

AGREEMENT TO PURCHASE

This Agreement to Purchase is executed by the party(ies) signing as Buyer(s) (hereinafter “**Buyer**”, whether one or more) on the signature page of this Agreement to Purchase (“**Signature Page**”) in connection with a public auction conducted on December 9, 2025 (“**Auction**”) by Schrader Real Estate and Auction Company, Inc. (“**Auction Company**”) on behalf of DeEtta Cravens (“**Seller**”), with respect to certain real estate located in Payne County, Oklahoma and put up for bids as a single tract which is identified and approximately depicted in Exhibit A.

The following documents are incorporated herein as integral parts hereof and, together with this Agreement to Purchase, are collectively referred to herein as this “**Agreement**”: (i) the Auction Tract Map & Survey Provisions included in each bidder’s packet as Exhibit A (“**Exhibit A**”); and (ii) the bid procedures and auction announcements included in each bidder’s packet as Addendum A (“**Addendum A**”).

Buyer is executing this Agreement as the high bidder at the Auction.

NOW, THEREFORE, it is hereby agreed:

1. **Subject of Agreement; Property.** In accordance with and subject to the terms of this Agreement, Buyer offers and agrees to purchase from Seller the Real Estate and Personal Property (as defined below; collectively, the “**Property**”); *provided, however*, this purchase shall not include (and the terms “Property”, “Real Estate”, and “Personal Property” shall be construed as excluding) any item or property interest that is excluded or specified as not being included according to any other provision of this Agreement.

2. **Real Estate.** This purchase includes the land identified and approximately depicted in Exhibit A, together with the improvements and any permanent fixtures presently existing on said land (collectively, the “**Real Estate**”).

3. **Personal Property.** This purchase includes Seller’s interest in any/all items of personal property currently located at the Real Estate (“**Personal Property**”), but no promise, warranty or representation is or will be made as to the existence, nature or extent of Seller’s interest in any particular item of personal property. Upon the conveyance of the Real Estate to Buyer at Closing, Buyer shall automatically acquire whatever interest Seller may have with respect to the Personal Property. Buyer shall acquire the Personal Property “AS IS”, without any promise, representation or warranty as to the character or condition of any item or the existence, nature or extent of Seller’s interest therein. Implied warranties of merchantability or fitness for any particular purpose are hereby disclaimed. The meaning of the term “Property” and “Personal Property”, as used throughout this Agreement, excludes any interest in personal property not currently owned by Seller. Buyer agrees to complete this purchase and acquire the Property regardless of the presence and/or ownership of any item(s) of personal property located at the Real Estate at the time of Closing. Seller shall have no obligation, before or after Closing, with respect to any item(s) of personal property. Seller shall have no obligation to execute or deliver any certificate of title for any item of personal property. If it is necessary or appropriate to allocate the Purchase Price between the Real Estate and Personal Property in order to properly document and/or administer the Closing, all parties agree to use an allocation provided by Seller for this purpose.

4. **Minerals.** Seller has not obtained and has no obligation to provide any title insurance, title opinion or other title evidence with respect to the ownership of any oil, gas and/or other minerals under the surface of (and/or that may be produced from) the land included with this purchase and/or any rights appurtenant thereto (collectively, “**Minerals**”). The Real Estate conveyed to Buyer will include Seller’s interest, if any, with respect to Minerals, but no promise, warranty or representation is or will be made as to the existence, value or ownership of any Minerals or the nature or extent of Seller’s interest therein (if any). The meaning of the term “Property” and “Real Estate”, as used throughout this Agreement, excludes any interest in Minerals not currently owned by Seller.

5. **Purchase Price; Buyer’s Premium.** The purchase price for the Property (the “**Purchase Price**”) consists of the amount in U.S. Dollars which is written as the purchase price on the Signature Page, being the amount of Buyer’s high bid at the Auction plus a Buyer’s Premium equal to four percent (4.0%) of said bid amount; *provided, however*, if a survey is obtained in accordance with Section 8 below, the Purchase Price shall be adjusted proportionately to reflect any difference between the acre estimate shown in Exhibit A and the gross acres shown in the Survey. Prior to the Closing, Buyer shall deliver Good Funds to the Escrow Agent in the amount of the Purchase Price, plus expenses charged to Buyer as provided in this Agreement, less applied Earnest Money and any other credits due Buyer as provided in this Agreement. “**Good Funds**” means immediately available funds delivered by confirmed wire transfer to an account designated by the Escrow Agent.

6. **Earnest Money; Escrow Agent.** Concurrently with Buyer’s execution of this Agreement, Buyer shall deliver an earnest money deposit (the “**Earnest Money**”) payable to the Escrow Agent in an amount equal to at least ten percent (10%) of the Purchase Price, to be held in escrow and applied to the Purchase Price at Closing. “**Escrow Agent**” refers to Community Escrow & Title Co., 623 South Lewis St., Stillwater, OK 74074 (Tel: 405-780-7196).

