X			X
Microwave Oven	X			
Built-in Oven/Range				X
Kitchen Stove	X			
Trash Compactor		X		
Solar Panels & Generators <input type="checkbox"/> Leased <input type="checkbox"/> Owned <input type="checkbox"/> Financed				X
Source of Household Water <input type="checkbox"/> Public <input type="checkbox"/> Well <input type="checkbox"/> Private/Rural District				X

IF YOU ANSWERED Not Working to any items on pages 1 and 2, please explain. Attach additional pages with your signature.

Fireplace works just needs propane tank.
Trash compactor does NOT work
Home has NOT BEEN occupied since October 2022

Zoning and Historical	
1. Property is zoned: (Check One) <input type="checkbox"/> residential <input type="checkbox"/> commercial <input type="checkbox"/> historical <input type="checkbox"/> office <input checked="" type="checkbox"/> agricultural <input type="checkbox"/> industrial <input type="checkbox"/> urban conservation <input type="checkbox"/> other <input type="checkbox"/> unknown	
2. Is the property designated as historical or located in a registered historical district or historic preservation overlay district? (Check one) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown	
Flood and Water	Yes No
3. What is the flood zone status of the property? <u>unknown</u>	
4. Are you aware if the property is located in a floodway as defined in the Oklahoma Floodplain Management Act?	X
5. Are you aware of any flood insurance requirements concerning the property?	X
6. Are you aware of any flood insurance on the property?	X
7. Are you aware of the property being damaged or affected by flood, storm run-off, sewer backup, draining or grading defects?	X
8. Are you aware of any surface or ground water drainage systems which assist in draining the property, e.g. "French Drains?"	X
9. Are you aware of any occurrence of water in the heating and air conditioning duct system?	X
10. Are you aware of water seepage, leakage or other draining defects in any of the improvements on the property?	X
Additions/Alterations/Repairs (Continued on Page 3)	Yes No
11. Are you aware of any additions being made without required permits?	X
12. Are you aware of any previous foundation repairs?	X
13. Are you aware of any alterations or repairs having been made to correct defects?	X
14. Are you aware of any defect or condition affecting the interior or exterior walls, ceilings, roof structure, slab/foundation, basement/storm cellar, floors, windows, doors, fences or garage?	X
15. Are you aware of the roof covering ever being repaired or replaced during your ownership of the property?	X

PROPERTY DISCLOSURES

Authentisign ID: FDA9124D-88CA-EE11-85F9-60458DD66161

LOCATION OF SUBJECT PROPERTY		***1708***	Rodeo Road "RED HOUSE"
		Durant	OK 74701

