



**Buford Resources**  
Real Estate & Auction



central plains  
real estate, LLC



COMMERCIAL  
PROPERTIES

# AUCTION

## The Heritage at Coffee Creek: A Mixed-Use Community

➤ **Property Location**

4000 N Kelly Ave  
Edmond, OK 73003

➤ **Auction Date & Time**

Thursday, October 29  
10:00 AM

➤ **Auction Location**

2833 Conference Dr.  
Edmond, OK 73034



**CRAIG BUFORD (405) 833-9499**  
**BufordResources.com**

Buford Resources, Inc., Broker • 9220 N Kelley Ave., OKC, OK 73131

# About the Property

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The Heritage at Coffee Creek is located on the former site of the Coffee Creek Golf Course. The site is +/- 189 acres with approximately 91 acres of the proposed development preserved as open space.

The Heritage at Coffee Creek master plan is envisioned to be a walkable community that provides a mix of low to medium density residential development connected to a neighborhood serving, mixed-use town center and mixed-use neighborhood retail and office park via biking, walking, and/or driving. The master plan concept utilizes New Urbanism design principles that design places around people, rather than the automobile, and places an emphasis on the pedestrian experience and safety. Active uses pulled up close to the street and designed with transparency for interest are placed strategically along pedestrian routes to engage people. Buildings and landscape details address the human scale by incorporating elements such as awnings, façade variation, pedestrian scaled signage, and lighting. Unattractive surface parking lots are placed behind and/or to the sides of buildings in order to not disrupt the pedestrian walking experience. On-street parking provides convenient front door parking while serving as a safety buffer between pedestrians and vehicular traffic. Wide sidewalks with elements like trees, lighting, street furniture, public art, etc. provide clear, comfortable, and safe pedestrian access to building entrances.

In addition to a comfortable mixed-use walking environment, existing golf cart paths will be utilized, and where necessary, rerouted to provide a complete trail system throughout the community, connecting residents to the town center, mixed-use retail and office park, and the City of Edmond public trail located along a portion of the southern boundary of the site. An abundance of preserved open space, mature tree canopies, floodplain/riparian areas, and ponds provide outdoor amenities and access to nature for residents.

The new residential portions of The Heritage at Coffee Creek will be developed on pockets of land that once served as a private suburban golf course and thus has been designed with a great amount of consideration for the existing homes surrounding the former course. To preserve views and privacy, greenbelts are provided as buffers between all existing and new residential development. New residential lots that abut the greenbelts are compatible in size to existing lot sizes and act as a land use transition to new medium density residential lots.



# Approved Planned Use Development

The PUD has been approved by Edmond City Council and is ready for developers to begin work.



## Buy All or Part: Offered in 6 Parcels

- Parcel A: 14.11+/- Acres: District 1
- Parcel B: 16.34+/- Acres: District 2, District 3
- Parcel C: 73.17+/- Acres: District 3, District 4A
- Parcel D: 41.84+/- Acres: District 4A, District 4B, District 4D
- Parcel E: 39.04+/- Acres: District 4C
- Parcel F: 5.01+/- Acres

**The PUD breaks the 189+/- acre site into four districts:**

District 1: Mixed-Use Town Center Development

District 2: Mixed-Use Neighborhood Retail and Office Park Development

District 3: Medium Density Residential Development

District 4: Traditional Residential Development





# DISTRICTS

**\*PLEASE REFER TO PUD FOR FULL DETAILS\***

## **District 1: Mixed-Use Town Center Development Standards**

The Mixed-Use Town Center District is intended to create a walkable, pedestrian friendly atmosphere that supports a variety of ground floor, neighborhood serving retail, entertainment, and offices uses with residential above.

**Uses:** The use and development regulations of the D-1 Restricted Retail Commercial District shall govern the Mixed-Use Town Center District, except as herein modified.

