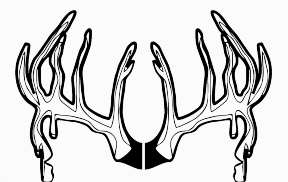


AUCTION

PROPERTY INFORMATION

Find Your Freedom[®]

Choate Auction
680 +/- Acres
Seminole County, OK



HuntingCountry.Net



**Heritage Brokers
& Auctioneers**

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WELCOME AUCTION BIDDERS...!

On behalf of Hunting Country Real Estate and United County | Heritage Brokers & Auctioneers, and the Sellers, we would like to welcome you to this auction event. Our number one goal is to provide as much clarity and information needed for you to make a well-informed purchase.

The real estate auction process should not be complicated. We believe in creating an open and transparent environment for our clients and customers by providing full disclosure, pertinent information and walking through the process to make the auction event an exciting opportunity that it was designed to be. Remember, we are here to provide a professional auction service so please let us know if you have any questions about the property being offered or questions about the auction process.

Real Estate Auctions have become increasingly popular over the years, as property owners and buyers are realizing the advantages to an expedited sales process. Professional real estate auction services allow sellers to present their property to the marketplace and an opportunity for well informed and qualified buyers to present their offers in a timely and efficient manner.

We strive to deliver industry leading auction marketing, technology and results to our clients. For more information about Hunting Country Real Estate go to www.HuntingCountry.net and for more information about United Country | Heritage Brokers & Auctioneers, feel free to visit our websites: www.BidHeritage.com.

Thanks again for your participation on this auction event.

Respectfully,

Shane Terrel

Michael Shane Terrel
Oklahoma Broker / Auctioneer
Lic. #123013

Shawn Terrel

Richard Shawn Terrel
Oklahoma Broker / Auctioneer
Lic. #134099

REGISTER & BID: www.BidHeritage.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.*

BUYER or SELLER acknowledges receipt

BUYER or SELLER acknowledges receipt

RE: Hunting Country Real Estate LLC – Choate Land Auction – Seminole County Oklahoma

THIS IS A LEGALLY BINDING DOCUMENT. IF YOU DO NOT UNDERSTAND THE TERMS AND CONDITIONS AS SET FORTH HEREIN, PLEASE CONSULT AN ATTORNEY PRIOR TO SIGNING OR BIDDING.

I _____ (Bidder aka Buyer) agree to immediately sign and enter into the Real Estate Auction Purchase Agreement, if I am declared the high bidder (winning bidder) by the auctioneer for the following auction:

Choate Land Auction Seminole County Oklahoma – offered as follows:

- **Tract 1: 25.93 acres m/l. in Section 24-11N-5E**
- **Tract 2: 6.70 acres m/l. in Section 19-11N-6E**
- **Tract 3: 17.74 acres m/l. in Section 19-11N-6E**
- **Tract 4: 6.30 acres m/l. in Section 19-11N-6E**
- **Tract 5: 113.99 acres m/l. in Section 19-11N-6E**
- **Tract 6: 508.28 acres m/l. in Sections 13 & 24-11N-5E and Sections 18 & 19-11N-6E**

ALL TRACTS ARE LOCATED IN SEMINOLE COUNTY OKLAHOMA

Bidding Open & Close Dates/Times:

ONLINE BIDDING OPEN: September 27th

ONLINE BIDDING CLOSE: Wednesday, November 1st at 5 p.m. Central

IMPORTANT MESSAGE TO BIDDERS: After registering for a HiBid account, bidders will also have to register for this specific auction event and sign the Bidder Registration prior to their bidding accounts being activated.

Bidders waiting until the last day of auction to register stand the risk of missing out on this event. Please make sure your bidding account is activated early.

By signing below, I agree that I have read and fully understand the Online Auction Bidders Agreement, the Terms and Conditions of this auction and the Real Estate Auction Purchase Agreement Plat Maps, Legal Descriptions and Surveys provided.

I fully understand and agree that this Online Auction Bidders Agreement **MUST** be signed and returned to the auction company, prior to being allowed to bid in the Online Auction. I acknowledge and understand that Seller may require proof of funds, a bank letter of credit, or additional pre-qualification of me as a bidder. As a bidder, it is solely my responsibility to contact the auction company with any questions regarding the auction, the Online Auction Bidder's Agreement, the Real Estate Auction Purchase Agreement, the Terms & Conditions, Plat Maps, Surveys, Legal Descriptions for each tract, additional documentation and/or pre-qualifications prior to being accepted as a bidder, and prior to placing any bids in said auction.

Online Auction Terms & Conditions

- 1) **Seller's Confirmation:** The properties are being offered in an Online Only Auction, with all bids subject to approval and Acceptance by Seller.
- 2) **Auction Bidding Registration:** Online bidder hereby acknowledges that they must be properly registered for the online auction by completing and signing the (Online Auction Bidders Agreement), which will be sent by email via DocuSign. Upon completing this registration form and receiving approval, bidding privileges will be turned on. If you need assistance with registration, you may contact **Mitchell Terrel (580) 732-0504** email mitch.terrel@huntingcountry.net Or **Lucinda Terrel at (816) 420-6257** email Lucinda@BuyHeritage.com Seller(s) may at their sole discretion request additional registration requirements from any bidder unknown to them or the auction company.
- 3) **Bidding Opens/Closes:** The Online Only Auction (i.e. Internet Auction) bidding shall be opened and begin closing on the dates and times stated above, unless extended by Seller.
- 4) **Property Preview:** The property can be previewed by personal inspection by contacting the auction managers: **Mitchell Terrel (580) 732-0504** email mitch.terrel@huntingcountry.net or **Shane Terrel (580) 327-7889** email shane@huntingcountry.net or **Shawn Terrel (580)747-6068** email sterrel@unitedcountry.com Property previews are encouraged prior to placing a bid in the auction. There may be livestock in a pasture, so please keep all the gates closed while inspecting. Please do not drive on any crops that may be present. Direct all questions to the auction company.
- 5) **No Financing Contingency:** By participating in this auction, bidder hereby agrees that their bid shall **NOT** be subject to the bidder's ability to obtain financing. By placing a bid in this auction bidders are making a "cash offer" to purchase the property and understand that financing is **NOT** a contingency in the purchase agreement.
- 6) **Buyer's Premium:** A **Ten Percent (10%)** Buyer's Premium shall be added to the final bid price placed online, which will determine the Total Contract Sales Price. Bidders hereby understand that the Buyer's Premium shall be added to the winning bid to establish the Total Contract Sales Price that Buyers are obligated to pay for the property.
- 7) **Purchase Contract:** Upon the close of the auction the winning bidder will be forwarded (via email) the Real Estate Auction Purchase Agreement. The winning bidder hereby agrees to sign and enter into the Real Estate Auction Purchase Agreement immediately following the close of the auction. A copy of said contract executed by the winning bidder must be received by the Auction Company within 24 hours from the time said Contract was sent to the winning bidder. The Real Estate Auction Purchase Agreement may be hand delivered, electronically signed, or scanned and emailed back to the Auction Company (unaltered). A copy of the Real Estate Auction Purchase Agreement is available for review prior to placing any bids in the auction.
- 8) **Down Payment/Earnest Deposit:** A non-refundable down payment of **Ten Percent (10%)** of the total contract purchase price (in U.S. Currency) will be wire transferred or hand delivered in the form of certified funds to the Title Company on the earlier of; a) no later than 24 hours following the Buyer's execution of the Real Estate Auction Purchase Agreement, or b) within 48 hours of the auction closing. See closing agents contact information below. The balance of the purchase price will be due in full at closing.
- 9) **Closing:** Closing shall be on **November 30th, 2023**, or within (10) days after all title requirements (if any) are satisfied, or within (10) days after Buyer passes title without requirements or fails to make title requirements within the time allowed. Closing shall take place at the office of **FirsTitle, 210 North Main Street, Seminole OK 74868, with an office phone number of 405-273-9820** . Closing Agent is **Tonya Friend**, and her email address is Tonya.Friend@firsttitle.com (Ph# direct line **405-554-5146**). Buyers will be afforded the opportunity to close absentee, via email, mail and wire transfer of certified funds.
- 10) **Easements:** The sale of the property is subject to easements, rights of way, and unreleased oil and gas leases of record.

- 11) **Minerals:** All tracts are being offered surface only, and no mineral rights are being sold or transferred.
- 12) **Surveys:** Seller has provided surveys for the tracts being offered in this auction. If Buyer desires additional survey(s), it shall be at the Buyer's sole cost and shall not delay Closing.
- 13) **Possession:** Possession of the property will be given upon payment in full of the purchase price and transfer of title at closing.
- 14) **Title:** Title to the Property will be conveyed by a Warranty Deed in a form acceptable to Seller. Seller shall provide Buyer with a Commitment for Title Insurance (the "Commitment") issued by the Title Company showing merchantable title in Seller to the Property, subject however to Standard Policy Exceptions stated in the Commitment, instruments filed of record, easements of record, and visible easements.
- 15) **Closing Costs:** All Closing costs, including initial abstract assembly, update, certification, closing/escrow fees, deed preparation, recording fees and Title Insurance issued by the Closing Agent will be divided equally between Seller and Buyer.
- 16) **Taxes:** The current year's real estate taxes shall be prorated to the date of closing. Current year taxes, if unobtainable, will be based on the latest available tax rate and assessed valuation. The Seller will pay all special assessments which have matured prior to the Closing Date.
- 17) **Online Auction Technology (Disclaimer):** Under no circumstances shall Bidder have any kind of claim against the Auctioneer(s), the Broker(s) of record, or the Seller, if the Internet service fails to work correctly before, during, or after the auction. Online bidding is subject to technology faults and issues which are outside the control of the auction company. Bidder(s) are encouraged to use the "Maximum Bid" feature on the bidding platform and lock in their maximum bid amount if they are concerned about technology failure during the auction. The SELLER and/or Auction Company reserves the right to pause or extend the online auction bidding in the event of any internal or external technology failure, or other issues to preserve the integrity of the auction event and maintain a fair and impartial bidding environment.
- 18) **Soft Close:** If a bid is received within the last 3 minutes of the auction, the auction close time will automatically extend 3 minutes to allow other bidders an opportunity to competitively bid prior to the auction closing. This feature eliminates "snipers" and encourages fair and impartial bidding from all participants.
- 19) **Disclaimer:** All information provided is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines shown on maps, photographs, videos, and other documents or marketing representation are approximate. Bidders should verify the information to their satisfaction. Information is subject to change without notice. There are no warranties either expressed or implied pertaining to the property (except warranty of title as set forth above). Real estate is being sold "AS IS, WHERE IS". Please make all inspections and have financing arranged prior to bidding. The Auctioneer reserves the right to bid on behalf of the Seller up to, but not beyond the Seller's reserve price (if applicable). The property is available for and subject to sale prior to the end of auction. By participating in this auction, Buyers hereby acknowledge that any bid(s) placed by them is a binding agreement to purchase the property, subject to the bid being approved by Seller (if applicable). The sellers and the auctioneers are NOT developers and make no representations, warranties, or guarantees as to the process or approval of future use for any properties offered for sale. Buyers are required to perform their own due diligence to satisfy themselves on intended uses prior to bidding.

SIGNATURE PAGE TO FOLLOW

SIGNATURE PAGE
Online Auction Bidders Agreement – Choate Land Auction – Seminole County Oklahoma

<hr/> Print Buyer Name (and entity, if applicable)	<hr/> Buyer Signature	<hr/> Date
<hr/> Buyer Address	<hr/> City/State/Zip	
<hr/> Email	<hr/> Phone	

Auction Company - Hunting Country Real Estate LLC

Shane Terrel – Hunting Country - Broker/Auctioneer 580-327-7889 shane@huntingcountry.net

Shawn Terrel – Heritage Brokers & Auctioneers 580-747-6068 sterrel@unitedcountry.com

Mitchell Terrel – Land Specialist/Auction Manager 580-732-0504 mitch.terrel@huntingcountry.net

Lucinda Terrel – Online Registration/Support 816-420-6257 Lucinda@BuyHeritage.com

THIS IS A LEGALLY BINDING CONTRACT
IF NOT UNDERSTOOD SEEK ADVICE FROM AN ATTORNEY PRIOR TO SIGNING

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Property

Address: Tract #6: In Sec 13&24-11N-5E and Sec 18&19-11N-6E Seminole Co OK - Choate Auction

Seller's Disclosure

EPA LINK: <https://www.epa.gov/sites/default/files/2020-04/documents/lead-in-your-home-portrait-color-2020-508.pdf>

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) Purchaser has received copies of all information listed above.

(d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or


(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

 <small>AD5D288D187E455...</small>	9/26/2023		Date
Seller	Date	Seller	Date
Purchaser	Date	Purchaser	Date
Michael S. Terrel	June 1, 2023	Agent	Date
Agent	Date	Agent	Date

Legal Descriptions - Choate Land Auction – Seminole County Oklahoma

TRACT 1 - PROPERTY DESCRIPTION:

A 25.93 acre tract of land, more or less, lying in a part of the S/2-SE/4 of Section 24, Township 11 North, Range 5 East of the Indian Meridian, Seminole County, Oklahoma, being more particularly described as follows:

COMMENCING at a 3/8" Iron Rod at the Southeast Corner of the said Section 24; Thence S89°15'22"W, along the South Line of said S/2-SE/4 a dist. of 386.57 feet to a Set 1/2" Iron Rod w/Arkoma CA 5348 Cap and being the Point of Beginning; Thence S89°15'22"W, continuing along the South Line of said S/2-SE/4 a dist. of 937.27 feet to a Found 1/2" Iron Rod w/Arkoma CA 5348 Cap; Thence N00°52'42"W a dist. of 662.22 feet to a Found 1/2" Iron Rod w/Arkoma CA 5348 Cap; Thence N89°15'27"E a dist. of 10.26 feet to a fence corner post; Thence following along the meanders of said fence: N00°59'41"W a dist. of 236.20 feet; N03°29'59"W a dist. of 22.66 feet; N87°28'44"E a dist. of 695.02 feet; N85°05'11"E a dist. of 40.51 feet; N87°24'11"E a dist. of 546.37 feet; S00°32'07"E a dist. of 429.29 feet; S08°43'37"W a dist. of 8.44 feet; S21°28'13"W a dist. of 323.41 feet; S58°59'17"W a dist. of 107.05 feet; S52°55'51"W a dist. of 90.73 feet; S39°09'16"W a dist. of 69.77 feet; S30°54'37"W a dist. of 14.85 feet; S26°44'24"W a dist. of 15.81 feet to a fence corner post; Thence S00°55'12"E a dist. of 38.30 feet to the Point of Beginning, said tract contains 25.93 acres, more or less.

The above description is composed under the supervision of Lance G. Mathis, L.P.L.S. #1664, on this 30th day of August, 2023, and has a Basis of Bearings of Grid North - NAD 83 - State Plane - OK South Zone.

TRACT 2 - PROPERTY DESCRIPTION:

A 6.70 acre tract of land, more or less, lying in a part of Lot 15 of Section 19, Township 11 North, Range 6 East of the Indian Meridian, Seminole County, Oklahoma, being more particularly described as follows:

COMMENCING at a 3/8" Iron Rod at the Southwest Corner of the said Section 19; Thence N89°15'24"E, along the South Line of said Lot 15 a dist. of 396.63 feet to a Set 1/2" Iron Rod w/Arkoma CA 5348 Cap and being the Point of Beginning; Thence N03°43'43"E a dist. of 523.83 feet to a fence corner post; Thence following along the meanders of said fence: N88°48'50"E a dist. of 535.66 feet; S00°55'11"E a dist. of 526.38 feet to a Set 1/2" Iron Rod w/Arkoma CA 5348 Cap on the South line of Lot 15; Thence S89°15'24"W, along said South line, a dist. of 578.11 feet to the Point of Beginning, said tract contains 6.70 acres, more or less.

The above description is composed under the supervision of Lance G. Mathis, L.P.L.S. #1664, on this 30th day of August, 2023, and has a Basis of Bearings of Grid North - NAD 83 - State Plane - OK South Zone.

