



**Buford Resources
Real Estate & Auction**



BIDDER PACKET

AUCTION | 250±ACRES
McClain County, OK

Tuesday, April 21, 2026
10:00 AM CST

Auction Location:
Dibble Community Center
12219 Fireman's Rd
Blanchard, OK

BufordResources.com
FarmServiceRealEstate.com



250± ACRES - SURFACE ONLY McClain County, OK

**Taxes for 2025:
\$372.00**

**School District:
Dibble**

Easement:

The property is accessed by a recorded easement along the gravel road serving nearby residences and an existing well site. One adjoining landowner also holds a recorded easement providing access across the property to their adjoining tract.



Auction Terms and Conditions

Property at Auction: 250± AC | 0.5± E of 197th and MacArthur Ave, Blanchard, OK (Dibble)

Auction Day & Date: Tuesday, April 21, 2026 | 10:00 AM

Auction Location: Dibble Community Center | 12219 Fireman's Rd, Blanchard, OK

GENERAL TERMS

Buford Resources, Inc., d/b/a United Country-Buford Resources Real Estate & Auction and Farm Service, Co. 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.

ON SITE 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.

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. Contract will be executed after highest qualified bid is accepted. Fully executed contract will be provided to Buyer after all signatures are received.

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% of the purchase price into an escrow account designated by Broker. The balance is due at closing. Earnest money payment shall be made by personal or business check or cashier's check. The balance due at closing must be by cashier's check or wire transfer in accordance with closing company's requirements. Risk of loss passes to Buyer the sooner of closing or upon taking possession.

PROPERTY CONDITION and INSPECTION

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. This auction is for surface rights only. Potential Buyers are responsible for due diligence relating to mineral extraction operations, pipelines, appurtenances, or other mineral-related infrastructure. The failure to inspect the property prior to bidding shall be considered a waiver of the right to inspect.

SURVEY

If the Buyer's lender or the title insurer requires a survey, the Buyer shall pay for the cost. The boundaries presented are approximate.

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

Buford Resources, Inc., Broker
Farm Service Co., Broker

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; and (7) LESS AND EXCEPT any and all mineral interest underlying any of the above described Property, which is reserved to the Grantors and LESS AND EXCEPT any and all interests previously reserved or conveyed of record and Grantors therefore convey all rights, interests and estates of whatsoever nature incident thereto or arising thereunder, less any and all mineral interests. 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 or Farm Service, Co.

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 - www.BufordResources.com

Farm Service Co.
120 N 4th St., Chickasha, OK 73018
(405) 224-1872 – www.FarmServiceRealEstate.com



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), **250± Acres, NE/4 Section 15-6N-4W(160± acres) and SW/4 NW/4 and W2 NW/4 NW/4 and the W2 E2 NW/4 NW/4 Section 14-6N-4W (70±acres) and N2 NW/4 SW/4 Section 14-6N-4W (20±acres), TOTAL 250± Acres all in McClain County, OK**, 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 \$ _____. 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 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, not to exceed 60 days 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, **May 21, 2026**, unless the time of closing is extended by written agreement; provided, Seller or Broker may unilaterally extend the closing date by 30 days if either deems it necessary or convenient to closing. Closing will be held at **Guaranty Abstract Company, 113 N 2nd, Purcell, OK 73080**. 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		100%
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. If a survey is required by Buyer’s lender or the title insurer, the Buyer shall pay for the cost.

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. Seller is comprised of multiple family members and contracts will be executed via regular mail after highest qualified bid is accepted. Fully executed contract will be provided to Buyer after all signatures are received.

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

Signature of Seller

Date Signed

Receipt of Deposit

Received from Buyer the sum of \$_____ in the form of a personal check (CK #_____), 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.

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

Signature of Seller

Date Signed



**Buford Resources
Real Estate & Auction**

Seller: Namllat Cattle Co, LLC

Buyer: Successful Bidder

Property: 250+/- ACRES
0.5± E of 197th and MacArthur Ave, Blanchard, McClain County, OK (Dibble)

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	Credit report on Buyer			
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 June 20, 2025			
18	Survey (if applicable)		100%	
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.