Additions/Alterations/Repairs (Continued from Page 2)	Yes	No
16. Approximate age of roof covering, if known <u>Around 8 years</u> number of layers, if known _____		
17. Do you know of any current defects with the roof covering?	<input checked="" type="checkbox"/>	
18. Are you aware of treatment for termite or wood-destroying organism infestation?	<input checked="" type="checkbox"/>	
19. Are you aware of a termite bait system installed on the property?		<input checked="" type="checkbox"/>
20. If yes, is it being monitored by a licensed exterminating company? If yes, annual cost \$ _____	<input checked="" type="checkbox"/>	
21. Are you aware of any damage caused by termites or wood-destroying organisms?		<input checked="" type="checkbox"/>
22. Are you aware of major fire, tornado, hail, earthquake or wind damage?	<input checked="" type="checkbox"/>	
23. Have you ever received payment on an insurance claim for damages to residential property and/or any improvements which were not repaired?		<input checked="" type="checkbox"/>
24. Are you aware of defects pertaining to sewer, septic, lateral lines or aerobic system?		<input checked="" type="checkbox"/>
Environmental	Yes	No
25. Are you aware of the presence of asbestos?		<input checked="" type="checkbox"/>
26. Are you aware of the presence of radon gas?		<input checked="" type="checkbox"/>
27. Have you tested for radon gas?		<input checked="" type="checkbox"/>
28. Are you aware of the presence of lead-based paint?		<input checked="" type="checkbox"/>
29. Have you tested for lead-based paint?		<input checked="" type="checkbox"/>
30. Are you aware of any underground storage tanks on the property?		<input checked="" type="checkbox"/>
31. Are you aware of the presence of a landfill on the property?		<input checked="" type="checkbox"/>
32. Are you aware of the existence of hazardous or regulated materials and other conditions having an environmental impact?		<input checked="" type="checkbox"/>
33. Are you aware of the existence of prior manufacturing of methamphetamine?		<input checked="" type="checkbox"/>
34. Have you had the property inspected for mold?		<input checked="" type="checkbox"/>
35. Are you aware of any remedial treatment for mold on the property?		<input checked="" type="checkbox"/>
36. Are you aware of any condition on the property that would impair the health or safety of the occupants?		<input checked="" type="checkbox"/>
37. Are you aware of any wells located on the property?		<input checked="" type="checkbox"/>
38. Are you aware of any dams located on the property? If yes, are you responsible for the maintenance of that dam? <input type="checkbox"/> Yes <input type="checkbox"/> No		<input checked="" type="checkbox"/>
Property Shared in Common, Easements, Homeowner's Associations and Legal (Continued on Page 4)	Yes	No
39. Are you aware of features of the property shared in common with the adjoining landowners, such as fences, driveways, and roads whose use or responsibility has an effect on the property?		<input checked="" type="checkbox"/>
40. Other than utility easements serving the property, are you aware of any easements or right-of-ways affecting the property?		<input checked="" type="checkbox"/>
41. Are you aware of encroachments affecting the property?		<input checked="" type="checkbox"/>
42. Are you aware of a mandatory homeowner's association? Amount of dues \$ _____ Special Assessment \$ _____ Payable: (check one) <input type="checkbox"/> monthly <input type="checkbox"/> quarterly <input type="checkbox"/> annually <u>W/A</u> Are there unpaid dues or assessments for the property? <input type="checkbox"/> YES <input type="checkbox"/> NO		<input checked="" type="checkbox"/>
If yes, what is the amount? \$ _____ Manager's Name _____ Phone Number _____		
43. Are you aware of any zoning, building code or setback requirement violations?		<input checked="" type="checkbox"/>
44. Are you aware of any notices from any government or government-sponsored agencies or any other entities affecting the property?		<input checked="" type="checkbox"/>
45. Are you aware of any surface leases, including but not limited to agricultural, commercial or oil and gas?		<input checked="" type="checkbox"/>

PROPERTY DISCLOSURES

Authentisign ID: FDA9124D-88CA-EE11-85F9-6045BDD66161

LOCATION OF SUBJECT PROPERTY	***1708***	Rodeo Road "RED HOUSE"
	Durant	OK 74701

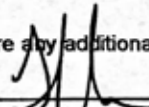
Property Shared in Common, Easements, Homeowner's Associations and Legal (Continued from Page 3)	Yes	No
46. Are you aware of any filed litigation or lawsuits directly or indirectly affecting the property, including a foreclosure?		X
47. Is the property located in a fire district which requires payment? If yes, amount of fee \$ _____ Paid to Whom _____ Payable: (check one) <input type="checkbox"/> monthly <input type="checkbox"/> quarterly <input type="checkbox"/> annually		X
48. Is the property located in a private utility district? Check applicable <input type="checkbox"/> Water <input type="checkbox"/> Garbage <input type="checkbox"/> Sewer <input type="checkbox"/> Other If other, explain _____ Initial membership fee \$ _____ Annual membership fee \$ _____ (if more than one utility attach additional pages)		X
Miscellaneous	Yes	No
49. Are you aware of other defect(s) affecting the property not disclosed above?	X	
50. Are you aware of any other fees, leases, liens or dues required on the property that you have not disclosed?		X

If you answered YES to any of the items on pages 2-4, list the item number(s) and explain. If needed, attach additional pages with your signature(s), date(s) and location of the subject property.

Roof was replaced approximately 8 years ago. During the last big storm, some shingles on the back side of the roof have blown off. There is also a post on the back porch that broke. Foundation specialist evaluated property February 2024 & advised realtor that 5 piers are needed. The house did have termites while it was our primary residence, around the year 2010. They were immediately noticed, Terminex treated home, advised no damage was done & Terminex inspects & preventatively treats for all pests every 3 months since that time. There has been no recurrence. The property does have a well for well water & until 2023 all of the property at 1714 & 1708 was supplied by well. The pump went out & we then invested \$25,000 to convert to city water.