TRACT 3 - PROPERTY DESCRIPTION:

A 17.74 acre tract of land, more or less, lying in a part of Lot 15 and SE/4-SW/4 of Section 19, Township 11 North, Range 6 East of the Indian Meridian, Seminole County, Oklahoma, being more particularly described as follows:

COMMENCING at a 3/8" Iron Rod at the Southwest Corner of the said Section 19; Thence N89°15'24"E, along the South Line of said Lot 15 a dist. of 974.74 feet to a Set 1/2" Iron Rod w/Arkoma 5348 Cap and being the Point of Beginning; Thence N00°55'11"W a dist. of 526.38 feet to a fence corner post; Thence following along the meanders of said fence: N39°27'53"E a dist. of 557.28'; N13°12'14"E a dist. of 126.28 feet; N05°51'21"E a dist. of 6.01 feet; N47°44'11"E a dist. of 94.15 feet; N84°12'58"E a dist. of 167.47 feet; S75°44'33"E a dist. of 5.59 feet; S11°45'14"E a dist. of 284.55 feet; S48°54'34"E a dist. of 11.86 feet; S71°32'43"E a dist. of 207.20 feet; N66°14'34"E a dist. of 158.46 feet; S21°04'07"W a dist. of 878.41 feet; S00°24'05"W a dist. of 47.25 feet to a fence corner post; Thence S89°15'24"W, along said South line, a dist. of 709.37 feet to the Point of Beginning, said tract contains 17.74 acres, more or less.

The above description is composed under the supervision of Lance G. Mathis, L.P.L.S. #1664, on this 30th day of August, 2023, and has a Basis of Bearings of Grid North - NAD 83 - State Plane - OK South Zone.

TRACT 4 - PROPERTY DESCRIPTION:

A 6.30 acre tract of land, more or less, lying in a part of SW/4-SE/4 of Section 19, Township 11 North, Range 6 East of the Indian Meridian, Seminole County, Oklahoma, being more particularly described as follows:

COMMENCING at a 3/8" Iron Rod at the Southeast Corner of the said Section 19; Thence S89°18'07"W, along the South Line of SE/4 a dist. of 1320.00 feet to a Found 1/2" Iron Rod w/Arkoma 5348 Cap at the Southeast Corner of said SW/4-SE/4 and being the Point of Beginning; Thence S89°18'07"W, continuing along said South line, a dist. of 516.00 feet to a Set 1/2" Iron Rod w/Arkoma 5348 Cap; Thence N00°44'58"W a dist. of 512.72 feet to a fence corner post; Thence following along the meanders of said fence: N81°45'58"E a dist. of 201.14 feet; Thence S89°33'07"E a dist. of 316.66 feet to a fence corner post on the East line of said SW/4-SE/4; Thence S00°44'53"E a dist. of 532.76 feet to the Point of Beginning, said tract contains 6.30 acres, more or less.

The above description is composed under the supervision of Lance G. Mathis, L.P.L.S. #1664, on this 30th day of August, 2023, and has a Basis of Bearings of Grid North - NAD 83 - State Plane - OK South Zone.

TRACT 5 - PROPERTY DESCRIPTION:

A 113.99 acre tract of land, more or less, lying in a part of Section 19, Township 11 North, Range 6 East of the Indian Meridian, Seminole County, Oklahoma, being more particularly described as follows:

COMMENCING at a 3/8" Iron Rod at the Southeast Corner of the said Section 19; Thence S89°18'07"W, along the South Line of SE/4 a dist. of 1836.00 feet to a Set 1/2" Iron Rod w/Arkoma CA 5348 Cap and being the Point of Beginning; Thence S89°18'07"W, continuing along said South line, a dist. of 804.00 feet to a Found 3/8" Iron Rod at the Southeast Corner of the Southeast Quarter of the Southwest Quarter; Thence S89°15'24"W, continuing along said South Line, a dist. of 807.86 feet to a Set 1/2" Iron Rod; Thence N00°24'05"E a dist. of 47.25 feet to a fence corner post; Thence following along the meanders of said fence: N21°04'07"E a dist. of 878.41 feet; S66°14'34"W a dist. of 158.46 feet; N71°32'43"W a dist. of 207.20 feet; N48°54'34"W a dist. of 11.86 feet; N11°45'14"W a dist. of 284.55 feet; N75°44'33"W a dist. of 5.59 feet; Thence N00°55'10"W, leaving said fence, a dist. of 305.03 to a

point on the medial line of "1933 North Canadian River"; Thence follow along the meanders of said medial line; S78°17'40"E a dist. of 130.53 feet; N69°26'05"E a dist. of 275.15 feet; N41°11'08"E a dist. of 189.53 feet; N33°12'13"E a dist. of 253.99 feet; N23°16'30"E a dist. of 261.37 feet; N09°40'19"E a dist. of 378.00 feet; N37°57'59"E a dist. of 156.45 feet; N50°45'03"E a dist. of 231.94 feet; N52°05'27"E a dist. of 325.18 feet to a point on the medial line of current "North Canadian River" per google aerial; Thence following along the meanders of said medial line; S15°44'07"E a dist. of 53.13 feet; N78°11'04"E a dist. of 105.69 feet; S81°48'46"E a dist. of 40.83 feet; N73°52'07"E a dist. of 221.30 feet; N61°44'06"E a dist. of 137.37 feet; N27°20'50"E a dist. of 124.82 feet; N38°33'05"E a dist. of 208.70 feet; Thence S51°26'55"E, leaving said medial line, a dist. of 124.77 feet to a point on the current "North Canadian River South Bank"; Thence S22°01'18"E, leaving said river bank, a dist. of 173.02 to a point on the "South Ancient Bank Meander Line"; Thence S00°44'57"E, leaving said Ancient Bank, a dist. of 428.38 to the Northeast Corner of Lot 12 of said Section 19; Thence S00°44'57"E, along the East line of said Lot 12, a dist. of 1321.83 feet to the Northeast corner of the SW/4-SE/4; Thence S00°44'59"E, along the East line of said SW/4-SE/4, a dist. of 787.27 feet to a fence corner post; Thence following along the meanders of said fence; N89°33'07"W a dist. of 316.66 feet; S81°45'58"W a dist. of 201.14 feet; S00°44'58"E a dist. of 512.72 feet to the Point of Beginning, said tract contains 113.99 acres, more or less.

The above description is composed under the supervision of Lance G. Mathis, L.P.L.S. #1664, on this 30th day of August, 2023, and has a Basis of Bearings of Grid North - NAD 83 - State Plane - OK South Zone.

TRACT 6 - PROPERTY DESCRIPTION:

A 508.28 acre tract of land, more or less, lying in a parts of Section 13 and 24, Township 11 North, Range 5 East and parts of Section 18 and 19, Township 11 North, Range 6 East of the Indian Meridian, Seminole County, Oklahoma, being more particularly described as follows:

BEGINNING at a 3/8" Iron Rod at the Southeast Corner of the said Section 24; Thence S89°15'22"W, along the South Line of said SE/4, a dist. of 386.57' feet to a Set 1/2" Iron Rod w/Arkoma CA 5348 Cap; Thence N00°55'12"W a dist. of 38.30 feet to a fence corner post; Thence following along the meanders of said fence: N30°54'37"E a dist. of 14.85 feet; N39°09'16"E a dist. of 69.77 feet; N52°55'51"E a dist. of 90.73 feet; N58°59'17"E a dist. of 107.05 feet; N21°28'13"E a dist. of 323.41 feet; N08°43'37"E a dist. of 8.44 feet; N00°32'07"W a dist. of 429.29 feet; S87°24'11"W a dist. of 546.37 feet; S85°05'11"W a dist. of 40.51 feet; S87°28'44"W a dist. of 695.02 feet; N80°28'32"W a dist. of 486.17 feet; N80°23'59"W a dist. of 333.89 feet; S88°28'13"W a dist. of 482.00 feet; Thence N89°28'27"W, leaving said fence, a dist. of 43.37 feet to a point on the West line of said SE/4; Thence N00°50'11"W, along the West line of said SE/4, a dist. of 262.43 feet to a Found 1/2" Iron Rod w/Arkoma CA 5348 Cap at the Southwest corner on the NW/4-SE/4 of said Section 24; Thence N00°50'11"W, along the West line of said NW/4-SE/4, a dist. of 1038.60 feet to a point on the south bank of the current "North Canadian River"; Thence N02°25'51"E, leaving said bank, a dist. of 127.74 feet to a point on the medial line of said current "North Canadian River"; Thence following along the meanders of said river; S87°34'09"E a dist. of 23.55 feet; N84°39'35"E a dist. of 115.79 feet; N69°51'30"E a dist. of 97.68 feet; N66°49'01"E a dist. of 33.42 feet; N48°04'27"E a dist. of 107.48 feet; N52°01'55"E a dist. of 58.44 feet; N29°17'45"E a dist. of 195.43 feet; N33°41'37"E a dist. of 28.66 feet; N16°25'36"E a dist. of 24.17 feet; N12°45'00"E a dist. of 103.21 feet; N01°11'39"E a dist. of 132.66 feet; N03°11'18"W a dist. of 244.80 feet; N11°08'13"W a dist. of 211.99 feet; N29°00'11"W a dist. of 123.31 feet; N24°35'24"W a dist. of 271.62 feet; N21°41'24"W a dist. of 58.74

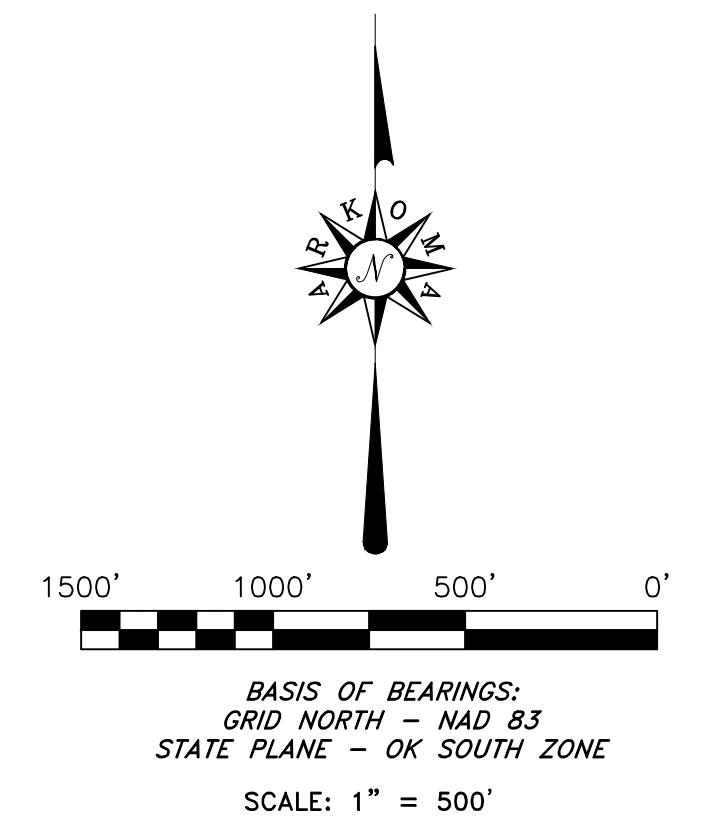
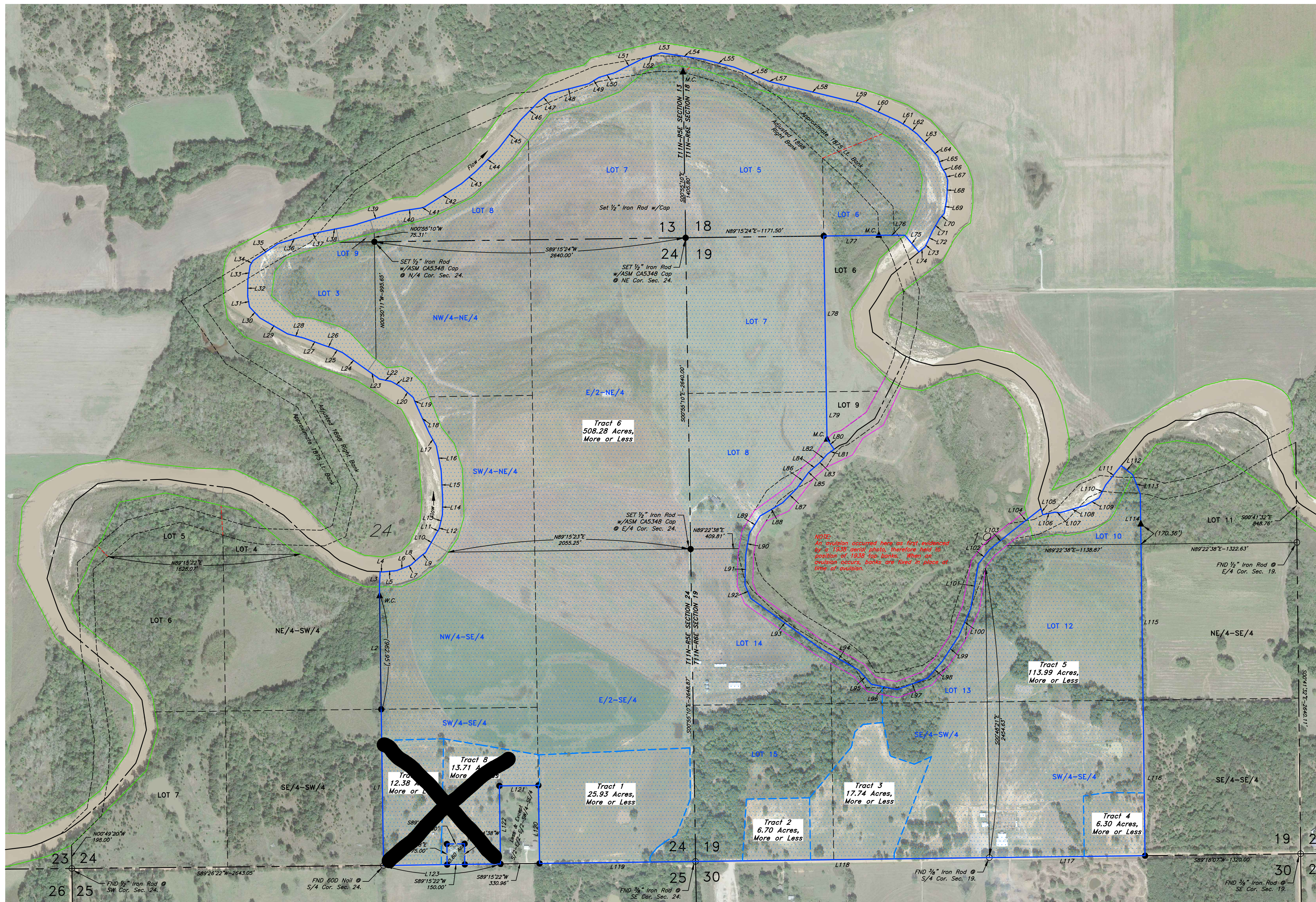
feet; N48°40'53"W a dist. of 132.66 feet; N60°07'43"W a dist. of 99.46 feet; N78°33'31"W a dist. of 103.78 feet; N54°08'38"W a dist. of 155.18 feet; N54°40'51"W a dist. of 229.84 feet; N65°53'22"W a dist. of 99.51 feet; N72°37'44"W a dist. of 56.44 feet; N70°16'27"W a dist. of 192.81 feet; N75°17'41"W a dist. of 143.46 feet; N60°10'38"W a dist. of 270.14 feet; N43°26'36"W a dist. of 129.29 feet; N10°01'55"W a dist. of 91.58 feet; N00°49'18"E a dist. of 136.89 feet; N08°32'23"E a dist. of 125.67 feet; N31°15'14"E a dist. of 50.04 feet; N55°50'52"E a dist. of 257.11 feet; N74°11'53"E a dist. of 280.40 feet; N75°39'11"E a dist. of 52.92 feet; N78°31'00"E a dist. of 316.67 feet; N73°04'55"E a dist. of 410.07 feet; N81°23'56"E a dist. of 183.60 feet; N75°09'59"E a dist. of 35.64 feet; N57°41'59"E a dist. of 374.03 feet; N49°32'02"E a dist. of 164.89 feet; N44°41'06"E a dist. of 266.82 feet; N37°37'52"E a dist. of 302.46 feet; N44°31'35"E a dist. of 226.99 feet; N52°54'53"E a dist. of 99.56 feet; N75°30'39"E a dist. of 353.14 feet; N58°36'56"E a dist. of 101.65 feet; N73°04'00"E a dist. of 142.61 feet; N63°26'45"E a dist. of 259.29 feet; N72°04'50"E a dist. of 166.91 feet; S80°24'42"E a dist. of 36.37 feet; S81°24'17"E a dist. of 324.17 feet; S75°36'20"E a dist. of 271.53 feet; S67°57'44"E a dist. of 301.54 feet; S71°26'34"E a dist. of 41.45 feet; S76°21'55"E a dist. of 711.73 feet; S78°09'00"E a dist. of 40.81 feet; S65°40'50"E a dist. of 370.98 feet; S58°36'09"E a dist. of 101.07 feet; S53°00'00"E a dist. of 94.31 feet; S42°36'30"E a dist. of 190.45 feet; S40°56'21"E a dist. of 72.13 feet; S19°02'29"E a dist. of 90.99 feet; S32°46'37"E a dist. of 64.15 feet; S18°21'19"E a dist. of 64.35 feet; S03°18'34"W a dist. of 163.22 feet; S10°13'48"W a dist. of 118.36 feet; S40°40'25"W a dist. of 60.96 feet; S29°18'52"W a dist. of 130.50 feet; S24°32'56"W a dist. of 104.59 feet; S27°16'28"W a dist. of 33.22 feet; S50°17'48"W a dist. of 67.69 feet; Thence N39°42'12"W, leaving said medial line, a dist. of 185.93 feet to a Found 1/2" Iron Rod w/Arkoma CA 5348 Cap at a point on the south bank of said current "North Canadian River"; Thence S89°52'25"W, leaving said south bank, a dist. of 220.90 feet to a Found 1/2" Iron Rod w/Arkoma CA 5348 Cap at a point on the "1898 Right Bank" of the Ancient River Bank Medial line; Thence S89°15'24"W, leaving said "1898 Right Bank" a dist. of 467.28 feet to a Found 1/2" Iron Rod w/Arkoma CA 5348 Cap at the Northeast Corner of Lot 7; Thence S00°55'10"E, along the East line of said Lot 7, a dist. of 1321.23 feet to the Northeast corner of Lot 8; Thence S00°55'10"E, along the East line of said Lot 8; a dist. of 401.89 feet to a Found 1/2" Iron Rod w/Arkoma CA 5348 Cap at a point on the south bank of current "North Canadian River"; Thence S35°23'52"E, leaving said bank, a dist. of 104.80 feet to a point on the medial line of the "1933 North Canadian River"; Thence following the meanders of said medial line; S54°36'08"W a dist. of 72.35 feet; S41°08'06"W a dist. of 89.98 feet; S48°33'17"W a dist. of 126.27 feet; S48°33'17"W a dist. of 7.96 feet; S36°08'57"W a dist. of 166.57 feet; S44°46'29"W a dist. of 170.20 feet; S59°29'00"W a dist. of 221.61 feet; S31°48'44"W a dist. of 172.35 feet; S09°38'54"W a dist. of 180.85 feet; S01°42'29"W a dist. of 256.33 feet; S22°50'04"E a dist. of 127.93 feet; S54°16'46"E a dist. of 712.32 feet; S60°16'36"E a dist. of 389.84 feet; S41°54'04"E a dist. of 159.48 feet; S78°17'40"E a dist. of 91.93 feet; Thence S00°55'10"E, leaving said medial line, a dist. of 305.03 feet; Thence S84°12'58"W a dist. of 167.47 feet; S47°44'11"W a dist. of 94.15 feet; S05°51'21"W a dist. of 6.01 feet; S13°12'14"W a dist. of 126.28 feet; S39°27'53"W a dist. of 557.28 feet; S88°48'50"W a dist. of 535.66 feet; S03°43'43"W a dist. of 523.83 feet to a point on the South line of the SW/4 of Section 19; Thence S89°15'24"W, along said South line, a dist. of 396.63 feet to the Point of Beginning, said tract contains 508.28 acres, more or less.