### 1. Added Uses

- a. Residential units located above ground level retail and/or office
- b. Craft brewery or wine bar

### 2. Omitted Uses

- a. Car wash, automated or self-service
- b. Convenience store or fuel sales
- c. Big Box Retail
- d. Multi-family Apartment Complex
- e. Drive thru/drive in restaurant facilities

**Number of Access Points:** Vehicular access located off of N. Kelly Avenue and off of W. Coffee Creek Rd. provide entry into the Mixed-Use Town Center District and will comply with all applicable City of Edmond intersection and drive separation requirements.

## **District 2: Mixed-Use Neighborhood Retail & Office Park Development Standards**

The Mixed-Use Neighborhood Retail & Office Park District is intended to create a pedestrian friendly office development with architecture that is in keeping with surrounding residential style buildings. Development within the district can be a vertical or horizontal mix of office with office serving commercial/retail uses.

**Uses:** The use and development regulations of the D-1, Restricted Retail Commercial District shall govern the Mixed-Use Neighborhood Retail & Office Park District, except as herein modified.

1. Omitted Uses
  - a. Car wash, automated or self-service
  - b. Convenience store or fuel sales
  - c. Big Box Retail
  - d. Drive thru/drive in restaurant facilities

**Number of Access Points:** Vehicular access located off of N. Kelly Avenue will provide entry into the Mixed-Use Neighborhood Retail & Office Park District and will comply with all applicable City of Edmond intersection and drive separation requirements.

## **District 3: Medium Density Residential Development Standards**

The Medium Density Residential District is intended to accommodate a mix of detached and attached housing options in a pedestrian-friendly environment that respects the scale and character of traditional single-family houses. Options include smaller housing types that can achieve medium density yields and provide high-quality marketable options between traditional single-family homes and undesired high-density apartments. Typologies could include but aren't limited to: small lot single-family detached house, duplexes, fourplexes, cottage courts/greens and townhouses.

**Uses:** The use and development regulations below shall govern the Medium Density Residential Development

1. Allowed Uses
  - a. Single-family detached
  - b. Single-family attached (up to 4 units)
  - c. Townhouse
  - d. Duplex
2. Omitted Uses
  - a. Multiple-family dwelling (anything above 4 units)
  - b. Manufactured home or home park
  - c. Group Living
  - d. All uses listed under the Public and Civic category with the exception of Parks

### **Number of Vehicular Access Points:**

All residential portions of the project can be accessed via new vehicular entry points located off of Coffee Creek Rd. A secondary access point may be provided off of N. Blvd St. along the eastern edge of the site. In order to provide adequate connectivity and meet access regulations, the master plan provides two access points within the development that connect to the public roadway, Shortgrass Rd.

A cluster of the Medium Density Residential District is located adjacent to the Mixed-Use Office Park District and can be accessed from the district via a private street system located off of N. Kelly Drive.



## District 4: Traditional Residential Development Standards

The Traditional Residential District is intended to accommodate a mix of detached, single-family housing with lots that are compatible with the surrounding Coffee Creek subdivision.

**Uses:** The use and development regulations of the A, Single Family District shall govern the Traditional Residential District, except as herein modified.