7. **Conveyance Requirements.** Buyer's obligation to purchase and acquire the Property at Closing is contingent upon the satisfaction of the following conditions and requirements (collectively, the "**Conveyance Requirements**"): (a) that Buyer has received a Final Title Commitment conforming to the requirements of this Agreement; (b) that Seller is able to satisfy the requirements of the Final Title Commitment (other than a Buyer Requirement) for the issuance of a standard coverage ALTA owner's title insurance policy; and (c) that Seller is able to deliver possession of the Real Estate in accordance with the provisions of this Agreement. For purposes of this Agreement, the title to the Real Estate shall be deemed sufficient and marketable if Seller is able to convey the Real Estate in conformance with the Conveyance Requirements. If Seller is unable to convey the Real Estate in conformance with the Conveyance Requirements, such inability shall constitute a failure of a condition (but not a Seller default), and either party may terminate this Agreement prior to Closing by written notice to the other; *provided, however*: (i) prior to any such termination by Buyer, Buyer must give Seller sufficient written notice of the nonconformity to enable Seller to cure such nonconformity; (ii) Seller shall have the right to extend the time for Closing, in order to cure such nonconformity, for a period of up to 60 days from the later of the effective date of such notice or the Targeted Closing Date stated in Section 17 below; and (iii) any such non-conformity shall be deemed cured if the Escrow Agent and/or Seller provides commercially reasonable evidence and/or assurance that such non-conformity has been or will be paid, satisfied, removed, released and/or otherwise cured prior to or in connection with the Closing. In the event of termination by either party pursuant to this Section, Buyer shall be entitled to the return of the Earnest Money as Buyer's sole and exclusive remedy.

8. **Survey.** It is anticipated that the Real Estate will be conveyed using the existing legal description, without obtaining a new survey. In any event, a new post-Auction survey shall be obtained prior to Closing *if and only if* obtained in accordance with the survey provisions set forth in **Exhibit A**. The cost of any survey obtained in accordance with the survey provisions set forth in Exhibit A ("**Survey**") shall be shared equally (50:50) by Seller and Buyer.

9. **Final Title Commitment.** As a condition precedent to Buyer's obligation to acquire the Property at Closing, Buyer has the right to receive a Final Title Commitment conforming to the requirements of this Agreement. "**Final Title Commitment**" refers to an ALTA form of commitment for the issuance of a standard coverage ALTA owner's title insurance policy in the name of Buyer for the amount of the Purchase Price that is: (a) dated after this Agreement; (b) prepared and/or issued by Community Escrow & Title Co. (unless a different title company is selected by mutual agreement of the parties confirmed in writing); and (c) obtained and furnished by Seller at Seller's expense; *provided, however*, if such commitment is updated and/or revised prior to Closing, the "**Final Title Commitment**" for purposes of this Agreement shall refer to the latest version issued prior to Closing. For purposes of this Section and the Conveyance Requirements, a Final Title Commitment shall be deemed as conforming to the requirements of this Agreement if it commits to the issuance of a standard coverage ALTA owner's title insurance policy insuring fee simple title to the Real Estate in the name of Buyer for the amount of the Purchase Price, free and clear of any material encumbrance that does not constitute a Permitted Exception; *provided, however*, any such Final Title Commitment shall be deemed as conforming to the requirements of this Agreement regardless of and notwithstanding: (i) standard exceptions (including survey exceptions); (ii) any exception that Seller intends to satisfy and remove (and is in fact satisfied and removed) at the time of or prior to Closing; (iii) any specific or general exception or exclusion with respect to Minerals; and/or (iv) any matter listed, identified or described as an exception that constitutes a Permitted Exception.

10. **Title Insurance at Buyer's Expense.** If Buyer and/or Buyer's lender elect(s) to purchase title insurance: (a) all costs of issuing any title insurance policy shall be charged to Buyer, including title insurance premiums and the cost of any extended or special coverage, lender's coverage and/or title insurance endorsements; and (b) Seller shall reasonably cooperate with respect to the satisfaction of the requirements for issuing a standard coverage ALTA owner's title insurance policy, as set forth in the Final Title Commitment; *provided, however*: (i) Buyer shall be responsible for the satisfaction of any title insurance requirement pertaining to Buyer or the proposed insured or any obligation of Buyer or the proposed insured or any title insurance requirement that can only be (or that reasonably should be) satisfied by Buyer as opposed to Seller (each a "**Buyer Requirement**"); (ii) Seller shall have no obligation with respect to and Buyer's obligations are not contingent upon the satisfaction of any Buyer Requirement or the availability or issuance of any extended or special title insurance coverage, any title insurance endorsement or any other title insurance product other than the Final Title Commitment for the issuance of a standard coverage ALTA owner's title insurance policy as described in this Agreement; (iii) Seller shall have no obligation with respect to the satisfaction of any title insurance requirement or condition that is contrary to or inconsistent with the provisions of this Agreement; and (iv) with respect to any Special Title Insurance Requirement, Seller's obligations are limited by the provisions of Section 11 below.