The above description is composed under the supervision of Lance G. Mathis, L.P.L.S. #1664, on this 30th day of August, 2023, and has a Basis of Bearings of Grid North - NAD 83 - State Plane - OK South Zone.

PLAT OF SURVEY
 SHOWING 705.03 ACRES OF LAND, MORE OR LESS,
 IN A PART OF SECTIONS 13 & 24, T11N-R5E, AND
 SECTIONS 18 & 19, T11N-R6E, SEMINOLE COUNTY, OKLAHOMA

RYAN CHOATE
 705.03 ACRE SURVEY,
 MORE OR LESS

LINE	BEARING-DISTANCE
L1	N00°50'11"W-124.43'
L2	N02°25'51"E-127.74'
L3	S87°14'09"E-23.55'
L4	N84°19'55"E-118.79'
L5	N89°51'30"E-97.68'
L6	N86°49'01"E-33.45'
L7	N87°01'55"E-58.44'
L8	N82°17'45"E-185.43'
L9	N12°25'36"E-24.17'
L10	N12°45'00"E-103.21'
L11	N01°11'29"E-133.66'
L12	N03°11'18"W-244.80'
L13	N1°08'13"W-211.99'
L14	N02°00'11"W-123.31'
L15	N2°45'24"W-271.62'
L16	N2°14'24"W-58.74'
L17	N84°06'53"W-132.66'
L18	N62°07'43"W-99.46'
L19	N78°33'31"W-103.78'
L20	N64°06'59"W-155.18'
L21	N64°46'30"W-229.84'
L22	N65°53'22"W-89.51'
L23	N72°32'44"W-56.44'
L24	N70°19'29"W-128.81'
L25	N75°17'41"W-143.46'
L26	N80°10'38"W-270.14'
L27	N4°32'36"W-129.29'
L28	N10°01'55"W-91.58'
L29	N02°49'18"E-136.89'
L30	N04°19'23"E-102.91'
L31	N3°11'14"E-50.04'
L32	N65°50'32"E-237.11'
L33	N04°11'53"W-208.40'
L34	N75°39'11"E-52.82'
L35	N09°11'00"E-316.67'
L36	N02°04'52"E-102.07'
L37	N81°23'56"E-183.60'
L38	N70°09'59"E-35.64'
L39	N04°11'59"W-174.61'
L40	N49°32'02"E-164.89'
L41	N44°41'06"E-266.82'
L42	N37°12'52"E-102.49'
L43	N44°31'33"E-226.99'
L44	N62°54'53"E-89.56'
L45	N70°15'45"E-153.14'
L46	N58°36'56"E-101.65'
L47	N73°04'00"E-142.61'
L48	N62°32'45"E-259.29'
L49	N72°04'50"E-166.91'
L50	S80°24'42"E-36.37'
L51	S87°24'17"E-124.17'
L52	S75°36'20"E-271.53'
L53	S87°27'44"E-101.24'
L54	S71°26'34"E-111.46'
L55	S76°21'35"E-211.73'
L56	S78°09'00"E-40.81'
L57	S85°40'30"E-170.88'
L58	S84°58'19"E-101.07'
L59	S83°00'00"E-84.31'
L60	S42°36'30"E-180.45'
L61	S18°21'18"E-72.13'
L62	S19°02'29"E-90.89'
L63	S32°46'37"E-84.15'
L64	S18°18'34"E-54.35'
L65	S03°18'34"W-163.22'
L66	S10°13'49"W-118.36'
L67	S04°43'29"W-130.50'
L68	S29°18'52"W-130.50'
L69	S24°32'56"W-104.59'
L70	S27°12'28"W-133.21'
L71	S29°17'48"W-67.69'
L72	N89°42'12"W-185.93'
L73	S89°25'29"W-309.90'
L74	S89°15'24"W-467.28'
L75	S00°55'10"E-131.23'
L76	S02°55'10"E-401.89'
L77	S35°23'52"E-104.80'
L78	S4°36'08"W-72.35'
L79	S41°08'06"W-89.89'
L80	S49°33'17"W-3.84'
L81	S48°33'17"W-116.44'
L82	S48°33'17"W-26.18'
L83	S36°08'57"W-166.57'
L84	S44°46'29"W-170.20'
L85	S02°23'00"W-221.61'
L86	S41°54'04"E-159.48'
L87	S78°17'40"E-222.46'
L88	N69°26'05"E-275.15'
L89	N41°11'08"E-108.51'
L90	N37°52'13"E-156.45'
L91	N02°16'30"E-261.37'
L92	N04°03'03"E-231.94'
L93	N02°52'37"E-126.18'
L94	S15°44'07"E-53.13'
L95	N78°11'04"E-105.69'
L96	S81°44'46"E-61.11'
L97	N73°52'07"E-221.30'
L98	N81°44'06"E-137.37'
L99	N02°20'50"E-134.69'
L100	N38°33'05"E-208.70'
L101	S81°26'55"E-124.77'
L102	S20°11'18"E-113.09'
L103	S09°44'57"E-428.38'
L104	S00°44'57"E-121.83'
L105	S02°44'57"E-320.03'
L106	S89°18'07"W-1320.00'
L107	S89°15'24"W-2491.87'
L108	S89°15'22"W-153.84'
L109	N00°52'41"W-662.22'
L110	S89°15'22"W-330.84'
L111	S02°53'03"E-162.22'
L112	S89°15'22"W-992.68'



LEGEND

- Property Line
- Fence
- Top Bank of River per Google Earth Photo
- Ancient River Bank Meander Line
- Division of Accretion Line
- 1938 Top Bank
- Found Monument
- Found 1/2" Iron Rod w/Arkoma CA 5348 Cap for Section Corner or Property Corner
- Found 1/2" Iron Rod w/Arkoma CA 5348 Cap

ACREAGE SUMMARY:

Section 13-T11N-R5E:	Upland= 47.31 Acres, More or Less
	Accretion= 0.38 Acres, More or Less
	Riverbed= 10.70 Acres, More or Less
Section 18-T11N-R6E:	Upland= 34.73 Acres, More or Less
	Accretion= 16.13 Acres, More or Less
	Riverbed= 9.69 Acres, More or Less
Section 24-T11N-R5E:	Upland= 304.00 Acres, More or Less
	Accretion= N/A
	Riverbed= 16.63 Acres, More or Less
Section 19-T11N-R6E:	Upland= 251.98 Acres, More or Less
	Accretion= 1.02 Acres, More or Less
	Riverbed= 12.46 Acres, More or Less
TOTAL ACREAGE=	705.03 ACRES, MORE OR LESS

PROPERTY DESCRIPTION:
 Lot Seven (7) or the Southeast Quarter of the Southeast Quarter (SE/4 SE/4) and Lot Eight (8) or the Southwest Quarter of the Southeast Quarter (SW/4 SE/4) and Lot Nine (9) of the Southeast Quarter of the Southwest Quarter (SE/4 SW/4) all in Section Thirteen (13), Township Eleven (11) North, Range Five (5) East of the Indian Meridian, Seminole County, Oklahoma;

AND

Lot Seven (7) or the Northwest Quarter of the Northwest Quarter (NW/4 NW/4) and Lot Eight (8) or the Southwest Quarter of the Northwest Quarter (SW/4 NW/4) and Lot Ten (10) or the Southwest Quarter of the Northeast Quarter (SW/4 NE/4) and Lot Twelve (12) or the Northwest Quarter of the Southwest Quarter (NW/4 SE/4) and Lot Thirteen (13) or the Northeast Quarter of the Southwest Quarter (NE/4 SW/4) and Lot Fourteen (14) or the Northwest Quarter of the Southwest Quarter (NW/4 SW/4) and Lot Fifteen (15) or the Southwest Quarter of the Southwest Quarter (SW/4 SW/4) and the Southeast Quarter of the Southwest Quarter (SE/4 SW/4) and the Southwest Quarter of the Southeast Quarter (SW/4 SE/4) all in Section Nineteen (19), Township Eleven (11) North, Range Six (6) East of the Indian Meridian, Seminole County, Oklahoma;

AND

Lot Five (5) or the Southwest Quarter of the Southwest Quarter (SW/4 SW/4) and Lot Six (6) or the Southeast Quarter of the Southwest Quarter (SE/4 SW/4) all in Section Eighteen (18), Township Eleven (11) North, Range Six (6) East of the Indian Meridian, Seminole County, Oklahoma;

AND

The Northeast Quarter (NE/4) and the East Half of the Southeast Quarter (E/2 SE/4) and Lot Three (3) or the Northeast Quarter of the Northwest Quarter (NE/4 NW/4) and the West Half of the Southeast Quarter (W/2 SE/4), LESS AND EXCEPT the South Half of the East Half of the East Half of the Southwest Quarter of the Southeast Quarter (S/2 E/2 E/2 SW/4 SE/4) and LESS AND EXCEPT a tract beginning 690 feet East of the Southwest corner of the Southwest Quarter of the Southeast Quarter (SW/4 SW/4 SE/4); thence North 175 feet; thence West 150 feet; thence South 175 feet; thence East 150 feet to the point of beginning, all in Section Twenty-four (24), Township Eleven (11) North, Range Five (5) East of the Indian Meridian, Seminole County, Oklahoma.

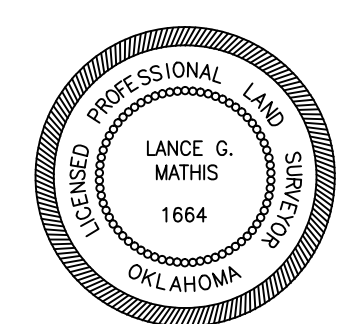
AND

A tract of land in Section 24, Township 11 North, Range 5 East, Seminole County, Oklahoma. Beginning 690 ft. East of the Southwest Corner of the Southwest Quarter of the Southeast Quarter (SW/4 SE/4); thence North 175 ft; thence West 150 ft; thence South 175 ft.; thence East 150 ft. to the point of beginning, containing 0.60 acres, more or less.

The above description provided by client and can be found at Book: 3536 Page: 57 and Book: 3652 Page: 217.

CERTIFICATION:
 This is to certify that this Plat of Survey represents the results of a survey made on-the-ground, performed under the supervision of the undersigned, at the request of Ryan Choate, and further, that this Survey was made in compliance with the Minimum Standards for Land Surveying in Oklahoma.

Lance G. Mathis
 LANCE G. MATHIS
 09/18/2023
 L.P.L.S. #1664



SEE SHEET 1 OF 2
 FOR PLAT WITHOUT AERIAL

REVISION	DATE	BY	APPR.
Adjusted Aerial Photo	9/18	RS	L.G.M.