### 1. Omitted Uses

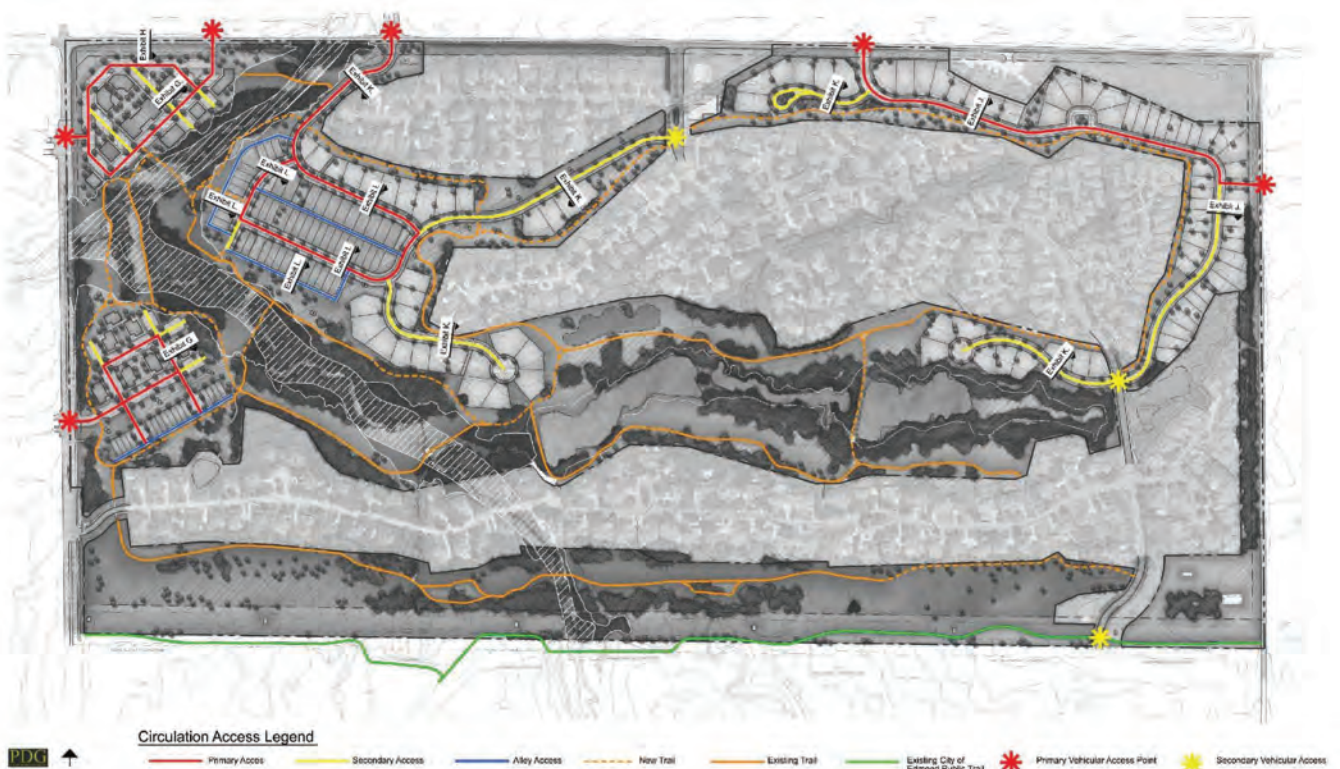
- a. All uses listed under the Public and Civic category with the exception of Parks

**Number of Access Points:** All residential portions of the project can be accessed via new vehicular entry points located off of Coffee Creek Rd. A secondary access point may be provided off of N. Blvd St. along the eastern edge of the site. In order to provide adequate connectivity and meet access regulations, the master plan provides two access points within the development that connect to the public roadway, Shortgrass Rd.

## Open Space and Recreational Areas

The Heritage at Coffee Creek masterplan provides +/- 90 acres of private preserved open space, which include approximately 2.5 miles of existing trails/cart paths two large detention ponds, and several acres of floodplain and natural riparian areas. Reclaimed golf course areas are envisioned to be reclaimed and planted with a native/naturalistic plant pallet in order to conserve water and promote wildlife habitat.

## Circulation and Access Diagram





# Parcel A



- 14.11+/- Acres

- District 1: Mixed Use Town Center Development

- Kelly Ave AADT: 14,300\*

- Coffee Creek Rd AADT: 4,200\*

\*According to the Oklahoma Department of Transportation





# Parcel B



- 16.34+/- Acres
- District 2: Mixed-Use Neighborhood Retail and Office Park Development
- District 3: Medium Density Residential Development





# Parcel C



District 3  
District 4A

- 73.17+/- Acres
- District 3: Medium Density Residential Development
- District 4A: Traditional Residential Development