11. **Special Title Insurance Requirement.** Notwithstanding any other provision, Seller's obligations with respect to any Special Title Insurance Requirement shall be subject to (and limited by) the provisions of this Section. "**Special Title Insurance Requirement**" refers to any title insurance requirement the satisfaction of which would entail action by a non-party, such as (but not limited to): (a) the issuance of a judgment or order of a court; (b) action by a governmental official (other than purely ministerial actions normally performed in connection with the conveyance of real estate); or (c) the execution and delivery of an instrument by any person or entity other than Buyer or Seller. If the Final Title Commitment includes a Special Title Insurance Requirement, Seller shall have the right to terminate this

Agreement (by giving notice of such termination to Buyer) if Seller determines that the satisfaction of such Special Title Insurance Requirement is untenable, unlikely, impractical, unfeasible and/or otherwise not viable. In the event of termination by Seller pursuant to the foregoing provision, Buyer shall be entitled to the return of the Earnest Money as Buyer's sole and exclusive remedy. If Seller obtains or attempts to obtain satisfaction of a Special Title Insurance Requirement, Seller shall pay any attorney's fees and/or other costs incurred in connection therewith.

12. **Permitted Exceptions.** As between Buyer and Seller, Buyer agrees to accept title, possession, the deed, the Final Title Commitment, any title insurance and any survey subject to and notwithstanding any of the following matters (each a "**Permitted Exception**" and collectively the "**Permitted Exceptions**"): (a) any visible or apparent use, including any visible or apparent road, public utilities, transmission line poles and/or wires, and/or drainage facilities, whether or not appearing of record; (b) any recorded easement or right-of-way for any road, public utilities, transmission line poles and/or wires, and/or drainage facilities; (c) any existing easement or other matter appearing of record and affecting the title to the Real Estate (except Liens, if any) *that is not likely to materially interfere with any reasonably foreseeable use of the Real Estate*; (d) any rights and/or potential rights regarding any existing and/or potential section line road; (e) any existing pipelines, whether or not visible or apparent and whether or not appearing of record; (f) any rights and/or claims relating to or arising from any variation between a deeded boundary line and a fence line, field line, ditch line or other visible or apparent occupancy or occupancy line and/or the encroachment of any existing use, structure or improvement over any existing boundary line; (g) any lien for property taxes and/or special assessments that are not yet due and payable; (h) local ordinances and zoning laws; (i) any outstanding reservation and/or severance with respect to Minerals; (j) any existing right and/or agreement pertaining to any Minerals (including any existing lease, easement and/or surface use agreement pertaining to any Minerals); (k) any rights, obligations, restrictions and/or regulations pertaining to the use, impoundment, and/or appropriation of water pursuant to any law, ordinance, regulation or rule of any federal, state or local governmental agency, municipality or district; (l) the provisions of this Agreement and any matter disclosed in this Agreement (including Addendum A); (m) any other matter (except a Lien) affecting the title to the Real Estate that is accepted by Buyer (including any matter that is deemed to have been accepted by Buyer according to Section 13 below); and (n) any right, title, interest, claim and/or lien of any person with respect to any personal property and any other matter affecting the title to any personal property.

13. **Title Objection Notice.** Buyer shall be deemed to have accepted any matter (except a Lien) affecting the title to the Real Estate that is listed as an exception in the Final Title Commitment unless such matter is described in a Title Objection Notice before the Title Objection Deadline. "**Title Objection Notice**" means a notice from Buyer to Seller which clearly shows an intent to give notice under this Section and which clearly describes the matter to which Buyer objects. "**Title Objection Deadline**" means 11:59 p.m. (Central Time) on the first business day that is at least five (5) business days after the day on which Buyer first receives a Schedule B-II in which the subject of Buyer's objection is listed as an exception. "**Schedule B-II**" refers to a Schedule B, Part II prepared as part of the Final Title Commitment or any earlier title insurance commitment or preliminary title insurance schedules provided to Buyer in connection with this Agreement. Buyer shall be deemed to have received any particular Schedule B-II on the date that such Schedule B-II, together with copies of any recorded documents listed as exceptions therein, have been sent via email to Buyer's email address as written on the Signature Page, or to any other email address used by Buyer or Buyer's representative in connection with this transaction. Buyer has no right to object to any matter that constitutes a Permitted Exception.

14. **Lien.** Notwithstanding any other provision, the Permitted Exceptions do not include any Lien and Buyer shall not be deemed to have waived or accepted any Lien regardless of any objection or notice. "**Lien**" refers to any mortgage, deed of trust, judgment lien or other monetary obligation attaching as a lien against the Real Estate, other than a lien for real estate taxes and/or special assessments that are not yet due and payable.

15. **Delivery of Title and Possession.** The Real Estate shall be conveyed to Buyer at Closing by Warranty Deed (subject to the Permitted Exceptions), to be furnished at Seller's expense. Delivery of possession shall be effective upon completion of the Closing, subject to the Permitted Exceptions.

16. **Conditions to Closing.** Buyer's obligation to purchase and acquire the Property is not contingent upon any post-Auction inspection, investigation or evaluation of the Property or upon Buyer's ability to obtain any loan or permit. Buyer's obligation to purchase and acquire the Property at Closing is not contingent upon the satisfaction of any condition except: (a) the performance (or tender of performance) of all covenants and obligations which are to be performed by Seller at the time of or prior to Closing according to the express terms of this Agreement; and (b) any condition or requirement the satisfaction of which is made a condition precedent in favor of Buyer according to the express terms of this Agreement (including the condition that Seller is able to convey the Real Estate in conformance with the Conveyance Requirements).