Survey Requested By:
RYAN CHOATE
 Seminole County, OK

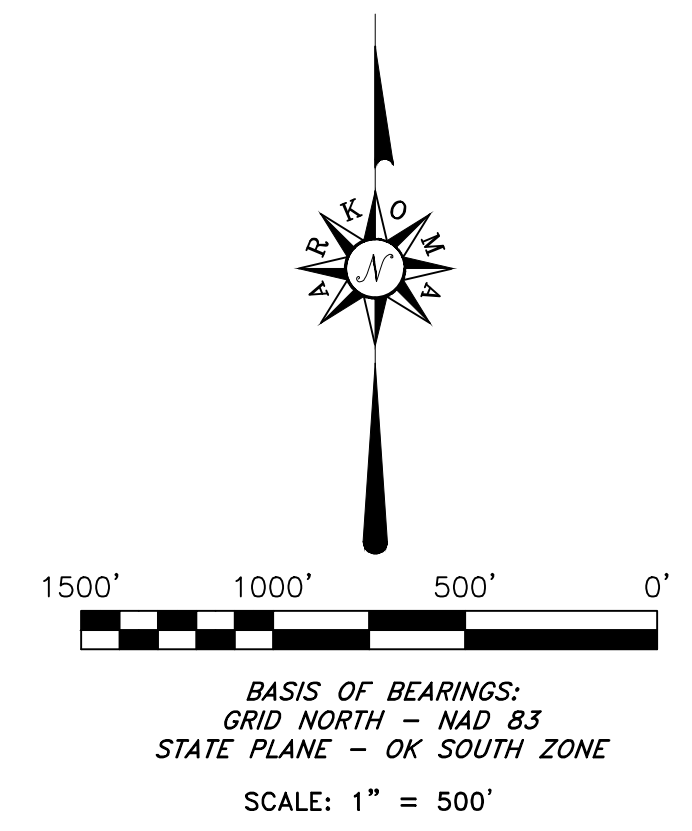
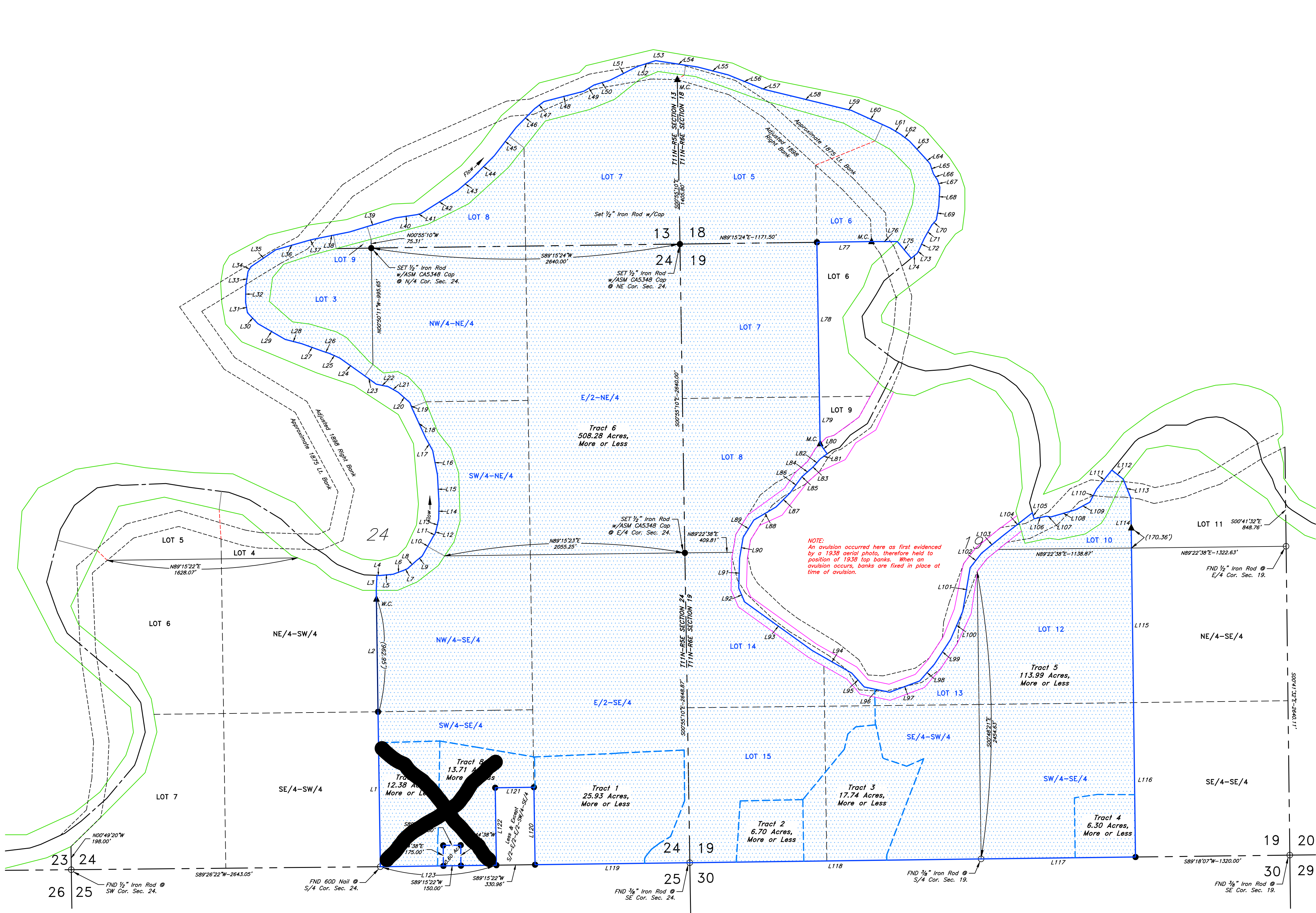
ARKOMA SURVEYING AND MAPPING, PLLC
 (918)465-5711
 P.O. Box 238
 (918)465-5030 fax
 Wagoner, OK 74478 EXP. DATE 6-30-24

SURV. BY: D.W. 08/15/2023	DRAW. NO.: 10-797
DRAWN BY: M.K. 08/17/2023	DRAW. NO.: 10-797-BNDRY
APPR. BY: L.G.M.	SHEET SIZE: 24" x 36" SHEET 2 OF 2

PLAT OF SURVEY
 SHOWING 705.03 ACRES OF LAND, MORE OR LESS,
 IN A PART OF SECTIONS 13 & 24, T11N-R5E, AND
 SECTIONS 18 & 19, T11N-R6E, SEMINOLE COUNTY, OKLAHOMA

RYAN CHOATE
 705.03 ACRE SURVEY,
 MORE OR LESS

LINE	BEARING-DISTANCE
L1	N00°50'11"W-124.43'
L2	N02°25'51"E-127.74'
L3	S87°14'09"E-23.50'
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L29	N02°50'32"E-297.11'
L30	N04°11'53"W-80.40'
L31	N3°15'14"E-50.04'
L32	N5°50'32"E-297.11'
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L73	S27°12'28"W-122.52'
L74	S09°17'48"W-67.69'
L75	N89°42'12"W-185.93'
L76	S89°25'28"W-220.90'
L77	S89°15'24"W-467.28'
L78	S09°55'10"E-131.23'
L79	S02°55'10"E-401.89'
L80	S35°23'52"E-104.80'
L81	S84°36'08"W-72.35'
L82	S41°08'06"W-89.89'
L83	S48°33'17"W-116.44'
L84	S48°33'17"W-116.44'
L85	S48°33'17"W-116.44'
L86	S36°08'57"W-166.57'
L87	S44°46'29"W-170.20'
L88	S02°20'00"W-221.61'
L89	S41°54'04"E-159.48'
L90	S78°17'40"E-222.46'
L91	N89°26'05"E-275.15'
L92	N41°11'08"E-189.51'
L93	N37°12'13"E-283.99'
L94	N02°16'30"E-281.57'
L95	N09°46'18"E-178.00'
L96	N17°57'59"E-156.45'
L97	N02°45'03"E-231.94'
L98	N02°00'11"W-102.07'
L99	S15°44'07"E-83.13'
L100	N78°11'04"E-105.89'
L101	S81°44'46"E-61.81'
L102	N73°52'07"E-221.30'
L103	N81°44'06"E-137.37'
L104	N02°00'11"W-102.07'
L105	N38°33'05"E-208.70'
L106	S81°26'55"E-124.77'
L107	S20°11'18"E-113.09'
L108	S09°44'57"E-428.38'
L109	S00°44'57"E-121.83'
L110	S02°04'53"E-320.03'
L111	S89°18'07"W-1320.00'
L112	S89°15'24"W-2491.87'
L113	S89°15'24"W-153.84'
L114	N00°52'41"W-662.22'
L115	S89°15'22"W-330.84'
L116	S02°55'10"E-401.89'
L117	S89°15'22"W-992.68'



LEGEND

- Property Line
- Fence
- Top Bank of River per Google Earth Photo
- Ancient River Bank Meander Line
- Division of Accretion Line
- 1938 Top Bank
- Found Monument
- Found 1/2" Iron Rod w/Arkoma CA 5348 Cap for Section Corner or Property Corner
- Found 1/2" Iron Rod w/Arkoma CA 5348 Cap

ACREAGE SUMMARY:

Section 13-T11N-R5E:
 Upland= 47.31 Acres, More or Less
 Accretion= 0.38 Acres, More or Less
 Riverbed= 10.70 Acres, More or Less

Section 18-T11N-R6E:
 Upland= 34.73 Acres, More or Less
 Accretion= 16.13 Acres, More or Less
 Riverbed= 9.69 Acres, More or Less

Section 24-T11N-R5E:
 Upland= 304.00 Acres, More or Less
 Accretion= N/A
 Riverbed= 16.63 Acres, More or Less

Section 19-T11N-R6E:
 Upland= 251.98 Acres, More or Less
 Accretion= 1.02 Acres, More or Less
 Riverbed= 12.46 Acres, More or Less

TOTAL ACREAGE= 705.03 ACRES, MORE OR LESS

PROPERTY DESCRIPTION:
 Lot Seven (7) or the Southeast Quarter of the Southeast Quarter (SE/4 SE/4) and Lot Eight (8) or the Southwest Quarter of the Southeast Quarter (SW/4 SE/4) and Lot Nine (9) of the Southeast Quarter of the Southwest Quarter (SE/4 SW/4) all in Section Thirteen (13), Township Eleven (11) North, Range Five (5) East of the Indian Meridian, Seminole County, Oklahoma;

AND

Lot Seven (7) or the Northwest Quarter of the Northwest Quarter (NW/4 NW/4) and Lot Eight (8) or the Southwest Quarter of the Northwest Quarter (SW/4 NW/4) and Lot Ten (10) or the Southwest Quarter of the Northeast Quarter (SW/4 NE/4) and Lot Twelve (12) or the Northwest Quarter of the Southeast Quarter (NW/4 SE/4) and Lot Thirteen (13) or the Northeast Quarter of the Southwest Quarter (NE/4 SW/4) and Lot Fourteen (14) or the Northwest Quarter of the Southwest Quarter (NW/4 SW/4) and Lot Fifteen (15) or the Southwest Quarter of the Southwest Quarter (SW/4 SW/4) and the Southeast Quarter of the Southwest Quarter (SE/4 SW/4) and the Southwest Quarter of the Southeast Quarter (SW/4 SE/4) all in Section Nineteen (19), Township Eleven (11) North, Range Six (6) East of the Indian Meridian, Seminole County, Oklahoma;

AND

Lot Five (5) or the Southwest Quarter of the Southwest Quarter (SW/4 SW/4) and Lot Six (6) or the Southeast Quarter of the Southwest Quarter (SE/4 SW/4) all in Section Eighteen (18), Township Eleven (11) North, Range Six (6) East of the Indian Meridian, Seminole County, Oklahoma;

AND

The Northeast Quarter (NE/4) and the East Half of the Southeast Quarter (E/2 SE/4) and Lot Three (3) or the Northeast Quarter of the Northwest Quarter (NE/4 NW/4) and the West Half of the Southeast Quarter (W/2 SE/4), LESS AND EXCEPT the South Half of the East Half of the Southwest Quarter of the Southeast Quarter (S/2 E/2 E/2 SW/4 SE/4) and LESS AND EXCEPT a tract beginning 690 feet East of the Southwest corner of the Southwest Quarter of the Southeast Quarter (SW/4 SW/4 SE/4); thence North 175 feet; thence West 150 feet; thence South 175 feet; thence East 150 feet to the point of beginning, all in Section Twenty-four (24), Township Eleven (11) North, Range Five (5) East of the Indian Meridian, Seminole County, Oklahoma.

AND

A tract of land in Section 24, Township 11 North, Range 5 East, Seminole County, Oklahoma. Beginning 690 ft. East of the Southwest Corner of the Southwest Quarter of the Southeast Quarter (SW/4 SE/4); thence North 175 ft; thence West 150 ft; thence South 175 ft.; thence East 150 ft. to the point of beginning, containing 0.60 acres, more or less.

The above description provided by client and can be found at Book: 3536 Page: 57 and Book: 3652 Page: 217.

CERTIFICATION:
 This is to certify that this Plat of Survey represents the results of a survey made on-the-ground, performed under the supervision of the undersigned, at the request of Ryan Choate, and further, that this Survey was made in compliance with the Minimum Standards for Land Surveying in Oklahoma.

Lance G. Mathis
 LANCE G. MATHIS

08/30/2023
 L.P.L.S. #1664

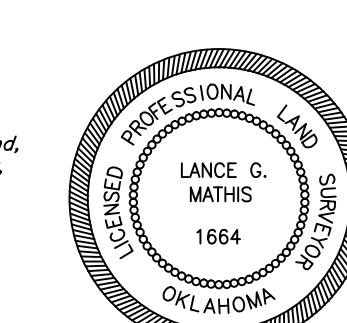
SEE SHEET 2 OF 2 FOR AERIAL PHOTO OVERLAY

REVISION	DATE	BY	APPR.

Survey Requested By:
RYAN CHOATE
 Seminole County, OK

ARKOMA SURVEYING AND MAPPING, PLLC
 P.O. Box 238
 Wagoner, OK 74478 EXP. DATE 6-30-24

SURV. BY: D.W. 08/15/2023 DRAW. NO.: 10-797
 DRAWN BY: M.K. 08/17/2023 DRAW. NO.: 10-797-BNDRY
 APPR. BY: L.G.M. SHEET SIZE: 24" x 36" SHEET 1 OF 2



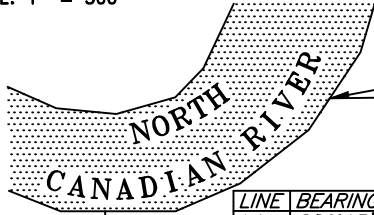
PLAT OF SURVEY
 SHOWING 25.93 ACRES OF LAND, MORE OR LESS,
 IN A PART OF S/2-SE/4 SECTIONS 24, T11N-R5E,
 SEMINOLE COUNTY, OKLAHOMA

"TRACT 1"
 25.93 ACRE SURVEY,
 MORE OR LESS

TRACT #1

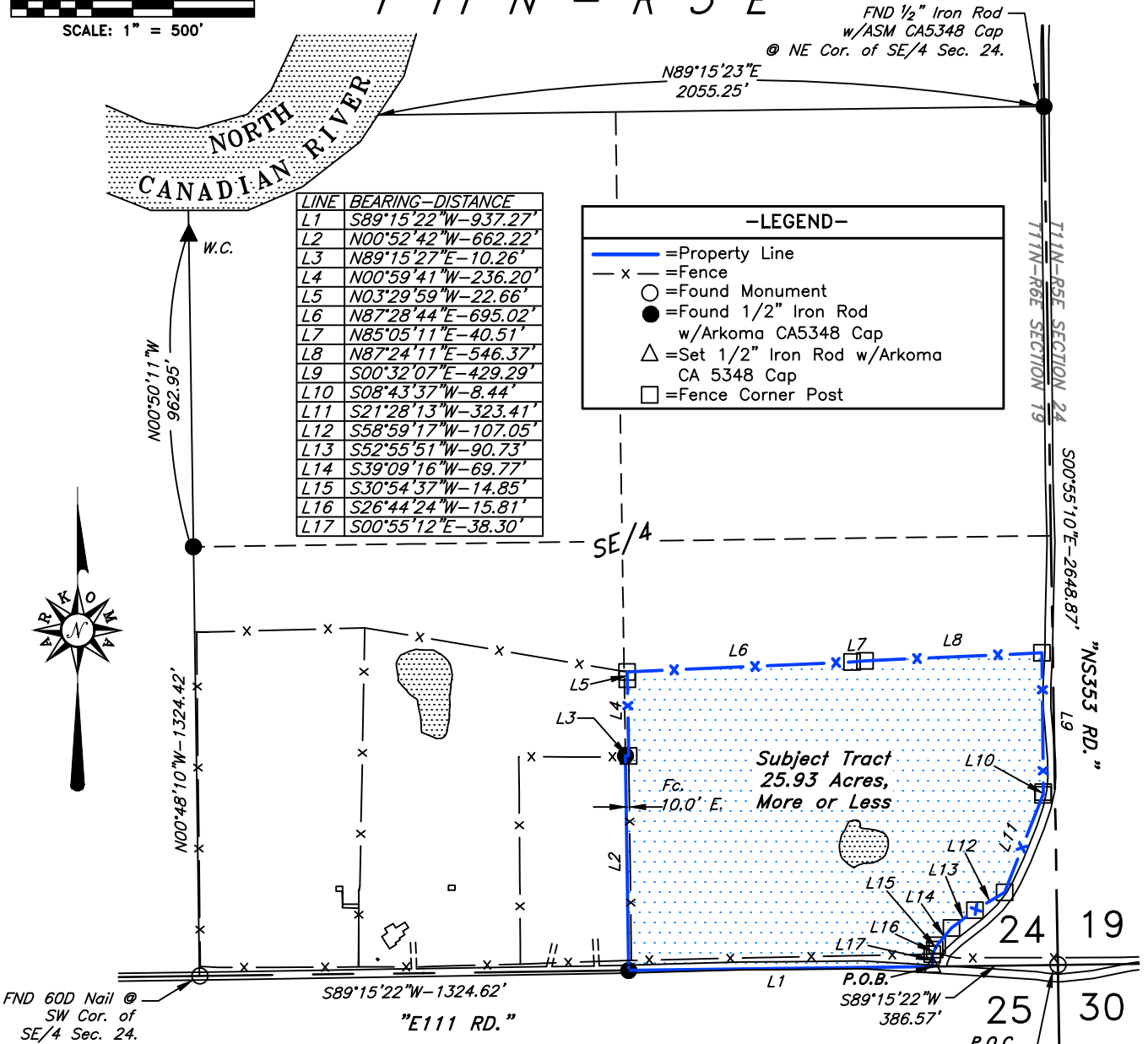
T 11 N - R 5 E

BASIS OF BEARINGS:
 GRID NORTH - NAD 83
 STATE PLANE - OK SOUTH ZONE
 0' 250' 500' 750'
 SCALE: 1" = 500'



LINE	BEARING-DISTANCE
L1	S89°15'22"W-937.27'
L2	N00°52'42"W-662.22'
L3	N89°15'27"E-10.26'
L4	N00°59'41"W-236.20'
L5	N03°29'59"W-22.66'
L6	N87°28'44"E-695.02'
L7	N85°05'11"E-40.51'
L8	N87°24'11"E-546.37'
L9	S00°32'07"E-429.29'
L10	S08°43'37"W-8.44'
L11	S21°28'13"W-323.41'
L12	S58°59'17"W-107.05'
L13	S52°55'51"W-90.73'
L14	S39°09'16"W-69.77'
L15	S30°54'37"W-14.85'
L16	S26°44'24"W-15.81'
L17	S00°55'12"E-38.30'

-LEGEND-	
	=Property Line
	=Fence
	=Found Monument
	=Found 1/2" Iron Rod w/Arkoma CA5348 Cap
	=Set 1/2" Iron Rod w/Arkoma CA 5348 Cap
	=Fence Corner Post



FND 60D Nail @
 SW Cor. of
 SE/4 Sec. 24.