# Parcel D



- 41.84 +/- Acres
- District 4A, 4B, 4D: Traditional Residential Development





# Parcel E



● 39.04+/- Acres ● District 4C: Traditional Residential Development





# Parcel F



● 5.01+/- Acres





# Additional Property Features

- ✓ Excellent Location in North Edmond
- ✓ Coffee Creek Rd to Waterloo Rd Expanding to 4 Lanes
- ✓ Edmond School District
- ✓ Kelly Ave AADT: 14,300\*
- ✓ Coffee Creek Rd AADT: 4,200\*

\*According to the Oklahoma Department of Transportation



10% Buyer's Premium - Bidders must have a valid ID or driver's license to register to bid.

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**BufordResources.com**

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**Buford Resources  
Real Estate & Auction**

## **Auction Terms and Conditions**

**Property at Auction:** 189+/- Acres, 4000 N Kelly Ave, Edmond, Oklahoma 73003  
**Auction Day & Date:** Thursday, October 29, 2020  
**Auction Time:** 10:00 AM  
**Auction Location:** Hilton Garden Inn and Edmond Convention Center  
2833 Conference Dr., Edmond, OK 73034

### **GENERAL TERMS**

Buford Resources, Inc., d/b/a United Country-Buford Resources Real Estate & Auction (Broker) will conduct this auction. Bidding is open to any properly registered adult without regard to race, color, sex, religion, or national origin. However, Seller and Broker reserve the right to qualify prospective bidders and to withdraw bidding rights of registered bidders based on conduct, financial circumstances, or other cause affecting or appearing to affect that person's suitability, credibility, or capability as an auction participant. Broker reserves the right to modify these Terms and Conditions. Any modifications will be announced prior to the auction. Broker shall be the sole judge of the methods and procedures of the auction and for resolving any disputes. Bidder is responsible to assure that his bid and bidder number are made known to the auctioneer. By participating in this auction, Bidder agrees to be bound by these Terms and Conditions.

### **BIDDER AND BROKER REGISTRATION**

All Bidders must present a valid drivers' license or comparable identification and register with Broker prior to entering a bid. Broker participation is welcomed. However, Brokers wishing to participate must register themselves and their clients with Broker at least 48 hours in advance of the auction by completing the Broker Participation Form provided by Broker upon request. Registered Brokers must be present at and participate in the auction. Phone bidders may be approved on an individual basis. All phone bidders must provide a valid driver's license or comparable identification and register with Broker prior to entering a bid.

### **BIDS SUBJECT TO OWNER'S APPROVAL - BIDDING PROCEDURES**

Subject to Seller's approval, all property will be sold for cash to the bidder making the highest qualified bid.

### **BUYER'S PREMIUM - PAYMENT TERMS – RISK OR LOSS**

A Buyer's Premium of 10% will be added to every successful bid, the sum of which shall be the Purchase Price. At the time a bid on real estate is accepted as the final bid, the successful bidder will make a non-refundable earnest money payment of 10 percent of the purchase price into an escrow account designated by Broker. The balance is due at closing. Payments shall be made by cash, cash equivalent, or other means preapproved in writing by Broker or Seller. Risk of loss passes to Buyer the sooner of closing or upon taking possession.

### **PROPERTY CONDITION and INSPECTION**

Real estate may be inspected by appointment. The property is offered and sold in its "as is – as shown - where is" condition without express or implied warranties, except warranty of marketable title as expressed in these Terms and Conditions. Bidders and Participating Brokers are responsible for conducting their own due diligence and inspection of the property prior to the auction and are to rely solely upon their opinion of the property. The failure to inspect the property prior to bidding shall be considered a waiver of the right to inspect.

### **SURVEY**

Survey shall be split equally between the Buyer and Seller. Seller has the right to choose surveyor.