17. **Closing.** The final delivery and exchange of documents and funds in order to consummate the sale and purchase of the Property in accordance with this Agreement ("**Closing**") shall be scheduled and completed in accordance with this Section. It is anticipated that the Closing will be scheduled by mutual agreement and completed on or before **January 23, 2025** ("**Targeted Closing Date**"). ***In any event***, Seller may arrange for the Closing to be held on a date

specified in a notice from Seller or Seller's agent to Buyer or Buyer's agent and (subject only to the satisfaction of the conditions described in Section 16 above) Buyer shall be obligated to close on the date specified in such notice if such date is not earlier than the Targeted Closing Date and: (a) at least 7 days after such notice has been sent; and (b) at least 10 days after any Survey ordered in accordance with Section 8 above and the Final Title Commitment has/have been provided to Buyer. The Closing shall be held at and/or administered by and through the office of the Escrow Agent.

18. **Seller's Expenses.** The following items shall be charged to Seller and paid out of the sale proceeds that would otherwise be delivered to Seller at Closing: (a) the cost of releasing any Liens; (b) one-half of the fee charged by the Closing Agent to administer a cash closing; (c) one-half of the cost of the Survey (if applicable); (d) the cost of furnishing the Final Title Commitment; (e) the cost of preparing Seller's transfer documents, including the deed; (f) the documentary stamp tax; (g) any sums due Auction Company in connection with this transaction; (h) any expense stipulated to be paid by Seller under any other provision of this Agreement; and (i) any closing expense that is customarily charged to a seller and is not specifically charged to Buyer in this Agreement.

19. **Buyer's Expenses.** The following items shall be charged to Buyer and paid out of Good Funds delivered by Buyer to the Closing Agent prior to Closing: (a) any expense paid at Closing in connection with a loan obtained by Buyer; (b) one-half of the fee charged by the Closing Agent to administer a cash closing (and 100% of any additional closing fees due to any loan); (c) one-half of the cost of the Survey (if applicable); (d) the cost of issuing any title insurance policy, including title insurance premiums and the cost of any extended or special coverage, lender's coverage and/or title insurance endorsements; (e) any expense stipulated to be paid by Buyer under any other provision of this Agreement; (f) any closing expense that is customarily charged to a purchaser and is not specifically charged to Seller in this Agreement; and (g) any other expense that is not allocated to Seller according to the terms of this Agreement.

20. **Prorated Taxes; Special Assessments.** General ad valorem real estate taxes and any special assessments that are or may become a lien against the Real Estate (collectively, "**Taxes**") shall be allocated and paid in accordance with this Section. "**Seller's Taxes**" refers to all such Taxes consisting of: (a) ad valorem real estate taxes attributed to the period up to and including the day of Closing (*prorated* on a calendar year basis to the day of Closing); and (b) special assessments, if any, that are last payable without a penalty on or before the day of Closing. Any unpaid Seller's Taxes that are ascertainable and payable at the time of Closing shall be withheld from Seller's proceeds at Closing and paid directly to the appropriate tax collection office. Any portion of Seller's Taxes that is not ascertainable and payable at the time of Closing shall be estimated based on 100% of the amounts last billed for a calendar year (prorated to the date of Closing), and the amount thus estimated shall be paid via credit against the sums due from Buyer at Closing. Buyer shall then pay all Taxes due after Closing, with no further settlement or adjustment after Closing as between Buyer or Seller.

21. **Character, Condition and Suitability of Property; AS IS; No Warranties.**

(a) Buyer's obligations under this Agreement are not contingent upon the results of any post-Auction inspection, investigation or evaluation of the character or condition of the Property or its suitability for any particular use or purpose. Buyer is responsible for having completed all such inspections, investigations and evaluations prior to the Auction. Buyer acknowledges (and represents to Seller) that Buyer has either completed all such inspections, investigations and evaluations or has knowingly and willingly elected to purchase the Property without having done so. In either case, Buyer assumes all risks and agrees to acquire the Property "AS IS". Buyer acknowledges that Seller has not agreed to perform any work on or about the Property, before or after Closing, as a condition of this Agreement. **THE PROPERTY IS SOLD "AS IS", WITHOUT ANY WARRANTY OF ANY KIND AS TO ITS CHARACTER OR CONDITION OR ITS SUITABILITY FOR ANY PARTICULAR USE OR PURPOSE.**

(b) Without limiting the foregoing provisions, Seller and Auction Company (and their respective agents and representatives) disclaim any promise, representation or warranty as to: (i) acreages; (ii) zoning matters; (iii) water rights; (iv) environmental matters; (v) the availability of water and/or other utilities; (vi) the availability of any permit (such as, but not limited to, any building permit, zoning permit or highway permit for a private drive or field entrance); (vii) whether or not the Property is qualified or suitable for any particular use or purpose; and/or (viii) the accuracy of any third party reports or materials provided in connection with this Agreement, the Auction and/or the marketing of the Property. Seller shall have no obligation before or after Closing with respect to (and Buyer's obligations under this Agreement are not contingent upon obtaining) any permit or approval that Buyer may need in connection with any prospective use, improvement or development of the Property.