FND 3/8" Iron Rod @
 SE Cor. Sec. 24.

PROPERTY DESCRIPTION:

A 25.93 acre tract of land, more or less, lying in a part of the S/2-SE/4 of Section 24, Township 11 North, Range 5 East of the Indian Meridian, Seminole County, Oklahoma, being more particularly described as follows:
 COMMENCING at a 3/8" Iron Rod at the Southeast Corner of the said Section 24; Thence S89°15'22"W, along the South Line of said S/2-SE/4 a dist. of 386.57 feet to a Set 1/2" Iron Rod w/Arkoma CA 5348 Cap and being the Point of Beginning;
 Thence S89°15'22"W, continuing along the South Line of said S/2-SE/4 a dist. of 937.27 feet to a Found 1/2" Iron Rod w/Arkoma CA 5348 Cap; Thence N00°52'42"W a dist. of 662.22 feet to a Found 1/2" Iron Rod w/Arkoma CA 5348 Cap; Thence N89°15'27"E a dist. of 10.26 feet to a fence corner post; Thence following along the meanders of said fence: N00°59'41"W a dist. of 236.20 feet; N03°29'59"W a dist. of 22.66 feet; N87°28'44"E a dist. of 695.02 feet; N85°05'11"E a dist. of 40.51 feet; N87°24'11"E a dist. of 546.37 feet; S00°32'07"E a dist. of 429.29 feet; S08°43'37"W a dist. of 8.44 feet; S21°28'13"W a dist. of 323.41 feet; S58°59'17"W a dist. of 107.05 feet; S52°55'51"W a dist. of 90.73 feet; S39°09'16"W a dist. of 69.77 feet; S30°54'37"W a dist. of 14.85 feet; S26°44'24"W a dist. of 15.81 feet to a fence corner post; Thence S00°55'12"E a dist. of 38.30 feet to the Point of Beginning, said tract contains 25.93 acres, more or less.

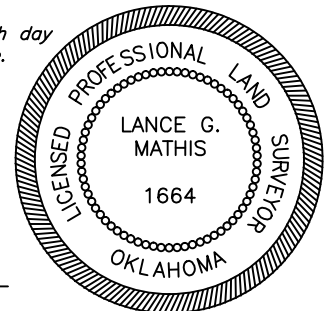
The above description is composed under the supervision of Lance G. Mathis, L.P.L.S. #1664, on this 30th day of August, 2023, and has a Basis of Bearings of Grid North - NAD 83 - State Plane - OK South Zone.

CERTIFICATION:

This is to certify that this Plat of Survey represents the results of a survey made on-the-ground, performed under the supervision of the undersigned, at the request of Ryan Choate, and further, that this Survey was made in compliance with the Minimum Standards for Land Surveying in Oklahoma.

Lance G. Mathis
 LANCE G. MATHIS

08/30/2023
 L.P.L.S. #1664



Survey Requested By:
RYAN CHOATE
 Seminole County, OK

SURV. BY: D.W. 08/15/2023	SCALE: 1" = 500'
DRAWN BY: M.K. 08/17/2023	JOB NO.: 10-797
APPROVED BY: L.G.M.	DRAW. NO.: 10-797-TR1
SHEET 1 OF 1	SHEET SIZE: 8.5" X 14"



SURVEY & MAPPING BY:
ARKOMA SURVEYING & MAPPING, PLLC
 (918)465-5711 P.O. Box 238 C.A. #5348,
 (918)465-5030 fax Wilburton, OK 74578 EXP. DATE 6-30-24

NO.	REVISION DESCRIPTION	DATE	BY

PLAT OF SURVEY
 SHOWING 6.70 ACRES OF LAND, MORE OR LESS,
 IN A PART OF LOT 15 SECTIONS 19, T11N-R6E,
 SEMINOLE COUNTY, OKLAHOMA

TRACT #2

"TRACT 2"
 6.70 ACRE SURVEY,
 MORE OR LESS

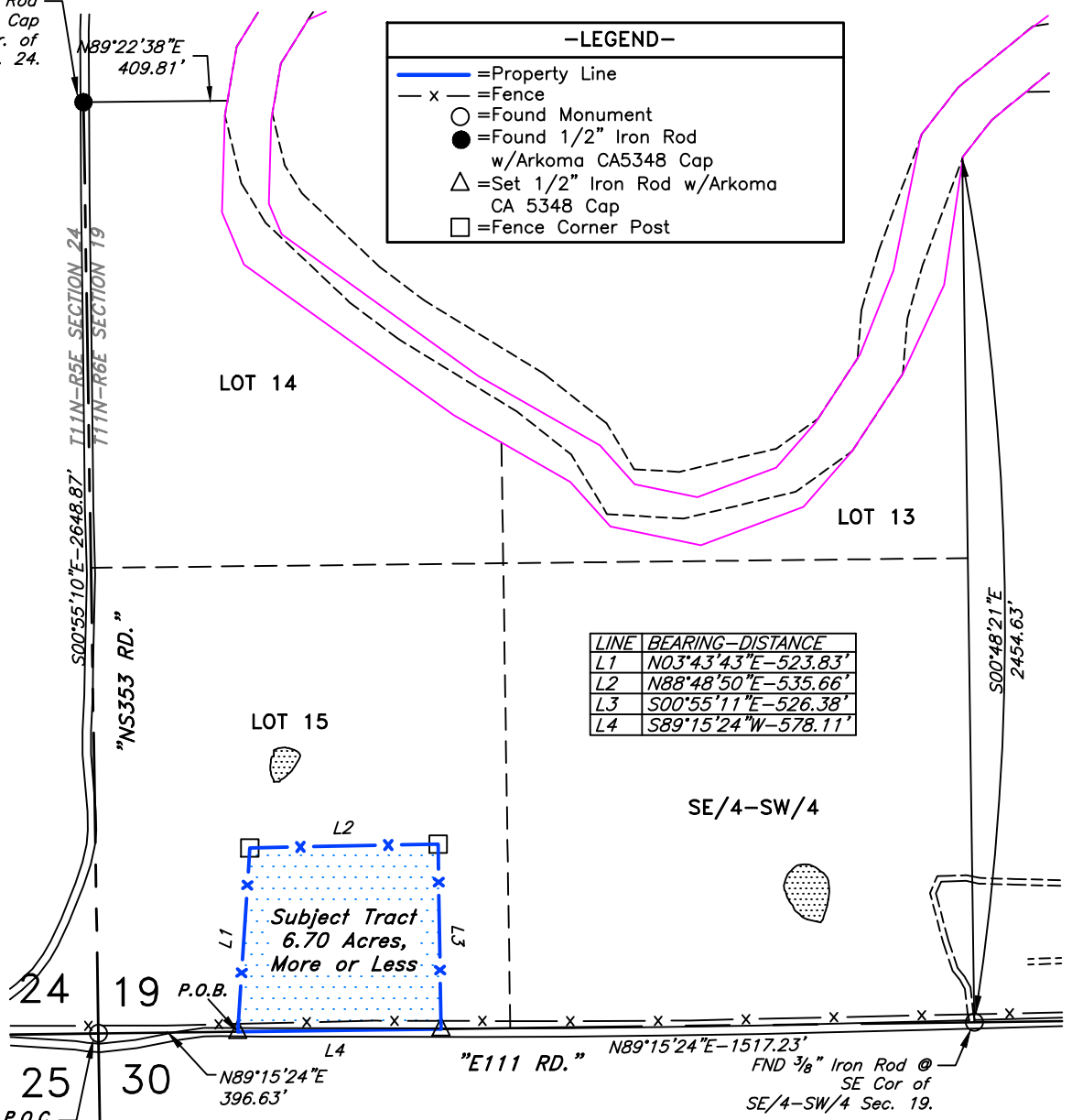
BASIS OF BEARINGS:
 GRID NORTH - NAD 83
 STATE PLANE - OK SOUTH ZONE
 0' 250' 500' 750'
 SCALE: 1" = 500'

T 11 N - R 6 E

SET 1/2" Iron Rod
 w/ASM CA5348 Cap
 @ NW Cor. of
 Lot 14 Sec. 24.

-LEGEND-

	=Property Line
	=Fence
	=Found Monument
	=Found 1/2" Iron Rod w/Arkoma CA5348 Cap
	=Set 1/2" Iron Rod w/Arkoma CA 5348 Cap
	=Fence Corner Post



LINE	BEARING-DISTANCE
L1	N03°43'43"E-523.83'
L2	N88°48'50"E-535.66'
L3	S00°55'11"E-526.38'
L4	S89°15'24"W-578.11'

FND 3/8" Iron Rod @
 SW Cor. Sec. 19.

PROPERTY DESCRIPTION:

A 6.70 acre tract of land, more or less, lying in a part of Lot 15 of Section 19, Township 11 North, Range 6 East of the Indian Meridian, Seminole County, Oklahoma, being more particularly described as follows:
 COMMENCING at a 3/8" Iron Rod at the Southwest Corner of the said Section 19; Thence N89°15'24"E, along the South Line of said Lot 15 a dist. of 396.63 feet to a Set 1/2" Iron Rod w/Arkoma CA 5348 Cap and being the Point of Beginning;
 Thence N03°43'43"E a dist. of 523.83 feet to a fence corner post; Thence following along the meanders of said fence: N88°48'50"E a dist. of 535.66 feet; S00°55'11"E a dist. of 526.38 feet to a Set 1/2" Iron Rod w/Arkoma CA 5348 Cap on the South line of Lot 15;
 Thence S89°15'24"W, along said South line, a dist. of 578.11 feet to the Point of Beginning, said tract contains 6.70 acres, more or less.

The above description is composed under the supervision of Lance G. Mathis, L.P.L.S. #1664, on this 30th day of August, 2023, and has a Basis of Bearings of Grid North - NAD 83 - State Plane - OK South Zone.

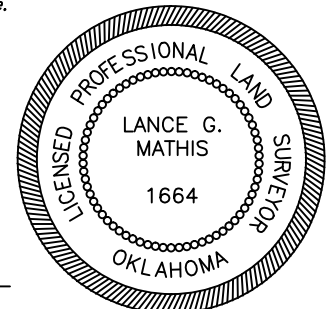
CERTIFICATION:

This is to certify that this Plat of Survey represents the results of a survey made on-the-ground, performed under the supervision of the undersigned, at the request of Ryan Choate, and further, that this Survey was made in compliance with the Minimum Standards for Land Surveying in Oklahoma.

Lance G. Mathis
 LANCE G. MATHIS

08/30/2023

L.P.L.S. #1664



Survey Requested By:
RYAN CHOATE
 Seminole County, OK

SURV. BY: D.W. 08/15/2023	SCALE: 1" = 500'
DRAWN BY: M.K. 08/17/2023	JOB NO.: 10-797
APPROVED BY: L.G.M.	DRAW. NO.: 10-797-TR2
SHEET 1 OF 1	SHEET SIZE: 8.5" X 14"



SURVEY & MAPPING BY:
ARKOMA SURVEYING & MAPPING, PLLC
 (918)465-5711 P.O. Box 238 C.A. #5348,
 (918)465-5030 fax Wilburton, OK 74578 EXP. DATE 6-30-24

NO.	REVISION DESCRIPTION	DATE	BY

PLAT OF SURVEY
 SHOWING 17.74 ACRES OF LAND, MORE OR LESS,
 IN A PART OF LOT 15 AND SE/4-SW/4 SECTIONS 19,
 T11N-R6E, SEMINOLE COUNTY, OKLAHOMA

TRACT #3

"TRACT 3"
 17.74 ACRE SURVEY,
 MORE OR LESS

BASIS OF BEARINGS:
 GRID NORTH - NAD 83
 STATE PLANE - OK SOUTH ZONE
 0' 250' 500' 750'
 SCALE: 1" = 500'

T 11 N - R 6 E

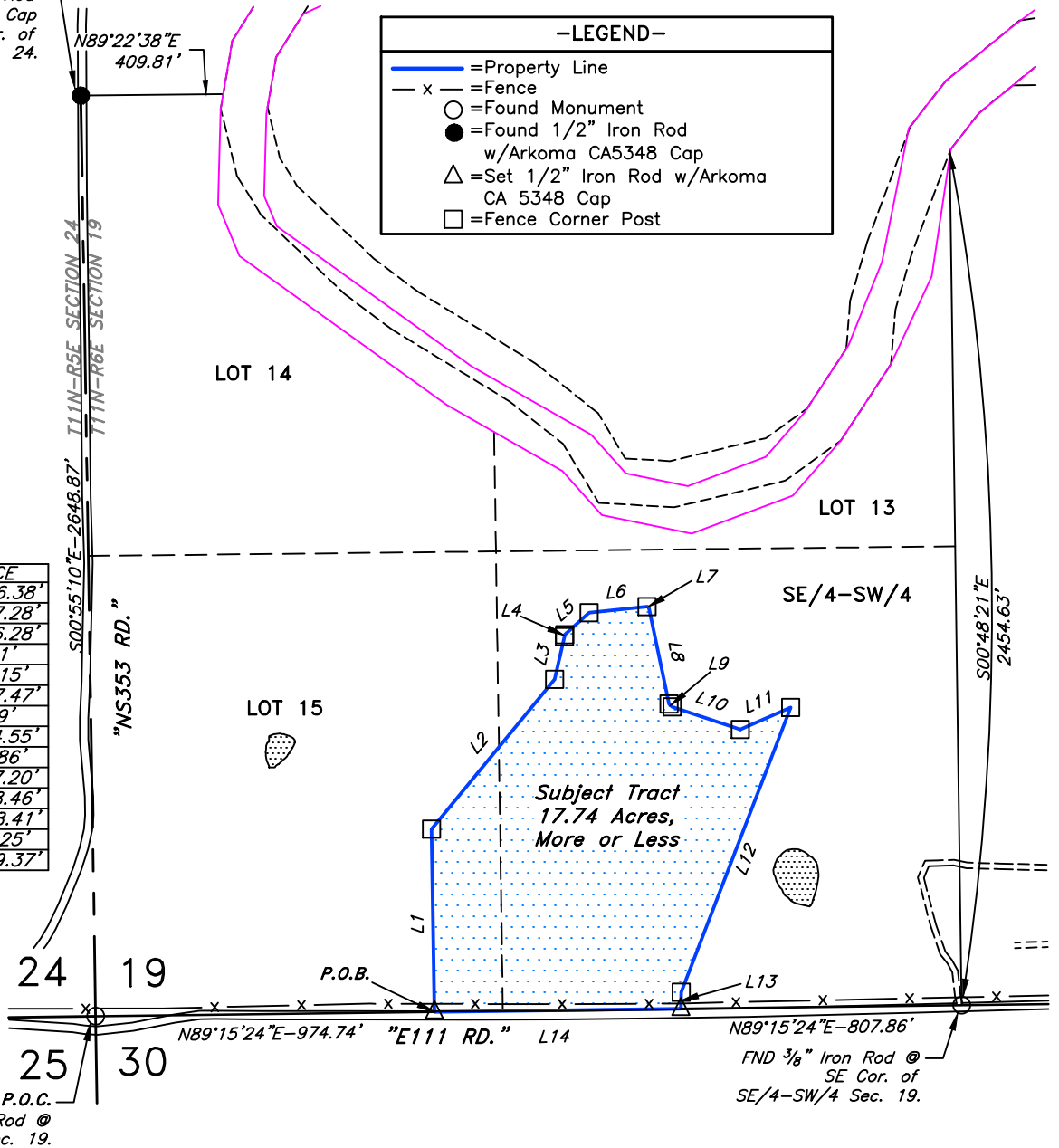
SET 1/2" Iron Rod
 w/ASM CA5348 Cap
 @ NW Cor. of
 Lot 14 Sec. 24.