### **REAL ESTATE - STATUS OF MINERALS - WARRANTY OF TITLE**

Seller shall provide to the title insurance issuer evidence of marketable title to real property according to the Title



Standards of the Oklahoma Bar Association. Title to the surface only of the real property, together with all the Property's improvements and appurtenances, if any, will be conveyed by a General Warranty Deed and subject to: (1) recorded easements and rights of way; (2) recorded restrictive covenants, including those set out in Schedule B, paragraph 1 of the Title Insurance Commitment; (3) recorded plat restrictions; (4) zoning and use restrictions imposed by any government or any governmental agency or district, (5) obvious encroachments; and (6) environmental problems and violations which may exist in or with respect to the Property, if any. Seller is unaware of any encroachments or any environmental problems or violations.

**REAL ESTATE – CLOSING**

A successful bidder on real estate agrees to close the sale within 30 days and according to the terms of the contract included in the bidder's packet.

**BIDDER'S LEGAL RESPONSIBILITY AFTER BID IS ACCEPTED**

The act of entering a bid constitutes the bidder's agreement that if the bid is accepted he will sign the contract for the purchase of the property, an example of which is in the bidder's packet, and that he will proceed to a timely closing. Bidder expects Broker to detrimentally rely upon his good faith in making the bid. Bidder's failure to sign the contract or to close the sale will render Bidder legally liable for specific performance or damages.

**DISCLAIMERS and HOLD HARMLESS**

Broker is conducting this auction as a broker for the Seller. All measurements are approximate. Photos and all other depictions of the Property are provided for the convenience of Bidder and are not to be used to determine the boundaries, extent, or condition of the Property. Broker makes no expressed or implied warranties concerning the condition or ownership of property. Bidder agrees to indemnify, defend, and hold Broker harmless from and against any and all claims arising from Bidder's participation in the auction.

**CONSENT TO PHOTOGRAPHS AND RECORDINGS**

Broker may take photographs or other electronic recordings and representations of events and attendees during the course of the auction that may be used in future promotions. By attending the auction, attendees, whether registered or not, consent to such activity and make no claim to or right in the materials.

**CONFLICTS**

If any of these Terms and Conditions conflict with the terms of the contract for the sale of the property, the terms of the contract shall control.

\* \* \*

**I, the undersigned, have received, understand and agree to all Terms and Conditions of the Auction as set forth in the Bidder Information Packet, announcements or others attached hereto. I understand that all properties sell "As Is, Where Is" with no warranties or guarantees expressed or implied by Buford Resources, Inc. d/b/a United Country Buford Resources Real Estate & Auction.**

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**Signature of Bidder/ Registrant**

**Date Signed**

**Buford Resources, Inc., d/b/a United Country Buford Resources Real Estate & Auction  
9220 N Kelley Ave., OKC, OK 73131  
(405) 833-9499 - [cbuford@bufordresources.com](mailto:cbuford@bufordresources.com) - [www.BufordResources.com](http://www.BufordResources.com)**



# OKLAHOMA REAL ESTATE COMMISSION

## What You Need to Know About Broker Services

**A real estate broker may work with one or both Parties to a real estate transaction.** *The Oklahoma Broker Relationships Law (Title 59, Oklahoma Statutes, §858-351 – 858-363) allows a real estate firm to provide brokerage services to both Parties to the transaction. This could occur when a firm has contracted with a seller to sell their property and a prospective buyer contacts that same firm to see the property. If the prospective buyer wants to make an offer on the property, the firm must now provide a written notice to both the buyer and seller that the firm is now providing brokerage services to both Parties to the transaction.*

**Oklahoma real estate brokers have mandatory duties and responsibilities to all Parties in a real estate transaction.** *These duties and responsibilities shall be described and disclosed in writing prior to signing a contract to sell, purchase, lease, option or exchange real estate. These duties and responsibilities are to:*