22. **Remedies; Buyer Default.** The term "**Buyer Default**" refers to nonperformance, breach and/or default with respect to an obligation of Buyer under this Agreement, including nonpayment (or ineffective or defective payment) of the Earnest Money in accordance with the provisions of this Agreement, or failure to deliver all funds and execute all documents required to complete the Closing on a Closing date scheduled in accordance with Section 17 above. In the event of a Buyer Default, the following provisions shall apply:

(a) Seller shall have the right to demand and recover liquidated damages in an amount equal to ten percent (10%) of the Purchase Price. Upon Seller's demand and receipt of such liquidated damages, this Agreement shall be completely terminated in all respects. Buyer acknowledges and agrees that, in the event of a Buyer Default, the amount of Seller's damages would be uncertain and difficult to ascertain and that 10% of the Purchase Price is fairly proportionate to the loss likely to occur due to a Buyer Default. If this liquidated damages provision is adjudicated as unenforceable, Seller may recover and Buyer agrees to pay actual damages (plus expenses and attorney fees).

(b) The Earnest Money shall be applied towards any sums that Seller is entitled to recover from Buyer and, upon Seller's demand, Buyer shall execute and deliver to the Escrow Agent an instrument authorizing the payment of such funds to Seller up to the amount due Seller. If Buyer fails to execute and deliver such authorization, the funds shall remain in escrow until properly adjudicated and Seller shall have the right to recover from Buyer, in addition to any other recovery, all expenses, including reasonable attorney fees, incurred by Seller in seeking to enforce any right or remedy.

(c) Without limiting the foregoing provisions, Seller's remedies in the event of a Buyer Default shall include the right to terminate Buyer's right to acquire the Property under this Agreement (without prejudice to Seller's right to recover damages, including liquidated damages as provided above) by giving notice of such termination to Buyer. Any such termination shall be effective as of a date specified in a notice of termination from Seller to Buyer (but not earlier than the effective date of the notice). At any time after the effective date of such termination, Seller shall have the absolute and unconditional right to sell the Property free and clear of any right or claim of Buyer whatsoever.

23. **Remedies; Seller Default.** The term "**Seller Default**" refers to the failure of this transaction to close due to nonperformance, breach and/or default with respect to the Seller's obligation(s) under this Agreement; *provided, however*, if Seller is unable to convey the Real Estate in accordance with the Conveyance Requirements, such inability shall constitute a failure of a condition under Section 7 above, and not a Seller Default. In the event of a Seller Default: (a) Buyer shall have the right to demand and receive a full refund of the Earnest Money; (b) upon such demand and Buyer's receipt of the Earnest Money, this Agreement shall be completely terminated in all respects at such time; and (c) at Buyer's option, at any time prior to such termination, Buyer may elect instead to seek specific performance of Seller's obligations.

24. **Remedies; General.** If this transaction fails to close then, notwithstanding any other provision, Escrow Agent is authorized to hold the Earnest Money until it receives either: (a) written disbursement instructions signed by Buyer and Seller; (b) a written release signed by one party authorizing disbursement to the other party; or (c) a final court order specifying the manner in which the Earnest Money is to be disbursed. In the event of a lawsuit between the parties seeking any remedy or relief in connection with this Agreement and/or the Property, the prevailing party in such lawsuit shall be entitled to recover its reasonable attorneys' fees and expenses. **TO THE FULL EXTENT PERMITTED BY LAW, BUYER AND SELLER WAIVE ANY RIGHT TO A TRIAL BY JURY OF ANY ISSUE TRIABLE BY A JURY (TO THE EXTENT THAT SUCH RIGHT NOW OR HEREAFTER EXISTS) WITH REGARD TO THIS AGREEMENT AND/OR THE PURCHASE OF THE PROPERTY AND/OR ANY CLAIM, COUNTERCLAIM, THIRD PARTY CLAIM OR OTHER ACTION ARISING IN CONNECTION THEREWITH.**

25. **1031 Exchange.** Each party shall reasonably cooperate if another party intends to structure the transfer or acquisition of all or part of the Property as part of an exchange under §1031 of the Internal Revenue Code ("**Exchange**"). The rights of a party may be assigned to a qualified intermediary or exchange accommodation titleholder for purposes of an Exchange, but the assignor shall not be released from any obligation under this Agreement. No party shall be required to acquire title to any other property, assume any additional liabilities or obligations or incur any additional expense as a result of another party's Exchange.