-LEGEND-

- = Property Line
- x - = Fence
- = Found Monument
- = Found 1/2" Iron Rod
w/Arkoma CA5348 Cap
- △ = Set 1/2" Iron Rod w/Arkoma
CA 5348 Cap
- = Fence Corner Post

LINE	BEARING-DISTANCE
L1	N00°55'11"W-526.38'
L2	N39°27'53"E-557.28'
L3	N13°12'14"E-126.28'
L4	N05°51'21"E-6.01'
L5	N47°44'11"E-94.15'
L6	N84°12'58"E-167.47'
L7	S75°44'33"E-5.59'
L8	S11°45'14"E-284.55'
L9	S48°54'34"E-11.86'
L10	S71°32'43"E-207.20'
L11	N66°14'34"E-158.46'
L12	S21°04'07"W-878.41'
L13	S00°24'05"W-47.25'
L14	S89°15'24"W-709.37'



PROPERTY DESCRIPTION:

A 17.74 acre tract of land, more or less, lying in a part of Lot 15 and SE/4-SW/4 of Section 19, Township 11 North, Range 6 East of the Indian Meridian, Seminole County, Oklahoma, being more particularly described as follows:
 COMMENCING at a 3/8" Iron Rod at the Southwest Corner of the said Section 19; Thence N89°15'24"E, along the South Line of said Lot 15 a dist. of 974.74 feet to a Set 1/2" Iron Rod w/Arkoma 5348 Cap and being the Point of Beginning;
 Thence N00°55'11"W a dist. of 526.38 feet to a fence corner post; Thence following along the meanders of said fence: N39°27'53"E a dist. of 557.28'; N13°12'14"E a dist. of 126.28 feet; N05°51'21"E a dist. of 6.01 feet; N47°44'11"E a dist. of 94.15 feet; N84°12'58"E a dist. of 167.47 feet; S75°44'33"E a dist. of 5.59 feet; S11°45'14"E a dist. of 284.55 feet; S48°54'34"E a dist. of 11.86 feet; S71°32'43"E a dist. of 207.20 feet; N66°14'34"E a dist. of 158.46 feet; S21°04'07"W a dist. of 878.41 feet; S00°24'05"W a dist. of 47.25 feet to a fence corner post; Thence S89°15'24"W, along said South line, a dist. of 709.37 feet to the Point of Beginning, said tract contains 17.74 acres, more or less.

The above description is composed under the supervision of Lance G. Mathis, L.P.L.S. #1664, on this 30th day of August, 2023, and has a Basis of Bearings of Grid North - NAD 83 - State Plane - OK South Zone.

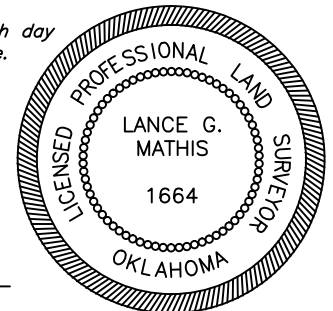
CERTIFICATION:

This is to certify that this Plat of Survey represents the results of a survey made on-the-ground, performed under the supervision of the undersigned, at the request of Ryan Choate, and further, that this Survey was made in compliance with the Minimum Standards for Land Surveying in Oklahoma.

Lance G. Mathis
 LANCE G. MATHIS

08/30/2023

L.P.L.S. #1664



Survey Requested By:
RYAN CHOATE
 Seminole County, OK

SURV. BY: D.W. 08/15/2023	SCALE: 1" = 500'
DRAWN BY: M.K. 08/17/2023	JOB NO.: 10-797
APPROVED BY: L.G.M.	DRAW. NO.: 10-797-TR3
SHEET 1 OF 1	SHEET SIZE: 8.5" X 14"



SURVEY & MAPPING BY:
ARKOMA SURVEYING & MAPPING, PLLC
 (918)465-5711 P.O. Box 238 C.A. #5348,
 (918)465-5030 fax Wilburton, OK 74578 EXP. DATE 6-30-24

NO.	REVISION DESCRIPTION	DATE	BY

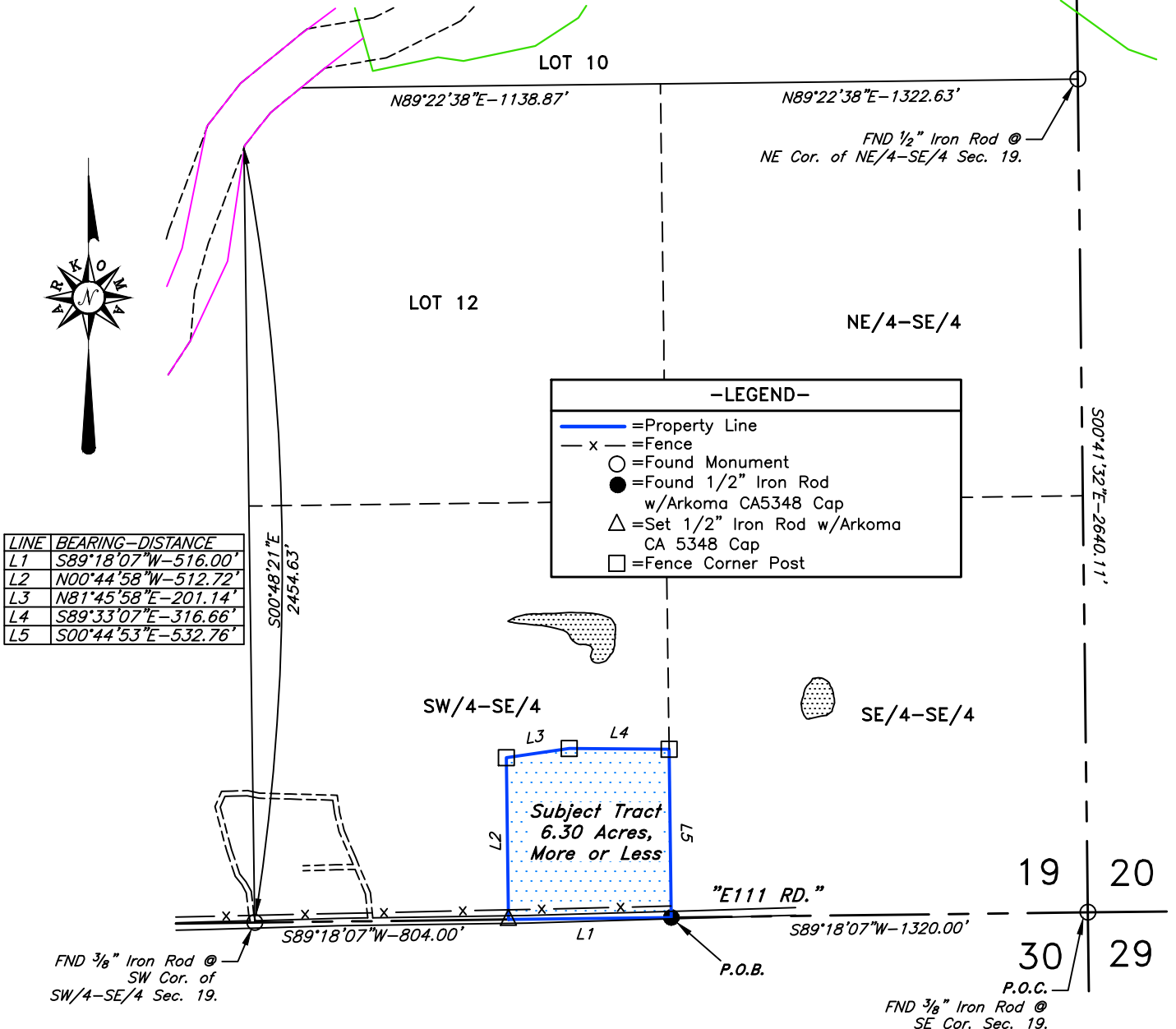
PLAT OF SURVEY
 SHOWING 6.30 ACRES OF LAND, MORE OR LESS,
 IN A PART OF SW/4-SE/4 SECTIONS 19,
 T11N-R6E, SEMINOLE COUNTY, OKLAHOMA

TRACT #4

"TRACT 4"
 6.30 ACRE SURVEY,
 MORE OR LESS

BASIS OF BEARINGS:
 GRID NORTH - NAD 83
 STATE PLANE - OK SOUTH ZONE
 0' 250' 500' 750'
 SCALE: 1" = 500'

T 11 N - R 6 E



LINE	BEARING-DISTANCE
L1	S89°18'07"W-516.00'
L2	N00°44'58"W-512.72'
L3	N81°45'58"E-201.14'
L4	S89°33'07"E-316.66'
L5	S00°44'53"E-532.76'

-LEGEND-

- =Property Line
- x — =Fence
- =Found Monument
- =Found 1/2" Iron Rod w/Arkoma CA5348 Cap
- △ =Set 1/2" Iron Rod w/Arkoma CA 5348 Cap
- =Fence Corner Post

PROPERTY DESCRIPTION:

A 6.30 acre tract of land, more or less, lying in a part of SW/4-SE/4 of Section 19, Township 11 North, Range 6 East of the Indian Meridian, Seminole County, Oklahoma, being more particularly described as follows:
 COMMENCING at a 3/8" Iron Rod at the Southeast Corner of the said Section 19; Thence S89°18'07"W, along the South Line of SE/4 a dist. of 1320.00 feet to a Found 1/2" Iron Rod w/Arkoma 5348 Cap at the Southeast Corner of said SW/4-SE/4 and being the Point of Beginning;
 Thence S89°18'07"W, continuing along said South line, a dist. of 516.00 feet to a Set 1/2" Iron Rod w/Arkoma 5348 Cap; Thence N00°44'58"W a dist. of 512.72 feet to a fence corner post; Thence following along the meanders of said fence: N81°45'58"E a dist. of 201.14 feet; Thence S89°33'07"E a dist. of 316.66 feet to a fence corner post on the East line of said SW/4-SE/4; Thence S00°44'53"E a dist. of 532.76 feet to the Point of Beginning, said tract contains 6.30 acres, more or less.

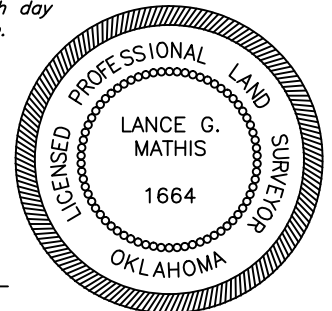
The above description is composed under the supervision of Lance G. Mathis, L.P.L.S. #1664, on this 30th day of August, 2023, and has a Basis of Bearings of Grid North - NAD 83 - State Plane - OK South Zone.

CERTIFICATION:

This is to certify that this Plat of Survey represents the results of a survey made on-the-ground, performed under the supervision of the undersigned, at the request of Ryan Choate, and further, that this Survey was made in compliance with the Minimum Standards for Land Surveying in Oklahoma.

Lance G. Mathis
 LANCE G. MATHIS

08/30/2023
 L.P.L.S. #1664



Survey Requested By:
RYAN CHOATE
 Seminole County, OK

SURV. BY: D.W. 08/15/2023	SCALE: 1" = 500'
DRAWN BY: M.K. 08/17/2023	JOB NO.: 10-797
APPROVED BY: L.G.M.	DRAW. NO.: 10-797-TR4
SHEET 1 OF 1	SHEET SIZE: 8.5" X 14"

ARKOMA SURVEYING & MAPPING, PLLC
 (918)465-5711 P.O. Box 238 C.A. #5348,
 (918)465-5030 fax Wilburton, OK 74578 EXP. DATE 6-30-24

NO.	REVISION DESCRIPTION	DATE	BY

PLAT OF SURVEY

SHOWING 113.99 ACRES OF LAND, MORE OR LESS, IN A PART OF SECTION 19, T11N-R6E, SEMINOLE COUNTY, OKLAHOMA

-LEGEND-

- =Property Line
- =Top Bank of River per Google Earth Photo
- - - =Ancient River Bank Meander Line
- - - =Division of Accretion Line
- =1938 Top Bank
- x - =Fence
- =Found Monument
- =Found 1/2" Iron Rod w/Arkoma CA5348 Cap
- △ =Set 1/2" Iron Rod w/Arkoma CA 5348 Cap
- =Fence Corner Post

PROPERTY DESCRIPTION:

A 113.99 acre tract of land, more or less, lying in a part of Section 19, Township 11 North, Range 6 East of the Indian Meridian, Seminole County, Oklahoma, being more particularly described as follows:
 COMMENCING at a 3/8" Iron Rod at the Southeast Corner of the said Section 19; Thence S89°18'07"W, along the South Line of SE/4 a dist. of 1836.00 feet to a Set 1/2" Iron Rod w/Arkoma CA 5348 Cap and being the Point of Beginning; Thence S89°18'07"W, continuing along said South line, a dist. of 804.00 feet to a Found 3/8" Iron Rod at the Southeast Corner of the Southeast Quarter of the Southwest Quarter; Thence S89°15'24"W, continuing along said South line, a dist. of 807.86 feet to a Set 1/2" Iron Rod; Thence N00°24'05"E a dist. of 47.25 feet to a fence corner post; Thence following along the meanders of said fence: N21°04'07"E a dist. of 878.41 feet; S66°14'34"W a dist. of 158.46 feet; N71°32'43"W a dist. of 207.20 feet; N48°54'34"W a dist. of 11.86 feet; N11°45'14"W a dist. of 284.55 feet; Thence N00°55'10"W, leaving said fence, a dist. of 305.03 feet to a point on the medial line of "1933 North Canadian River"; Thence follow along the meanders of said medial line; S78°17'40"E a dist. of 130.53 feet; N69°26'05"E a dist. of 275.15 feet; N41°11'08"E a dist. of 189.53 feet; N33°12'13"E a dist. of 253.99 feet; N23°16'30"E a dist. of 261.37 feet; N09°40'19"E a dist. of 378.00 feet; N37°57'59"E a dist. of 156.45 feet; N50°45'03"E a dist. of 231.94 feet; N52°05'27"E a dist. of 325.18 feet to a point on the medial line of current "North Canadian River" per google aerial; Thence following along the meanders of said medial line; S15°44'07"E a dist. of 53.13 feet; N78°11'04"E a dist. of 105.69 feet; S81°48'46"E a dist. of 40.83 feet; N73°52'07"E a dist. of 221.30 feet; N61°44'06"E a dist. of 137.37 feet; N27°20'50"E a dist. of 124.82 feet; N38°33'05"E a dist. of 208.70 feet; Thence S51°26'55"E, leaving said medial line, a dist. of 124.77 feet to a point on the current "North Canadian River South Bank"; Thence S22°01'18"E, leaving said river bank, a dist. of 173.02 feet to a point on the "South Ancient Bank Meander Line"; Thence S00°44'57"E, leaving said Ancient Bank, a dist. of 428.38 feet to the Northeast Corner of Lot 12 of said Section 19; Thence S00°44'57"E, along the East line of said Lot 12, a dist. of 1321.83 feet to the Northeast corner of the SW/4-SE/4; Thence S00°44'59"E, along the East line of said SW/4-SE/4, a dist. of 787.27 feet to a fence corner post; Thence following along the meanders of said fence; N89°33'07"W a dist. of 316.66 feet; S81°45'58"W a dist. of 201.14 feet; S00°44'58"E a dist. of 512.72 feet to the Point of Beginning, said tract contains 113.99 acres, more or less.