- *Treat all Parties with honesty and exercise reasonable skill and care.*
- *Receive all written offers and counteroffers, reduce offers or counteroffers to a written form upon request of any party to a transaction and present timely all written offers and counteroffers (unless specifically waived in writing by a party).*
- *Timely account for all money and property received by the broker.*
- *Disclose information pertaining to the property as required by the Residential Property Condition Disclosure Act.*
- *Comply with all requirements of The Oklahoma Real Estate License Code and all applicable statutes and rules.*
- *Keep confidential information received from a party or prospective party confidential unless written consent is granted by the party, the disclosure is required by law, or the information is public or becomes public as the results of actions from a source other than the broker. Confidential information includes:*
  - *That a party is willing to pay more or accept less than what is being offered*
  - *That a party or prospective party is willing to agree to financing terms different from those offered*
  - *The motivating factors of the party or prospective party purchasing, selling, leasing, optioning or exchanging the property*
  - *Any information specifically designated as confidential by the party unless such information is public.*

**A broker has additional duties and responsibilities only to a party for whom the broker is providing brokerage services.** *These duties and responsibilities shall also be described and disclosed in writing prior to signing a contract to sell, purchase, lease, option and exchange real estate. These duties are to:*

- *Inform the party in writing when an offers is made that the party will be expected to pay certain costs, brokerage services costs and approximate amount of the costs.*
- *Keep the party informed regarding the transaction.*

**If a broker intends to provide fewer brokerage services than those required to complete a transaction, the broker shall provide written disclosure to the party for whom the broker is providing services.** *The disclosure shall include a description of those steps in the transaction that the broker will not provide and state that the broker assisting the other party in the transaction is not required to provide assistance with these steps in any manner.*

**Disclosure of these duties and responsibilities is required in writing.** *The duties and responsibilities disclosed by the broker shall be confirmed in writing by each party in a separate provision, incorporated in or attached to the contract to purchase, option or exchange real estate.*

**Services provided to a tenant do not automatically create a broker relationship.** *When a broker provides brokerage services to a landlord under a property management agreement, the services provided to the tenant by the broker shall not be construed as creating a broker relationship between the broker and the tenant unless otherwise agreed to in writing; however, the broker owes to the tenant the duties of honesty and exercising reasonable skill and care.*

*For more information, visit [www.orec.ok.gov](http://www.orec.ok.gov)*





**OKLAHOMA SURFACE ONLY REAL ESTATE PURCHASE CONTRACT**

**1. Offer to Purchase.** The undersigned Buyer (whether one or more) offers to purchase from Seller upon the below terms and conditions the real property (the Property), **4000 N Kelly Ave, Edmond, Oklahoma County, Oklahoma 73003 (189+/- AC)**, one or more parcels as described on the attached Exhibit A, together with all the Property’s improvements and appurtenances, if any, excluding all oil, gas, coal, and other minerals; and subject to (1) recorded easements and rights of way, (2) recorded restrictive covenants, (3) recorded plat restrictions, (4) zoning and use restrictions imposed by any government or any governmental agency or district, (5) obvious encroachments, and (6) environmental problems and violations which may exist in or with respect to the Property, if any. Seller is unaware of any encroachments or any environmental problems or violations.

**2. Purchase Price.** Buyer agrees to buy the Property for \$\_\_\_\_\_, which includes a 10% Buyer’s Premium. Buyer shall pay the purchase price as follows: with delivery of this offer, the sum of \$\_\_\_\_\_, shall be paid to the Closing Agent for application to the purchase price; and at the closing of this sale, Buyer shall pay the balance, subject to adjustments at the time of closing. Payments shall be made by cash, cash equivalent, or other pre-approved medium of exchange. Buyer warrants that Buyer is financially capable of the obligations assumed herein.

**3. Title Assurance and Deed.** Following Seller’s acceptance of Buyer’s offer, Seller will promptly take the necessary action to permit the title company to provide Buyer a title insurance policy on the surface only of the Property showing marketable title in Seller, according to the Title Standards of the Oklahoma Bar Association, free and clear of all liens and encumbrances, except as stated above. Title to the Property shall be conveyed by a special warranty deed, subject to the exceptions and reservations noted in the above paragraph 1.