26. **Notices.** Any notice given under this Agreement shall be in writing and in a form which clearly shows an intention to give notice under this Agreement. A notice given to a party under this Agreement shall be sent via email to the email address(es) provided with that party's notification address (as provided below); *provided, however*, if an email address is not provided with the party's notification address in this Agreement, such notice shall be sent via any commonly-used overnight delivery service (such as overnight delivery via USPS, FedEx or UPS) that includes proof of delivery. A copy of any notice sent by either party (other than a notice sent by the Auction Company as the agent of Seller) shall be sent to the Auction Company via email to **Brent@schraderauction.com**. A notice shall be effective immediately as of the first day on which the notice has been sent in accordance with the requirements of this Section (regardless of the date of receipt). A party who fails to provide a proper email address with the party's notification address in this Agreement assumes the risk of receiving a notice after it has become effective. Subject to each party's right to change its notification address (by giving notice of such change to all other parties), the parties' notification addresses are as follows:

If to Seller: DeEtta Cravens, via email to: **de.renee.cravens@gmail.com**
With a copy to Brent Wellings, via email to: **Brent@schraderauction.com**

If to Buyer: The Buyer's email address provided on the Signature Page (or the Buyer's regular mail address provided on the Signature Page if no email address is provided).
With a copy to Brent Wellings, via email to: **Brent@schraderauction.com**

27. **Agency; Sales Fee.** Auction Company and its affiliated agents are acting on behalf of, and exclusively as agents for, the Seller only. Buyer acknowledges receipt of the Oklahoma Real Estate Commission form of “Disclosure to Buyer of Brokerage Duties, Responsibilities and Services”, which is hereby incorporated as part of the terms of this Agreement and shall be signed by the Buyer and attached to this Agreement pursuant to 59 Okl. St. § 858-356. The commission due Auction Company shall be paid by Seller pursuant to a separate agreement. Buyer shall indemnify and hold harmless Seller and Auction Company from and against any claim of any broker or other person who is or claims to be entitled to any commission, fee or other compensation relating to this transaction as a result of Buyer’s dealings with such other broker or person.

28. **Execution Authority.** With respect to any limited liability company, corporation, partnership, trust, estate or any other entity other than an individual or group of individuals (“**Entity**”) identified on the Signature Page as a party to this Agreement (or as a partner, member, manager or fiduciary signing on behalf of a party to this Agreement), such Entity and each individual and/or Entity purporting to sign this Agreement on behalf of such Entity jointly and severally promise, represent and warrant that: (a) such Entity has full power and authority to execute this Agreement; (b) all action has been taken and all approvals and consents have been obtained which may be required to properly authorize the execution of this Agreement on behalf of such Entity; (c) the individual(s) purporting to sign this Agreement on behalf of such Entity has/have full power and authority to execute this Agreement on behalf of (and as the binding act of) such Entity; and (d) this Agreement has been properly executed on behalf of (and as the binding act of) such Entity.

29. **Successors and Assigns.** The provisions of this Agreement shall bind and benefit the parties hereto and their respective successors and assigns; *provided, however*, no assignment by Buyer (other than an assignment to a qualified intermediary or accommodation titleholder in connection with an Exchange) shall be valid unless approved in writing by Seller and, in any case, Buyer shall not be released from Buyer’s obligations by reason of any assignment but shall absolutely and unconditionally guaranty payment and performance by the assignee.

30. **60 Okl. St. §121, et seq. (as amended eff. November 1, 2023).** Buyer covenants and warrants: (a) that Buyer is qualified to acquire title to land in the State of Oklahoma in accordance with state and federal law (including 60 Okl. St. §121, et seq., as amended effective November 1, 2023, prohibiting certain land acquisitions by aliens either directly or indirectly through a business entity or trust); (b) that Buyer is able to (and will at Closing) properly execute an affidavit, to be included as an exhibit to the deed, attesting that Buyer is obtaining the Real Estate in compliance with the requirements of 60 Okl. St. §121 and that no funding source is being used in the sale or transfer in violation of 60 Okl. St. §121 or any other state or federal law; and (c) that Buyer is able to (and, subject to the conditions of Section 16 above, that Buyer will at Closing) properly acquire the Real Estate in compliance with the requirements of 60 Okl. St. §121, et seq. Any nonperformance or breach of (and/or Buyer’s inability to perform or comply with) a covenant or warranty under this Section shall constitute a “Buyer Default” for purposes of Section 22 above.

31. **Miscellaneous Provisions.** The meaning ascribed to a particular capitalized term where it appears in this Agreement with quotation marks shall apply to such capitalized term as it is used throughout this Agreement. As used throughout this Agreement, the word “including” shall be construed as “including but not limited to”. Time is of the essence of this Agreement. All provisions of this Agreement shall survive the Closing unless and except as otherwise provided or required by the express terms of this Agreement. This Agreement contains the entire agreement of the parties and supersedes any statement, promise or representation made or purportedly made prior to this Agreement by either party and/or their respective agents. Neither party is relying upon any statement or promise that is not set forth in this Agreement. Neither party shall be bound by any purported oral modification or waiver. This Agreement to Purchase and all exhibit(s) and/or addendum(s) incorporated herein shall be read and construed together as a harmonious whole. This Agreement may be executed in multiple counterparts, all of which together shall constitute one and the same instrument. For purposes of the execution of this Agreement, the electronic transmission of a signed counterpart via email, fax or a commonly-used electronic signature service such as DocuSign® or dotloop® shall have the same effect as the delivery of an original signature.