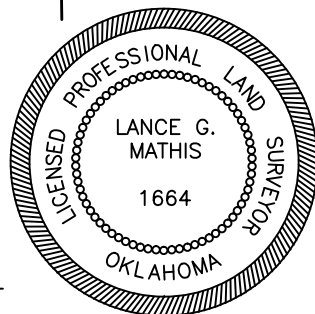
The above description is composed under the supervision of Lance G. Mathis, L.P.L.S. #1664, on this 30th day of August, 2023, and has a Basis of Bearings of Grid North - NAD 83 - State Plane - OK South Zone.

CERTIFICATION:

This is to certify that this Plat of Survey represents the results of a survey made on-the-ground, performed under the supervision of the undersigned, at the request of Ryan Choate, and further, that this Survey was made in compliance with the Minimum Standards for Land Surveying in Oklahoma.

Lance G. Mathis
 LANCE G. MATHIS

08/30/2023
 L.P.L.S. #1664



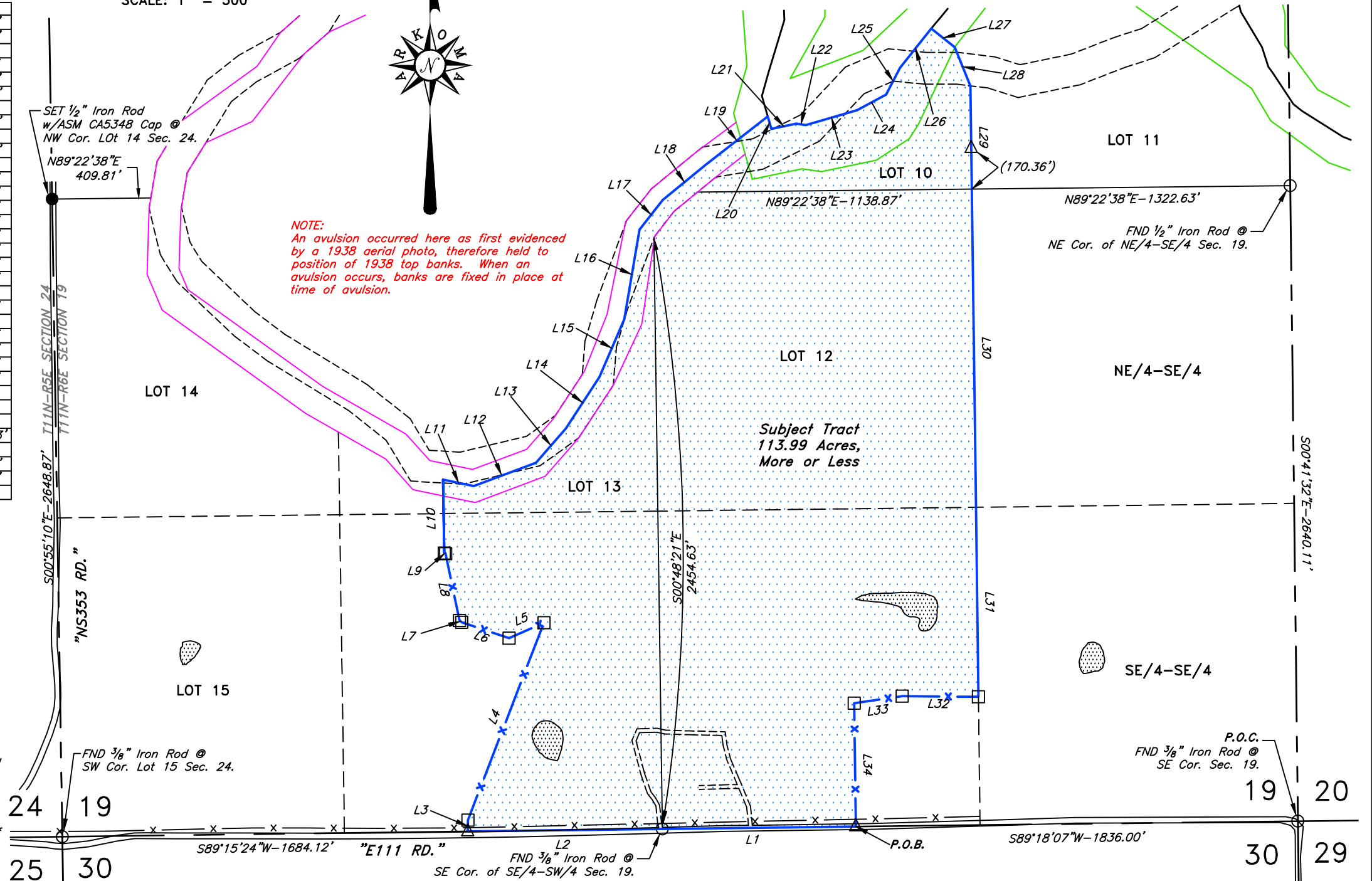
BASIS OF BEARINGS:
 GRID NORTH - NAD 83
 STATE PLANE - OK SOUTH ZONE
 SCALE: 1" = 500'



TRACT #5

T 11 N - R 6 E

"TRACT 5"
 113.99 ACRE SURVEY,
 MORE OR LESS



Survey Requested By: RYAN CHOATE Seminole County, OK		SURV. BY: D.W. 08/15/2023	SCALE: 1" = 500'
ARKOMA SURVEYING & MAPPING, PLLC (918)465-5711 P.O. Box 238 C.A. #5348 (918)465-5030 fax Wilburton, OK 74578 EXP. DATE 6-30-24		DRAWN BY: M.K. 08/21/2023	JOB NO.: 10-797
APPROVED BY: L.G.M.		SHEET 1 OF 1	DRAW. NO.: 10-797-TR5
SURVEY & MAPPING BY:		SHEET SIZE: 8.5" X 14"	
NO.	REVISION DESCRIPTION	DATE	BY

PLAT OF SURVEY
 SHOWING 508.28 ACRES OF LAND, MORE OR LESS, IN A PARTS
 OF SECTIONS 13 AND 24, T11N-R5E AND SECTIONS 18 & 19,
 T11N-R6E, SEMINOLE COUNTY, OKLAHOMA

LINE	BEARING-DISTANCE	LINE	BEARING-DISTANCE
L1	S89°15'22"W-386.57'	L41	N54°40'51"W-229.84'
L2	N00°55'12"W-38.30'	L42	N65°53'22"W-99.31'
L3	N28°44'11"W-546.37'	L43	N72°37'44"W-56.44'
L4	N30°54'37"E-14.85'	L44	N70°16'27"W-192.81'
L5	N39°09'16"E-69.77'	L45	N75°17'41"W-143.46'
L6	N52°55'51"E-90.73'	L46	N60°10'38"W-270.14'
L7	N58°59'17"E-107.05'	L47	N43°26'36"W-129.29'
L8	N21°28'13"E-323.41'	L48	N10°01'55"W-91.58'
L9	N08°43'37"E-8.44'	L49	N00°49'18"E-136.89'
L10	N00°32'07"W-429.29'	L50	N08°32'23"E-125.67'
L11	S87°24'11"W-546.37'	L51	N31°15'14"E-50.04'
L12	S85°05'11"W-40.51'	L52	N55°50'52"E-257.11'
L13	S87°28'44"W-695.02'	L53	N74°11'53"E-280.40'
L14	N80°28'32"W-486.17'	L54	N75°39'11"E-52.92'
L15	N80°23'59"W-333.89'	L55	N78°31'00"E-316.67'
L16	S88°28'13"W-482.00'	L56	N73°04'55"E-410.07'
L17	N89°28'27"W-43.37'	L57	N81°23'56"E-183.60'
L18	N00°50'11"W-262.43'	L58	N75°09'59"E-35.84'
L19	N00°50'11"W-1038.60'	L59	N57°41'59"E-374.03'
L20	N02°25'51"E-127.74'	L60	N49°32'02"E-164.89'
L21	S87°34'09"E-23.55'		
L22	N84°39'35"E-115.79'		
L23	N69°51'30"E-97.68'		
L24	N66°49'01"E-33.42'		
L25	N48°04'27"E-107.48'		
L26	N52°01'55"E-58.44'		
L27	N29°17'45"E-195.43'		
L28	N33°41'37"E-64.15'		
L29	N16°25'36"E-24.17'		
L30	N12°45'00"E-103.21'		
L31	N01°11'39"E-132.66'		
L32	N03°11'18"W-244.80'		
L33	N11°08'13"W-211.99'		
L34	N29°00'11"W-123.31'		
L35	N24°35'24"W-271.62'		
L36	N21°41'24"W-58.74'		
L37	N48°40'53"W-132.66'		
L38	N60°07'43"W-99.46'		
L39	N78°33'31"W-103.78'		
L40	N54°08'38"W-155.18'		

-LEGEND-

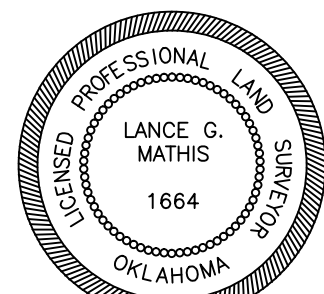
- = Property Line
- = Top Bank of River per Google Earth Photo
- - - = Ancient River Bank Meander Line
- - - = Division of Accretion Line
- = 1938 Top Bank
- = Fence
- = Found Monument
- = Found 1/2" Iron Rod w/Arkoma CA5348 Cap
- △ = Set 1/2" Iron Rod w/Arkoma CA 5348 Cap
- = Fence Corner Post

PROPERTY DESCRIPTION:
 A 508.28 acre tract of land, more or less, lying in a parts of Section 13 and 24, Township 11 North, Range 5 East and parts of Section 18 and 19, Township 11 North, Range 6 East of the Indian Meridian, Seminole County, Oklahoma, being more particularly described as follows:
BEGINNING at a 3/8" Iron Rod at the Southeast Corner of the said Section 24; Thence S89°15'22"W, along the South Line of said SE/4, a dist. of 386.57' feet to a Set 1/2" Iron Rod w/Arkoma CA 5348 Cap; Thence N00°55'12"W a dist. of 38.30' feet to a fence corner post; Thence following along the meanders of said fence; N30°54'37"E a dist. of 14.85' feet; N39°09'16"E a dist. of 69.77' feet; N52°55'51"E a dist. of 90.73' feet; N58°59'17"E a dist. of 107.05' feet; N21°28'13"E a dist. of 323.41' feet; N08°43'37"E a dist. of 8.44' feet; N00°32'07"W a dist. of 429.29' feet; S87°24'11"W a dist. of 546.37' feet; S85°05'11"W a dist. of 40.51' feet; S87°28'44"W a dist. of 695.02' feet; N80°28'32"W a dist. of 486.17' feet; N80°23'59"W a dist. of 333.89' feet; S88°28'13"W a dist. of 482.00' feet; Thence N89°28'27"W, leaving said fence, a dist. of 43.37' feet to a point on the West line of said SE/4; Thence N00°50'11"W, along the West line of said SE/4, a dist. of 262.43' feet to a Found 1/2" Iron Rod w/Arkoma CA 5348 Cap at the Southwest corner on the NW/4-SE/4 of said Section 24; Thence N00°50'11"W, along the West line of said NW/4-SE/4, a dist. of 1038.60' feet to a point on the south bank of the current "North Canadian River"; Thence following along the meanders of said river; S87°34'09"E a dist. of 23.55' feet; N84°39'35"E a dist. of 115.79' feet; N69°51'30"E a dist. of 97.68' feet; N66°49'01"E a dist. of 33.42' feet; N48°04'27"E a dist. of 107.48' feet; N52°01'55"E a dist. of 58.44' feet; N29°17'45"E a dist. of 195.43' feet; N33°41'37"E a dist. of 28.66' feet; N16°25'36"E a dist. of 24.17' feet; N12°45'00"E a dist. of 103.21' feet; N01°11'39"E a dist. of 132.66' feet; N03°11'18"W a dist. of 244.80' feet; N11°08'13"W a dist. of 211.99' feet; N29°00'11"W a dist. of 123.31' feet; N24°35'24"W a dist. of 271.62' feet; N21°41'24"W a dist. of 58.74' feet; N48°40'53"W a dist. of 132.66' feet; N60°07'43"W a dist. of 99.46' feet; N78°33'31"W a dist. of 103.78' feet; N54°08'38"W a dist. of 155.18' feet; N54°40'51"W a dist. of 229.84' feet; N65°53'22"W a dist. of 99.31' feet; N72°37'44"W a dist. of 56.44' feet; N70°16'27"W a dist. of 192.81' feet; N75°17'41"W a dist. of 143.46' feet; N60°10'38"W a dist. of 270.14' feet; N43°26'36"W a dist. of 129.29' feet; N10°01'55"W a dist. of 91.58' feet; N00°49'18"E a dist. of 136.89' feet; N08°32'23"E a dist. of 125.67' feet; N31°15'14"E a dist. of 50.04' feet; N55°50'52"E a dist. of 257.11' feet; N74°11'53"E a dist. of 280.40' feet; N75°39'11"E a dist. of 52.92' feet; N78°31'00"E a dist. of 316.67' feet; N73°04'55"E a dist. of 410.07' feet; N81°23'56"E a dist. of 183.60' feet; N75°09'59"E a dist. of 35.84' feet; N57°41'59"E a dist. of 374.03' feet; N49°32'02"E a dist. of 164.89' feet; N44°41'06"E a dist. of 266.82' feet; N37°37'52"E a dist. of 302.46' feet; N44°31'35"E a dist. of 226.99' feet; N52°54'53"E a dist. of 99.56' feet; N75°30'39"E a dist. of 353.14' feet; N58°36'56"E a dist. of 101.65' feet; N73°04'00"E a dist. of 142.61' feet; N63°26'45"E a dist. of 259.29' feet; N72°04'50"E a dist. of 166.91' feet; S80°24'42"E a dist. of 36.37' feet; S81°24'17"E a dist. of 324.17' feet; S75°36'20"E a dist. of 271.53' feet; S67°57'44"E a dist. of 301.54' feet; S71°26'34"E a dist. of 41.45' feet; S76°21'55"E a dist. of 711.73' feet; S78°09'00"E a dist. of 40.81' feet; S65°40'50"E a dist. of 370.98' feet; S58°36'09"E a dist. of 101.07' feet; S53°00'00"E a dist. of 94.31' feet; S42°36'30"E a dist. of 190.45' feet; S40°56'21"E a dist. of 72.13' feet; S19°02'29"E a dist. of 90.99' feet; S32°46'37"E a dist. of 64.15' feet; S18°21'19"E a dist. of 64.35' feet; S03°18'34"E a dist. of 163.22' feet; S10°13'48"W a dist. of 118.36' feet; S40°40'25"W a dist. of 60.96' feet; S29°18'52"W a dist. of 130.50' feet; S24°32'56"W a dist. of 104.59' feet; S27°16'28"W a dist. of 33.22' feet; S50°17'48"W a dist. of 67.69' feet; Thence N39°42'12"W, leaving said medial line, a dist. of 185.93' feet to a Found 1/2" Iron Rod w/Arkoma CA 5348 Cap at a point on the south bank of said current "North Canadian River"; Thence S89°52'25"W, leaving said south bank, a dist. of 220.90' feet to a Found 1/2" Iron Rod w/Arkoma CA 5348 Cap at a point on the "1898 Right Bank" of the Ancient River Bank Medial line; Thence S89°15'24"W, leaving said "1898 Right Bank" a dist. of 467.28' feet to a Found 1/2" Iron Rod w/Arkoma CA 5348 Cap at the Northeast Corner of Lot 7; Thence S00°55'10"E, along the East line of said Lot 7, a dist. of 1321.23' feet to the Northeast corner of Lot 8; Thence S00°55'10"E, along the East line of said Lot 8, a dist. of 401.89' feet to a Found 1/2" Iron Rod w/Arkoma CA 5348 Cap at a point on the south bank of current "North Canadian River"; Thence S35°23'52"E, leaving said bank, a dist. of 104.80' feet to a point on the medial line of the "1933 North Canadian River"; Thence following the meanders of said medial line; S54°36'08"W a dist. of 72.35' feet; S41°08'06"W a dist. of 89.98' feet; S48°33'17"W a dist. of 126.27' feet; S48°33'17"W a dist. of 7.96' feet; S36°08'57"W a dist. of 166.57' feet; S44°46'29"W a dist. of 170.20' feet; S59°29'00"W a dist. of 221.61' feet; S31°48'44"W a dist. of 172.35' feet; S09°38'54"W a dist. of 180.85' feet; S01°42'29"W a dist. of 256.33' feet; S22°50'04"E a dist. of 127.93' feet; S54°16'46"E a dist. of 712.32' feet; S60°16'36"E a dist. of 389.84' feet; S41°54'04"E a dist. of 159.48' feet; S78°17'40"E a dist. of 91.93' feet; Thence S00°55'10"E, leaving said medial line, a dist. of 305.03' feet; Thence S84°12'58"W a dist. of 163.47' feet; S47°44'11"W a dist. of 94.15' feet; S05°51'21"W a dist. of 6.01' feet; S13°12'14"W a dist. of 126.28' feet; S39°27'53"W a dist. of 557.28' feet; S88°48'50"W a dist. of 535.66' feet; S03°43'43"W a dist. of 523.83' feet to a point on the South line of the SW/4 of Section 19; Thence S89°15'24"W, along said South line, a dist. of 396.63' feet to the Point of Beginning, said tract contains 508.28 acres, more or less.