On the date this form is signed, the seller states that based on seller's CURRENT ACTUAL KNOWLEDGE of the property, the information contained above is true and accurate.

Are there any additional pages attached to this disclosure? ☐ YES ☒ NO If yes, how many? _____



 Seller's Signature _____ Date 2/13/2024 Seller's Signature _____ Date _____

A real estate licensee has no duty to the Seller or the Purchaser to conduct an independent inspection of the property and has no duty to independently verify the accuracy or completeness of any statement made by the Seller in the disclosure statement.

The Purchaser understands that the disclosures given by the Seller on this statement are not a warranty of condition. The Purchaser is urged to carefully inspect the property, and, if desired, to have the property inspected by a licensed expert. For specific uses, restrictions and flood zone status, contact the local planning, zoning and/or engineering department. The Purchaser acknowledges that the Purchaser has read and received a signed copy of this statement. This completed acknowledgement should accompany an offer to purchase on the property identified. This is to advise that this disclosure statement is not valid after 180 days from the date completed by the Seller.

Purchaser's Signature _____ Date _____ Purchaser's Signature _____ Date _____

The disclosure and disclaimer statement forms and the Oklahoma Residential Property Condition Disclosure Act information pamphlet are made available at the Oklahoma Real Estate Commission website www.orec.ok.gov.

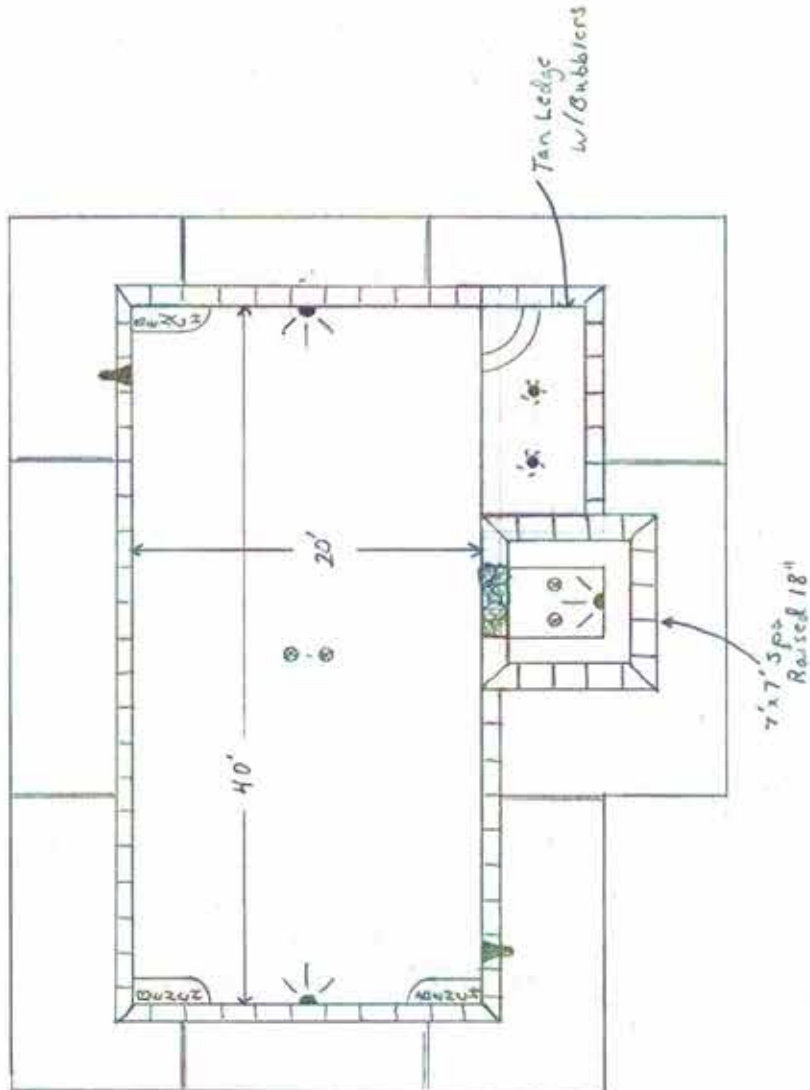
POOL DRAWING

Tribal Custom Pools
2813 West University
Blvd. P.O. Box 111
Durant, Ok. 74701
(580) 920-0997
Fax (580) 920-1113