32. **Offer and Acceptance; Acceptance Deadline.** Buyer’s high bid constitutes an offer to purchase the Property in accordance with the terms of this Agreement which, if accepted by Seller, as evidenced by Seller’s execution and delivery of the Signature Page, shall constitute the binding agreement of the parties. This offer shall be deemed automatically withdrawn (and the Earnest Money shall be returned to Buyer) if this offer is not accepted by Seller on or before 11:59 o’clock p.m. (CST) on **December 10, 2025**. Delivery of the Signature Page with Seller’s signature(s) (including delivery via electronic transmission as described above) to Buyer and/or an agent or representative of Buyer within the time specified in this Section shall be sufficient to show acceptance by Seller.

[The remainder of this Agreement to Purchase is contained in the immediately-following Signature Page.]

[Signature Page]

IN WITNESS WHEREOF, Buyer offers and agrees to purchase from Seller the Property (as defined in this Agreement), being the property located in Payne County, Oklahoma and put up for bids at the Auction conducted on this date (including 8.5± acres of land, more or less, as identified and approximately depicted in **Exhibit A**), for the Purchase Price written below, and otherwise in accordance with and subject to the terms of this Agreement.

Bid Amount: \$ _____

4% Buyer's Premium: \$ _____

Purchase Price: \$ _____

Earnest Money: \$ _____

Pay Earnest Money to:
“Community Escrow & Title Co.”

SIGNATURE OF BUYER: This Agreement is executed and delivered by the undersigned, constituting the “Buyer” for purposes of this Agreement, on this 9th day of December, 2025:

Printed Name(s) of Buyer(s) (Print the full legal name of any Buyer-Entity, the type of entity and the State of incorporation / organization.)

[By:] _____
Signature(s) of Buyer(s) and/or individual(s) signing on behalf of any Buyer-Entity

Printed Name(s) and Office/Capacity of individual(s) signing on behalf of a Buyer-Entity (if applicable)

(Buyer's Address) (City, State, Zip)

(Buyer's Telephone Number) (Buyer's Email Address)

(Deed To) (Buyer's Lender, if any)

ACCEPTED BY SELLER on the _____ day of December, 2025:

(DeEtta Cravens)

RECEIPT OF EARNEST MONEY: The Earnest Money ***in the amount written above*** has been received by the undersigned on the date indicated below, to be held in escrow pursuant to the terms of the foregoing Agreement.

COMMUNITY ESCROW & TITLE CO.

Date Received: _____

By: _____

Print: _____

EXHIBIT A

Buyer(s): _____

Seller: _____

Auction Tract Map & Survey Provisions

Auction Date: 12/9/2025

Pt. Lots 1 & 2, Country Club District, in Sec. 26-T19N-R2E in Payne County, State of Oklahoma

Parcel ID 19N02E-26-4-SC638-000-0002 & Parcel ID 19N02E-26-4-SC638-000-0001A



Survey Provisions: It is anticipated that the Real Estate will be conveyed using the existing legal description, without obtaining a new survey. In any event, a new post-auction survey shall be obtained *if and only if*: (a) the official(s) responsible for recording the conveyance will not accept the conveyance for recording without a new survey; or (b) Seller elects to obtain a new survey for any other reason in Seller's sole discretion. If a new survey is obtained, the survey shall be ordered by the Auction Company and shall be sufficient for the purpose of recording the conveyance, but the type of survey shall otherwise be determined solely by the Seller.

Boundary lines and acreages depicted in the marketing materials and this Exhibit A are approximations and are provided for identification and illustration purposes only. They are not provided or intended as survey products or as authoritative representations of property boundaries and/or acreages.

I/We have read this Addendum and agree to these auction conditions.

Buyer(s): _____

Seller: _____

ADDENDUM A

SCHRADER REAL ESTATE AND AUCTION COMPANY, INC.

Auction Marketing Specialists Nationwide

Date: December 9, 2025

Owner: DeEtta R. Cravens

Sale Manager: Brent Wellings

SCHRADER REAL ESTATE AND AUCTION COMPANY, INC. welcomes you to bid YOUR price on the real estate offered at this auction.

PART A - BIDDING PROCEDURES TO KEEP IN MIND:

1. All bidding is open to the public. You will need to raise your hand or call out your bid as the auctioneer asks for bids. It is easy! Don't be bashful! This is a one-time opportunity. Watch the auctioneer and his bid assistants. They will take your bid and will assist you with any questions.
2. The auction property is identified and approximately depicted in **Exhibit A** which is included in your Bidder's Packet.
3. Bidding will be on a lump sum basis. Minimum bids are at the auctioneer's discretion.
4. Bids are not contingent on financing, so be sure you have arranged financing, if needed, and are able to pay cash at closing.
5. The final top bid is subject to Seller's acceptance or rejection. The final bid may be accepted on the evening of the auction or any time the following day.

PART B - TERMS OF SALE OUTLINED:

6. A Buyer's Premium equal to 4% of the high bid amount will be charged to each Buyer and added to the bid amount to arrive at the purchase price.
7. 10% of the purchase price is due as an earnest money deposit at the close of auction. A cashier's check or a personal or corporate check immediately negotiable is satisfactory for the earnest money. The balance of the purchase price is due in cash at closing.
8. Closing will be scheduled in accordance with Section 17 of the Agreement to Purchase in your Bidder's Packet. The targeted closing period is on or before January 23, 2026.