**4. Curing Title Defects.** If there are defects, Seller shall have a reasonable time to cure the defects. If Seller reasonably determines that it is not economically feasible to cure the defects, Seller may cancel this contract and refund Buyer’s earnest money; provided, Buyer may elect to waive the defects and close on the Property without reduction of the purchase price.

**5. Closing, Possession, & Risk of Loss.** Closing shall occur on or before 5:00 PM CST, November 30, 2020, unless the time of closing is extended by written agreement; provided, Seller or Broker may unilaterally extend the closing date if either deems it necessary or convenient to closing. Closing will be held at \_\_\_\_\_. Possession shall be delivered on closing. Risk of loss shall follow the sooner of actual possession or the right of possession.

**6. Transactional and Closing Costs.** The below itemized costs of this transaction shall be paid as indicated. In case of dispute, area custom and usage shall prevail as determined by the closing agent.

<u>Description of cost or expense</u>	<u>Seller</u>	<u>Buyer</u>
Costs associated with clearing title	100%	
Abstracting	100%	
Title examination		100%
Documentary stamps	100%	
Title insurance		100%
Deed and mortgage filing fees and mortgage tax		100%
Survey, if required	50%	50%
Closing Costs charged by closing agent	50%	50%



**7. Taxes and Rents.** Seller shall pay all general taxes and special assessments up to this calendar year. General taxes and special assessment payable during the current calendar year shall be prorated as of the time of closing. If the amount of the general taxes cannot be ascertained, the proration shall be based on taxes paid for the preceding year. Rents, if any, shall be prorated at closing.

**8. Condition of Property.** The Property was available for due diligence inspection prior to its sale. Seller agrees to deliver the Property in its “as is, as shown” present condition, ordinary wear and tear excepted. Buyer understands that this contract is free of contingencies of any kind and without statutory, express, or implied warranties of any kind, except as to marketable title.

**9. Time of the Essence.** Time is of the essence and any extension, except those permitted by this agreement, must be in writing and signed by all parties.

**10. Survey & Cost.** Survey shall be split equally between the Buyer and Seller. Seller has the right to choose surveyor.

**11. Section 1031 Exchange.** It is understood that Seller or Buyer may wish to make a like-kind tax-deferred exchange. Therefore, Seller or Buyer shall have the right to assign their rights to an intermediary for the purposes of effecting a like kind exchange pursuant to Section 1031 of the Internal Revenue Code of 1986, as amended (“Section 1031”, “exchange”, or a “tax-free exchange”). Seller and Buyer agree to execute any documents as reasonably necessary to facilitate such an exchange. The exchanging party will pay any costs associated with said exchange.

**12. Notices.** Any notice to a party shall be deemed adequate when delivered in person and a written receipt is obtained or when mailed by certified mail, return receipt requested, to a party at the address shown below.

**13. Failure to Close.** If the Buyer wrongfully refuses to close, the earnest money shall be considered liquidated damages, and the holder of the earnest money is directed to pay one-half to Seller and one-half to Broker to apply on its professional services. Seller retains the right to seek damages or specific performance. If Seller wrongfully refuses to close, Buyer may sue for damages or specific performance.

**14. Seller’s Acceptance Required.** This offer does not become a binding contract until Seller’s written acceptance is delivered to Buyer.

**15. Assignment.** After Seller’s acceptance, this contract may be assigned by either party, subject to the approval of the other party, which approval may not be unreasonably withheld. An approved assignment shall not relieve the assigning party of the responsibilities of this contract until closing is completed.

**16. Merger of Prior Representations.** Upon Seller’s acceptance, this document becomes the entire contract between the parties. Neither party shall be bound by any oral representation altering the terms of this contract.

**17. Binding Contract.** This contract shall be binding upon the heirs, executors, administrators, successors and assigns of the parties. If any terms are not fully understood, seek competent advice.