Specifications
 SIZE 40'x40' AREA 872 sq ft
 PER 132' SHAPE Rectangular
 COPING Precast Tile Standard
 DECK 3'x5'x1' sq ft 863
 FILTER 425' Cart. PUMP 2 H.P.
 SKIMMER 2 INLETS 5
 BACKWASH TO
 BOARD SUPPORT TURN
 SLIDE
 HEATER 400,000 BTU GAS Propane
 ELECTRICAL FROM Ground to Pool
 Auto FILLLINE w/OVERFLOW
 GRADING Pool Site
 SPA 7'x7' RAISED 18"
 JETS 6 BLOWER 2 H.P.
 SPA SPILLWAY Stone
 POOL LIGHT 275'00-SPALIGHT 194V
 CHLORINATOR 5.9
 CONTROL 6000 Series PS-9
 WATER FEATURE Bubbleless
 PLASTER Crystal Stone & Pebble
 NOTE:

POOL CAPACITY 27,795
 PUMP GPM 100
 FILTER 150
 TURNOVER RATE ± 4.6 HRS.
 Scale $\frac{1}{8}" = 1'$

CUSTOM DESIGNED FOR
 NAME Ferguson
 ADDRESS
 CITY
 PHONE



BID CERTIFICATION

Internal Office Use

Received _____

Date

Time

By _____

Approved By _____



Oklahoma Land
& Auction

BID CERTIFICATION

I acknowledge this is a confirmation auction and that my offer will be subject to the Seller's (Personal Representatives) approval.

By signing this certification and returning it to the offices of United Country – Oklahoma Land & Auction, or an employee therein. **I hereby certify** that:

1. I acknowledge that I have received a complete PIP (Property Information Packet).
2. I have read the auction rules and bidding format as set out by the Auctioneers and contained in the PIP and I completely understand them.
3. I understand that the terms and rules of the auction will be strictly enforced and that there will be no exceptions.
4. I currently have sufficient funds to meet the "Deposit" and "Further sum" requirements as called for by the agreement of purchase and sale.
5. I have examined the proposed agreement of purchase and sale given to me as part of the PIP and understand that it is a legally binding contract and is not contingent upon financing or anything else.
6. I understand that if I am the successful bidder, I will be required to sign the agreement of purchase and sale immediately upon notice of being the successful bidder. I agree to complete and sign the agreement of purchase and sale immediately upon such transmitted notice.
7. I understand that an 11% Buyers Premium will be added to my final bid and is due in addition to my final bid to complete the final purchase price.
8. I understand that the Auctioneers are working for the Seller and there is no relationship of dual agency.
9. I understand that my registration for the auction will not be accepted without providing ALL of the information below and signing and returning a copy of the Terms & Conditions of this auction and by doing so you are agreeing to the terms of the auction.
10. I understand that I am responsible for the down payment and that my credit card below will be charged for the deposit if the wire transfer is not received by the time stated on the terms and conditions of the auction.

Property Address: 1714 Rodeo Rd. | Durant, OK 74071

Printed Name: _____

Bidder Address: _____

Phone: _____

Email Address: _____

Signature: _____

Return to: PO Box 1688, Stillwater OK 74076
(405) 377-1818 | OKLandandAuction.com
E-mail: christab@ucstillwater.com

PURCHASE CONTRACT

SAMPLE



Oklahoma Land
& Auction

REAL ESTATE AUCTION PURCHASE CONTRACT

This Contract of sale made and entered this 20th day of June 2024, by and between
Tiffany Ferguson hereinafter called the Seller(s) and
_____ hereinafter called the Buyer(s):

The Buyer hereby agrees to purchase, the Seller hereby agrees to sell this property in "As is" condition
(except conditions stated in statement of sale and Terms & Conditions)

Located at and commonly known as: 1714 Rodeo Rd. in the City of Durant County of Bryan and
State of Oklahoma

Legally described as: 0000-07-07S-09E-4-006-00 - SEC 07-07S-09E A TRACT IN SE/4 BEGINNING AT SE/C THEN S890026W
A DISTANCE OF 481.57 FT THEN N005934W A DISTANCE OF 1763.41 FT AS POB THEN S891229W A DISTANCE OF 471.48
FT THEN N002740W A DISTANCE OF 471.48 FT THEN N891229E A DISTANCE OF 471.48 FT THEN S002740E A DISTANCE
OF 471.48 FT TO POB

Buyer herewith agrees to deposit with Modern Abstract & Title Company, Inc., \$ 15,000 dollars as
non-refundable earnest money deposit, and the balance of the purchase price will be due on delivery of
clear title.