CERTIFICATION:
 This is to certify that this Plat of Survey represents the results of a survey made on-the-ground, performed under the supervision of the undersigned, at the request of Ryan Choate, and further, that this Survey was made in compliance with the Minimum Standards for Land Surveying in Oklahoma.

Lance G. Mathis
 LANCE G. MATHIS

08/30/2023
 L.P.L.S. #1664

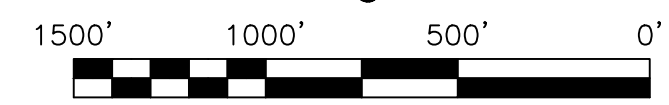
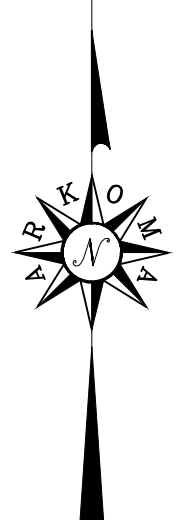


Survey Requested By:
RYAN CHOATE
 Seminole County, OK

SURVEY & MAPPING BY:
ARKOMA SURVEYING & MAPPING, PLLC
 (918)465-5711 P.O. Box 238 C.A. #5348,
 (918)465-5030 fax Wilburton, OK 74578 EXP. DATE 6-30-24

SURV. BY: D.W. 08/15/2023	SCALE: 1" = 500'		
DRAWN BY: M.K. 08/21/2023	JOB NO.: 10-797		
APPROVED BY: L.G.M.	DRAW. NO.: 10-797-TR6		
SHEET 1 OF 1	SHEET SIZE: 8.5" X 14"		
NO.	REVISION DESCRIPTION	DATE	BY

"TRACT 6"
 508.28 ACRE SURVEY,
 MORE OR LESS



BASIS OF BEARINGS:
 GRID NORTH - NAD 83
 STATE PLANE - OK SOUTH ZONE
 SCALE: 1" = 500'

LINE	BEARING-DISTANCE	LINE	BEARING-DISTANCE
L61	N44°41'06"E-266.82'	L101	S48°33'17"W-7.96'
L62	N37°37'52"E-302.46'	L102	S36°08'57"W-166.57'
L63	N44°31'35"E-226.99'	L103	S44°46'29"W-170.20'
L64	N52°54'53"E-99.56'	L104	S59°29'00"W-221.61'
L65	N75°30'39"E-353.14'	L105	S31°48'44"W-172.35'
L66	N68°36'56"E-101.65'	L106	S09°38'54"W-180.85'
L67	N73°04'00"E-142.61'	L107	S01°42'29"W-256.33'
L68	N63°26'45"E-259.29'	L108	S22°50'04"E-127.93'
L69	N72°04'50"E-166.91'	L109	S54°16'46"E-712.32'
L70	S80°24'42"E-36.37'	L110	S60°16'36"E-389.84'
L71	S81°24'17"E-324.17'	L111	S41°54'04"E-159.48'
L72	S75°36'20"E-271.53'	L112	S78°17'40"E-91.93'
L73	S67°57'44"E-301.54'	L113	S00°55'10"E-305.03'
L74	S71°26'34"E-41.45'	L114	S84°12'58"W-163.47'
L75	S76°21'55"E-711.73'	L115	S47°44'11"W-94.15'
L76	S78°09'00"E-40.81'	L116	S05°51'21"W-6.01'
L77	S65°40'50"E-370.98'	L117	S13°12'14"W-126.28'
L78	S58°36'09"E-101.07'	L118	S39°27'53"W-557.28'
L79	S53°00'00"E-94.31'	L119	S88°48'50"W-535.66'
L80	S42°36'30"E-190.45'	L120	S03°43'43"W-523.83'
L81	S40°56'21"E-72.13'	L121	S89°15'24"W-396.63'
L82	S19°02'29"E-90.99'		
L83	S32°46'37"E-64.15'		
L84	S18°21'19"E-64.35'		
L85	S03°18'34"E-163.22'		
L86	S10°13'48"W-118.36'		
L87	S40°40'25"W-60.96'		
L88	S29°18'52"W-130.50'		
L89	S24°32'56"W-104.59'		
L90	S27°16'28"W-33.22'		
L91	S50°17'48"W-67.69'		
L92	N39°42'12"W-185.93'		
L93	S89°52'25"W-220.90'		
L94	S89°15'24"W-467.28'		
L95	S00°55'10"E-1321.23'		
L96	S00°55'10"E-401.89'		
L97	S35°23'52"E-104.80'		
L98	S54°36'08"W-72.35'		
L99	S41°08'06"W-89.98'		
L100	S48°33'17"W-126.27'		

NOTE:
 An avulsion occurred here as first evidenced by a 1938 aerial photo, therefore held to position of 1938 top banks. When an avulsion occurs, banks are fixed in place at time of avulsion.

Subject Tract
 508.28 Acres,
 More or Less

The above description is composed under the supervision of Lance G. Mathis, L.P.L.S. #1664, on this 30th day of August, 2023, and has a Basis of Bearings of Grid North - NAD 83 - State Plane - OK South Zone.

REAL ESTATE AUCTION PURCHASE AGREEMENT

TRACT # _____

BIDDER # _____

This Real Estate Auction Purchase Agreement (this "Agreement") is entered into effective the **1st day of November 2023**, between the following Parties:

_____ (collectively the "Seller") and
print seller's name(s)

_____ (collectively the "Buyer").
print buyer's name(s)

1. **Sale:** Subject to the terms and conditions of this Agreement, the Seller agrees to sell and the Buyer agrees to purchase on the terms hereafter stated, certain real property located in Oklahoma and more particularly described on Exhibit A attached hereto, together with, and subject to all improvements, easements, rights of way, restrictions, unreleased oil and gas leases, appurtenances, and privileges (the "Property"), **LESS AND EXCEPT all of the oil and gas mineral interests in and to the Property.**

2. **Price:** Subject to the adjustments and prorations hereafter described, the purchase price to be paid by the Buyer to the Seller for the purchase of the Property is the sum of

High Bid Price \$ _____

10 % Buyer's Premium \$ _____

Total Purchase Price \$ _____

Non-Refundable Down Payment/Deposit \$ _____

In U.S. Funds, based on 10% of the Total Purchase Price, to be held in an escrow account by Closing Agent.

Balance of Purchase Price \$ _____

In U.S. Funds, due at Closing, not including Buyer's Closing Costs or financing costs, prepaids or prorations, in immediately available cash or by confirmed wire transfer.

3. **Title:** Title to the Property will be conveyed by a Warranty Deed in a form and substance reasonably acceptable to properly convey title, subject to conditions, zoning, restrictions and easements of record, if any. Within Five (5) days after execution of this Agreement, Seller shall provide Buyer with a Commitment for Title Insurance (the "Commitment") issued by the Title Company showing merchantable title in Sellers to the Property, subject however to Standard Policy Exceptions stated in the Commitment, instruments filed of record, easements of record and visible easements. The Buyer shall have Five (5) days from the date the Commitment is delivered to Buyer to review the Commitment. If Buyer has valid objections in addition to the requirements noted in the Commitment, Buyer must present such objections in writing to Seller in care of **FirsTitle, 210 North Main Street, Seminole OK 74868, with an office phone number of 405-273-9820**, and the Sellers shall have a reasonable amount of time provided to satisfy such requirements. Any objections not so presented within Five (5) days shall be deemed waived. Nothing shall be construed as an encumbrance or defect in title where the same is not so construed by the Title

Examination Standards adopted by the Oklahoma Bar Association, where applicable. Buyer shall be allowed to accept title in the name of any legal entity Buyer is a party to.

4. **Adjustments and Prorations:** The Seller will pay all real and personal property ad valorem taxes prior to the Closing Date. The Buyer will pay all real and personal property ad valorem taxes subsequent to the Closing Date. Current year taxes, if unobtainable, will be based on the latest available tax rate and assessed valuation. The Seller will pay all special assessments which have matured prior to the Closing Date.
5. **Closing and Costs:** The Buyer and the Seller agree to close this sale on **November 30, 2023**, or within (10) days after all title requirements (if any) are satisfied, or within (10) days after Buyer passes title without requirements or fails to make title requirements within the time allowed. At the Closing the Balance of Purchase Price shall be paid by the Buyer in Cash, Electronic Transfer of Funds, or Certified Funds, and all documents necessary to pass title will be exchanged and delivered to Buyer. All Closing costs, including the closing/escrow fee, deed preparation, recording fees, abstract update & certification, Commitment, and Title Insurance will be divided equally between Seller and Buyer. Seller shall pay for required documentary stamps. The Closing shall be at the office of **FirsTitle, 210 North Main Street, Seminole OK 74868, with an office phone number of 405-273-9820**, unless parties mutually agree to another place of closing.
6. **Property Condition:** The Buyer specifically understands and agrees that the Property and improvements, if any, are being sold “as is where is”, subject to any and all defects or damage (other than title defects as set out above). Buyer shall have no recourse against Broker for any defects in the premises. Buyer acknowledges, by signing this Agreement, that Buyer has inspected the property to Buyer’s satisfaction, and Buyer shall be deemed to have accepted such real property and improvements in their present condition and state of repair. Until Closing or transfer of possession, risk of loss to the property, ordinary wear and tear excepted, shall be upon the Seller; after Closing or transfer of possession, such risk shall be upon the Buyer. Upon Closing, the Property will be transferred **AS IS WHERE IS** without representation or warranty of any kind, other than as expressly set forth herein. Any fencing situated on the Property is not necessarily an indication of the Property boundary.
7. **Possession:** If the transaction hereto contemplated is successful in Closing, possession of the Property will be given upon payment in full of the purchase price and transfer of title at Closing.
8. **USDA/FSA:** Buyer agrees to comply with all existing USDA/FSA programs pertaining to the subject property and release Seller of liability for Buyer’s actions thereto.
9. **Default:** (a) If Buyer wrongfully refuses to close, Seller and Buyer agree that since it is impractical and extremely difficult to fix the actual damages sustained, the Earnest Money shall be paid as liquidated damages to Seller to apply on professional services.
(b) If Seller’s title defects cannot be corrected as herein provided, or if Seller wrongfully refuses to close, Buyer’s Earnest Money shall be returned to Buyer.
(c) In the event any suit is instituted, the prevailing party shall have the right to recover all of such party’s expenses and costs incurred by reason of such litigation including, but not limited to, reasonable attorney’s fees, court costs, and costs of suit preparation.
10. **Binding Effect:** This Agreement, when executed by both the Seller and Buyer, shall be binding upon and inure to the benefit of Seller and Buyer, their respective heirs, legal representatives, successors and permitted assigns. This Agreement sets forth the complete understanding of Seller and Buyer and supersedes all previous negotiations, representations and agreements between them

and Listing Broker (if applicable) and its affiliated licensees and Selling Broker (if applicable) and its affiliated licensees. This Agreement can only be amended, modified, or assigned by written agreement signed by both Seller and Buyer.

11. **Counter Parts:** This Agreement may be executed in counterparts, each of which will be deemed an original document, but all of which will constitute a single document. When executed by the Parties in accordance with the foregoing, this Agreement inures to the benefit of and is binding on the Parties and their respective heirs, successors and assigns. The Parties agree that electronic signatures (photo, faxed, scanned, or other electronic copy signatures) shall have the same force and effect as an original signature.
12. **Minerals:** NONE. This agreement is for “surface only” and Seller specifically reserves and/or excludes all oil, gas, and other minerals.
13. **Brokerage Services:** Services are provided by HUNTING COUNTRY REAL ESTATE LLC (Broker). Seller and Buyer acknowledge and confirm that the Broker has described and disclosed their duties and responsibilities prior to signing this Agreement. Seller and Buyer further acknowledge receipt of the Real Estate Brokerage Relationships information. It is expressly understood by Seller and Buyer that Broker and its associates do not warrant the present or future value, the size or area, the physical condition, limiting restrictions, intended use, access, or the condition of title to any tract of land, minerals, or personal property being offered within this agreement. The Parties hereto will hold harmless Broker and its associates for any claims arising from any representation relating to such matters. Maps and depictions included in the marketing material for the Property are for illustration purposes only and Broker does not warrant or guarantee any of these materials to be accurate or complete. Brokerage services are provided in compliance with the provisions of the Oklahoma Real Estate Commission's Rules and Regulations. Broker is providing services to both Parties in this transaction. Seller and Buyer further acknowledge that brokerage relationship information and a Contract Information Booklet has been made available online at www.orec.ok.gov
14. **Survey:** Buyer acknowledges that Seller has provided surveys for all Tracts in the auction. If Buyer desires additional survey(s), it shall be at the Buyer’s sole cost and shall not delay Closing.
15. **Cash Sale:** This is a cash sale with a Ten Percent (10%) down payment and the balance due at Closing. This sale is not contingent upon financing or Buyer’s due diligence. Buyer acknowledges and agrees that Buyer’s obligations under this Agreement are not contingent upon Buyer obtaining a loan from any lender. Accordingly, Buyer shall be obligated to perform under this Agreement whether or not Buyer can obtain a loan to finance the purchase of the Property.
16. **Corrections to Legal Description:** Seller and Buyer are aware that the Closing Agent may require a more accurate legal description than the one listed herein in order to properly issue the title policy and transfer title to the subject property.
17. **1031 Exchange:** Both Seller and Buyer reserve the right that the transaction contemplated hereunder may be completed as a Tax-Free Exchange of Like Kind Property pursuant to 1031 of the Internal Revenue Code of 1986 as amended. The Parties shall cooperate with Purchase in effectuating such exchange provided such cooperation shall not impose liability upon the other party, nor require payment of any costs or fees by the other party and such exchange shall not delay the closing. Furthermore, the Parties shall have the right to pay for, or receive the Property through an intermediary.

18. **Estimate of Closing Costs:** Both Seller and Buyer understand and acknowledge that any estimate of total closing costs would be subject to multiple variables that are undeterminable by Broker prior to preliminary title work. Total expenses are dependent upon sales price, title policy premiums, escrow fees, attorney fees, lender fees, brokerage fees, total pages in updated abstracts and certification fees, as well as other unknown variables. Broker advises all parties to examine their potential expenses prior to entering into this transaction.
19. **Licensee Disclosure:** All Parties are aware that Seller holds an active real estate license.
20. **Acceptance Time:** The foregoing offer by Buyer is made subject to acceptance in writing hereon by Seller, and the return of an executed copy to Buyer and/or Closing Agent on or before **November 3, 2023**. If Buyer's offer is not accepted by Seller, the Earnest Money shall be returned to the Buyer.

IN WITNESS WHEREOF, this Agreement has been executed by the parties.

BUYER (signature): _____

 (Print name exactly as title will be taken)

Address _____

Phone _____ Mobile _____

Email _____

TRACT # _____

SELLER (signature) _____

**THIS IS A LEGALLY BINDING CONTRACT
 IF NOT UNDERSTOOD SEEK ADVICE FROM AN ATTORNEY**

- EXHIBIT A TO FOLLOW -

EXHIBIT A
November 1, 2023 - Choate Online Auction – Seminole County Oklahoma

TRACT # _____

LEGAL DESCRIPTION

LESS AND EXCEPT all of the oil and gas mineral interests in and to the Property.

Add Residential Disclaimer & Lead Paint Form to tract #6

BUYER SIGNATURE: _____ BIDDER # _____

SELLER SIGNATURE: _____

SAMPLE