**Buyer:**  
**Address:**  
**Phone:**  
**Email:**

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**Signature of Buyer**

**Date Signed**

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**Signature of Buyer**

**Date Signed**

**Receipt of Deposit**

Received from Buyer the sum of \$\_\_\_\_\_ in the form of a personal check, for delivery to the closing agent and there to be deposited in a non-interest bearing account and held and applied in accordance with the foregoing offer

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**Signature of Broker for the Closing Agent**

**Date Signed**

**Seller's Acceptance**

The undersigned Seller (whether one or more) accepts the foregoing offer and agrees to sell the above described real Property on the terms and conditions herein stated.

**Seller:**           **Double Eagle Development, LLC**  
**Address:**  
  
**Phone:**  
**Email:**

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**Signature of Double Eagle Development, LLC**

**Date Signed**



**Exhibit A**  
**Attached to the Contract for Sale of Property Between Buyer and Seller**  
**Dated Thursday, October 29, 2020**

The signatures of the Buyer and Seller on this page constitute their acknowledgements that the tracts initialed below, by the parties, are identified to the Contract, to which this page is attached, as the tracts that are the subject of the Contract. The below parcel designations refer to the tracts as shown in the map, included in the bidder's packet, a copy of which Buyer acknowledges receipt. The tracts will be surveyed, as provided in the Contract, and specific legal descriptions shall be provided to the closing company.

Seller's Signature \_\_\_\_\_

Buyer's Signature \_\_\_\_\_

<b>Seller's Initials</b>	<b>Buyer's Initials</b>	<b>Parcel Designation</b>	<b>Acreage</b>
		<b>Tract A</b> District 1: Mixed-Use Town Center Development	14.11+/- AC
		<b>Tract B</b> District 2: Mixed-Use Neighborhood Retail & Office Park Development District 3: Medium Density Residential Development	16.34+/- AC
		<b>Tract C</b> District 3: Medium Density Residential Development District 4A: Traditional Residential Development	73.17+/- AC
		<b>Tract D</b> District 4A: Traditional Residential Development District 4B: Traditional Residential Development District 4D: Traditional Residential Development	41.84+/- AC
		<b>Tract E</b> District 4C: Traditional Residential Development	39.04+/- AC
		<b>Tract F</b>	5.01+/- AC





**Buford Resources  
Real Estate & Auction**

**Seller: Double Eagle Development, LLC**

**Buyer: Successful Bidder**

**Property: 189+/- ACRES – 4000 N Kelly Ave, Edmond, Oklahoma County, Oklahoma 73003**

**Estimated Closing Costs in U.S. Dollars. Buyer’s Lender’s Costs Are Not Included**

No.	Item	Total cost	Buyer’s cost	Seller’s cost
1	Appraisal fee (if applicable)			
2	<i>Credit report on Buyer</i>			
3	Inspection fee (if applicable)			
4	Abstracting or title search	\$1,232.00		\$1,232.00
5	Title examination			
6	UCC report			
7	Bankruptcy search			
8	Title insurance binder			
9	Owner’s Title insurance premium. (about \$ 2 - \$3 per \$1,000.)	See formula	Buyer pays	
10	Simultaneous issue of lender’s policy (if lender requires)			
11	Pre-closing gap search report	\$150.00	\$75.00	\$75.00
12	Final title report			
13	Seller’s filing fees- releases, etc			
14	Buyer’s filing fees – deed, mortgage			
15	Documentary stamps ( \$0.75 per \$500)	See formula		Seller pays
16	Mortgage tax if Buyer is financing purchase (\$1.00 per \$1,000)	See formula	Buyer pays	
17	County taxes prorated as of May 19, 2016			
18	Survey (if applicable)	50%	50%	
19	Document preparation	\$100.00	\$50.00	\$50.00
20	Closing fee	\$300.00	\$150.00	\$150.00
21	Courier overnight fees	\$100.00	\$50.00	\$50.00

The above costs are estimates only. --- Actual costs will vary. -- -Items 9, 15, and 16 depend upon the purchase price and may be estimated by the formulas shown.