**250± ACRES
MCCLAIN COUNTY, OKLAHOMA**



**Buford Resources
Real Estate & Auction**



gfs

**Easement to
“Hester” Place off
MacArthur BLVD
And 197th**



STATE OF OKLAHOMA } ss
McCLAIN COUNTY }
Filed for record on this 9 day of Jan 2004
at 11 o'clock A.M. Recorded in
Book 1688 on page 146
D. L. Hawkins, County Clerk
By: [Signature] Deputy
Return to: [Signature] Day 1545
Shawnee OK 73080

ROADWAY AND UTILITY EASEMENT

The undersigned, **BNO Enterprises, L.L.C.** is the current owner of record and wishes to grant to the public, for the benefit and enjoyment of all, an easement to be used for roadway and utility purposes over and across the following described land located in McClain County, Oklahoma:

A part of West Ranch being an unrecorded subdivision of a part of the Southwest Quarter (SW/4) of Section 10 and a part of the Northwest Quarter (NW/4) of Section 15, all in Township 6 North, Range 4 West of the Indian Meridian, McClain County, State of Oklahoma, being 75 feet on each side of the following described centerline:

- Commencing at the Northwest corner of the SW/4 of Section 10;
- Thence S 00°02'13" E along the West line of the Southwest Quarter, a distance of 2647.31 feet to the Northwest corner of the NW/4 of Section 15;
- Thence S 00°02'00" E, along the West line of the NW/4 of Section 15, a distance of 1328.74 feet to the POINT OF BEGINNING;
- Thence S 89°42'59" E, a distance of 2645.44 feet to the East line of the NW/4 being the POINT OF TERMINUS.

NOW THEREFORE the Grantor does grant and convey to the public, a road and utility easement as described over, across, through and under the lands.

Acknowledged this 8th day of January, 2004.

BNO Enterprises, L.L.C.

[Signature]
Tracy Williams, Manager

STATE OF OKLAHOMA, COUNTY OF McCLAIN

The foregoing instrument was acknowledged before me this 8th day of January, 2004 by Tracy Williams, Manager of BNO Enterprises, L.L.C.