Seller(s) agrees to furnish a Warranty Deed with insurable title. Free from all encumbrances, and an
Owners Title Insurance Policy at closing. If the seller is unable to convey clear and marketable title the
buyer's down payment can be refunded.

Seller will furnish the buyer with an Owners Policy of Title Insurance at closing.

Real Estate Taxes: Will be pro-rated to date of closing.

Closing shall take place on or before July 19, 2024 and shall take place at the office of Modern
Abstract & Title Company

The buyer will pay the closing fee.
Possession is to be given day of final closing.

Buyer agrees to pay all cost of obtaining a loan to include preparing and recording Deed & note, Title
Opinion if desired.

Title is to be conveyed subject to all restrictions, easement and covenants of record, subject to zoning
ordinance or laws of any governmental authority. These premises are to be in the same condition as
they are as of the date of this contract, ordinary wear and tear excepted. Seller is expected to bear risk
of loss through the date of deed. In the event the premises are wholly or partially destroyed before the
consummation of the transaction or delivery of the final papers, the Buyer shall elect or choose whether
or not he will go through with the transactions, and in the event he chooses to go through with it, all
insurance damages collectible as a result of the damage or destruction shall be assigned to him, the

PURCHASE CONTRACT

SAMPLE

Buyer. If he chooses not to go through with the transaction, any earnest money held in escrow will be refunded in full.

Time being of the essence of this agreement, if the Buyer shall fail or refuse to perform this agreement of Buyer's part, and the Seller shall be ready and willing to perform, the Seller shall be entitled to retain the entire down payment / earnest money as liquidated damages for the breach of this agreement.

"All successful bidders will be required to sign a note for the deposit amount. Note shall become null and void when undersigned shall complete all requirements for closing as set out in this contract."

Per the terms & conditions as contained herein and announced in "statement of sale", the property sells as shown below. This contract is subject to clearance of any check presented to and payable to:
Modern Abstract & Title.

High Bid Selling Price	\$	_____	.00
Plus 10% Buyer's Premium	\$	_____	.00
		Total Purchase Price	\$ _____ .00
Less Down Payment	\$	_____	
		Total Due at Closing	\$ _____ .00

This offer will expire if not accepted on or before: June 21, 2024 at 5:00pm

Purchased By:

Buyer Date _____

Printed Phone _____

Buyer Address: _____ City _____ State _____ Zip _____

Buyer Date _____

Printed Phone _____

Buyer Address: _____ City _____ State _____ Zip _____

Buyer's Agent Date _____

Printed Phone _____

Agent Address: _____ City _____ State _____ Zip _____

Names for Deed: _____

Accepted By:

Seller Date _____

Tiffany Ferguson Time: _____

Printed

PURCHASE CONTRACT

SAMPLE



Coffey Realty
& Auction

PROMISSORY NOTE

1714 Rodeo Rd.
Bryan County, Durant, Oklahoma

\$ _____
Amount

6/20/2024
Date

FOR VALUE RECEIVED, the undersigned promises to pay by wire transfer to the Order of:

Modern Abstract & Title Company, Inc.

??? Address ???

??City??, ??State, Zip??

The Sum of _____dollars

(\$ _____), as a deposit for the purchase of real estate described in Contract of even date herewith and attached hereto executed the undersigned, payable at the closing of said Contract.

This promissory note shall bear no interest until the date of closing of the Contract; thereafter it shall bear interest at the highest rate allowable by law.

This Note shall become null and void if and when the undersigned shall complete all requirements for closing as set out in the attached Contract. If said requirements are not fulfilled this Note shall be fully enforceable at law.

If this Note is placed in the hands of an attorney for collection, by suite or otherwise, the undersigned agree to pay all costs of collection and litigation together with a reasonable attorney's fee.

Signature

_____, 2024
Date

Signature

_____, 2024
Date