My Commission Expires:
10-10-05

[Signature]
Notary Public



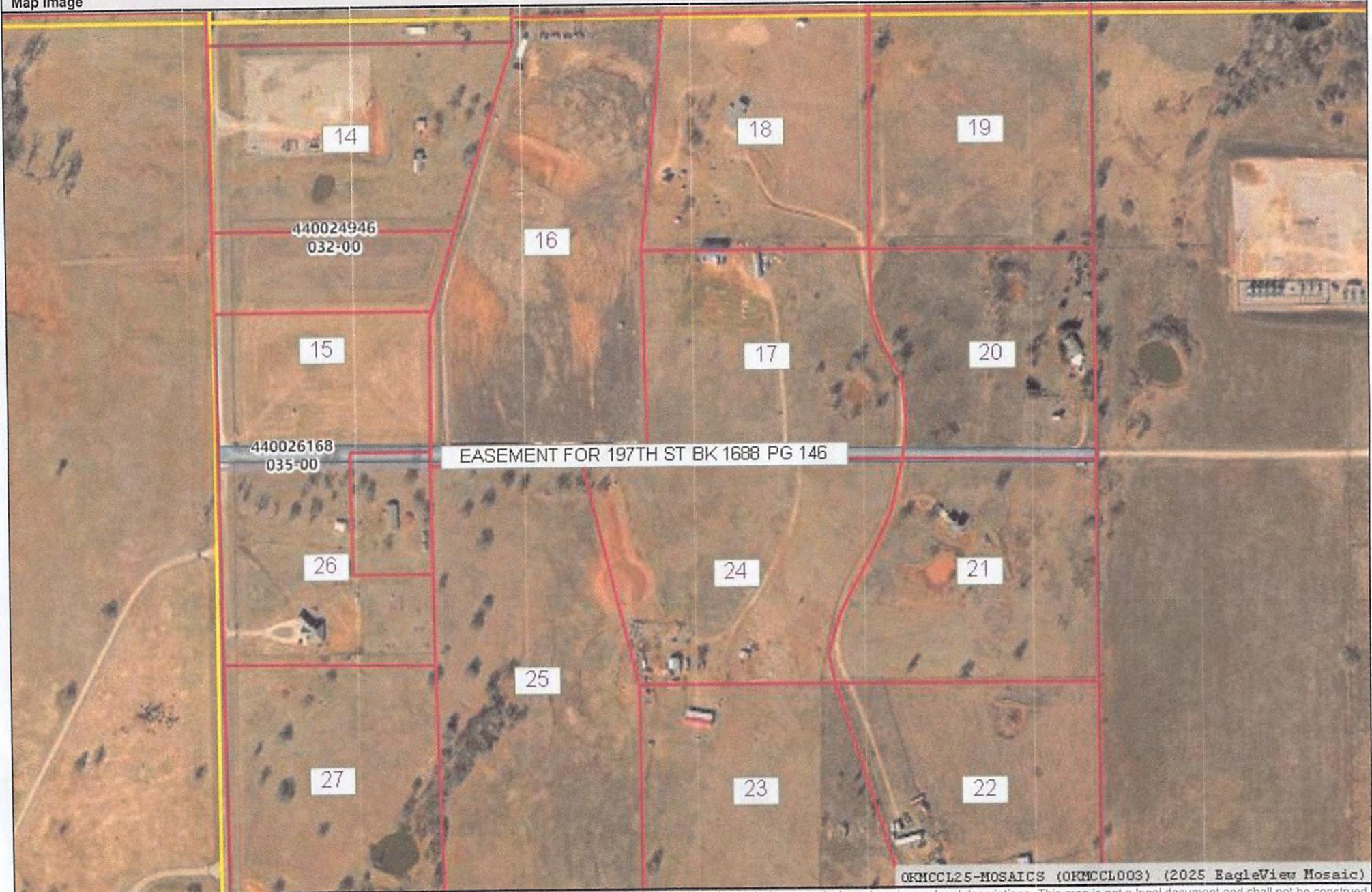


McClain Map Image

Data provided by Elizabeth Patrick County Assessor

Date 11/24/2025
Time 15:47:04
Latitude -97.616784
Longitude 34.9967717

Map Image



OKMCCL25-MOSAICS (OKMCCL003) (2025 EagleView Mosaic)

28.50

JOINT TENANCY
WARRANTY DEED
WITH ACCEPTANCE

File # 403161



By Am Deputy
Return to Stewart Title
1200 S. Air Depot St. M
OKC, OK 73110

Know All Men by These Presents:

THAT, BNO ENTERPRISES, L.L.C., duly organized and existing under and by virtue of the laws of the State of OKLAHOMA party of the first part, in consideration of the sum of TEN and No/100 (\$10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey unto DAVID P. ENDRIS, JR. AND KIMBERLY S. ENDRIS, HUSBAND AND WIFE as joint tenants and not as tenants in common, with full rights of survivorship, the whole estate to vest in the survivor in the event of the death of either, parties of the second part, the following described real property and premises situate in McClain County, State of Oklahoma, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Grantee's Mailing Address:

TAX ID #:

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, as joint tenants, and to the heirs and assigns of the survivor forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature. SUBJECT to existing zoning, easements, right-of-ways and restrictive covenants of record.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its MANAGER-MEMBER this 11th day of May, 2004

BNO ENTERPRISES, L.L.C.

BY: [Signature]
ALAN HOLBROOK, MANAGER-MEMBER

403161 FF \$15.00 DS \$28.05
CORPORATE OR LLC ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) SS
COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public in and for said County and State on the 11th day of May, 2004, personally appeared, ALAN HOLBROOK to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its MANAGER-MEMBER and acknowledged to me that same was executed as the free and voluntary act and deed of such entity for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

GAYLENE BROOKS
Commission Expires: 7/7/2006

RETURN TO:
Stewart Escrow & Title, Midwest City, Inc.
1200 S. Air Depot, Suite M
Midwest City, Oklahoma 73110

EXHIBIT "A"

Tract 20 of West Ranch, being an unrecorded subdivision of a part of the Southwest Quarter (SW/4) of Section Ten (10) and a part of the Northwest Quarter (NW/4) of Section Fifteen (15), all in Township Six (6) North, Range Four (4) West of the Indian Meridian, McClain County, State of Oklahoma, being described by metes and bounds as follows: Commencing at the Northwest Corner of the SW/4 of Section 10; thence S00°02'13" E, along the West line of the Southwest Quarter of Section 10, a distance of 2647.31 feet to the Northwest Corner of the NW/4 of Section 15; thence S00°02'00" E, along the West line of the NW/4 of Section 15, a distance of 1328.74 feet; thence S89°42'59" E, a distance of 2052.13 feet to the point of beginning; thence N00°04'38" W, a distance of 177.28 feet to the beginning of a curve whose chord is N 13°56'14" W, a distance of 119.77 feet, the radius point of which bears S 89°55'22" W, a distance of 250.00 feet; thence Northerly, along said curve through a central angle of 27°43'12" a distance of 120.95 feet; thence N27°47'50" W, a distance of 93.49 feet to the beginning of a curve whose chord is N13°56'14" W, a distance of 119.77 feet, the radius point of which bears N 62°12'10" E, a distance of 250.00 feet; thence Northerly along said curve through a central angle of 27°43'12" a distance of 120.95 feet; thence N 00°04'38"W, a distance of 153.90 feet; thence S89°42'59" E, a distance of 50.00 feet to a set 1/2" iron pin; thence S89°42'59" E, a distance of 644.18 feet to a set 1/2" iron pin on the east line of the NW/4 of Section 15; thence S 00°04'38" E, along the east line of the NW/4 of Section 15, a distance of 620.88 feet to a set 1/2" iron pin; thence S 00°04'38" E along the east line of the NW/4 of Section 15, a distance of 25.00 feet; thence N89°42'59" W, a distance of 593.31 feet to the point of beginning.

1688

146-153