9. Delivery of title and possession shall be effective upon completion of the closing.
10. Closing costs and expenses will be allocated and paid in accordance with Sections 18 and 19 of the Agreement to Purchase.
11. Real estate taxes will be prorated to the date of closing in accordance with Section 20 of the Agreement to Purchase. Buyer will pay special assessments, if any, that are last payable without a penalty after the date of closing.
12. Prior to closing, Buyer will have the right to receive a Final Title Commitment at Seller's expense in accordance with Section 9 of the Agreement to Purchase. If Buyer elects to purchase title insurance, the cost of issuing any title insurance policy will be charged to Buyer.
13. Buyer agrees to accept title and acquire the property subject to the Permitted Exceptions as defined in Section 12 of the Agreement to Purchase.
14. It is anticipated that the Property will be conveyed using the existing legal description, without obtaining a new survey. In any event, a new post-auction survey shall be obtained if and only if obtained in accordance with the survey provisions set forth in **Exhibit A**. The cost of any such survey shall be shared equally (50:50) by Seller and Buyer.
15. If a new survey is obtained for any closing in accordance with the provisions of Exhibit A, the purchase price shall be adjusted proportionately to reflect any difference between the acre estimate shown in Exhibit A and the gross acres shown in the survey.
16. The advertised acre estimate (as shown in Exhibit A) is an approximation based on the acres indicated by the property tax records. No warranty or authoritative representation is made as to the number of acres included with the auction property.
17. Boundary lines and auction tract maps depicted in Exhibit A and the auction marketing materials are approximations provided for identification and illustration purposes only. They are not provided as survey products and are not intended to depict or establish authoritative boundaries or locations.
18. If a dispute arises prior to closing as to the location of any boundary, the Auction Company may (but need not) terminate the purchase contract by giving written notice of termination to Buyer, but only with the consent of Seller. Upon such termination, the earnest money will be returned to Buyer and the property may be re-sold free of any claim of Buyer. In lieu of consenting to such termination, Seller may elect instead to enforce the purchase contract according to its terms.
19. The real estate includes an old, dilapidated structure that was formerly used as a residential dwelling but has unoccupied for many years. This structure is not habitable and is not offered or intended to be used as a home or dwelling. Buyer acknowledges that the structure: (a) shall not be deemed a residence or dwelling for purposes of this transaction; and (b) is not being purchased for such use.

20. Buyer agrees to the provisions of Section 3 of the Agreement to Purchase regarding the personal property on the real estate premises. Without limiting those provisions:
 - a. Buyer agrees to complete the purchase and acquire the property at closing regardless of the presence of the personal property located at the real estate, including but not limited to trucks, cars, vans, boats, camping trailers, stock trailers, tractors, road grader, appliances, tools and scrap metal.
 - b. Upon the conveyance of the real estate to Buyer at closing, Buyer shall automatically acquire Seller's interest in all items of personal property located at the real estate in accordance with and subject to the terms and conditions of Section 3 of the Agreement to Purchase.
 - c. Seller shall have no obligation to execute or deliver any certificate of title for any vehicle, boat or trailer.
21. An Information Booklet has been posted to the auction website and printed copies are available to review in the auction display area. The Information Booklet includes information obtained or derived from third-party sources, including soil map, topography map, flood map, and property tax information. Such information has been provided subject to (and not as a substitute for) a prospective buyer's independent investigation and verification. Although believed to be from reliable sources, the Auction Company disclaims any warranty or liability for the information provided.
22. Your bids are to be based solely upon your inspection. All property is sold "AS IS" without any warranty. Without limiting any other provisions, the terms of sale include important disclaimers set forth in Section 21 of the Agreement to Purchase.
23. By submitting a bid, you agree to the provisions of Section 30 of the Agreement to Purchase, and you warrant that you are qualified to acquire title to land under the Oklahoma Alien Ownership of Land statute.
24. At the close of the auction, the high bidder shall execute a purchase contract in the form provided in each Bidder's Packet, consisting of the Agreement to Purchase, Exhibit A and this Addendum A. The terms of these documents are non-negotiable.
25. Schrader Real Estate and Auction Company, Inc. and its affiliated agents are exclusively the agents of the Seller. Each Bidder's Packet includes the Oklahoma form of "Disclosure to Buyer of Brokerage Duties, Responsibilities and Services" which shall be signed by the Buyer and attached to the Agreement to Purchase.

Thank you for your interest in this offering. If you have any questions, please feel free to talk to one of our representatives.

ANY ANNOUNCEMENTS MADE BY THE AUCTIONEER
TAKE PRECEDENCE OVER THIS PRINTED MATERIAL.

OKLAHOMA REAL ESTATE COMMISSION

This is a legally binding Contract; if not understood, seek advice from an attorney.

DISCLOSURE TO BUYER OF BROKERAGE DUTIES, RESPONSIBILITIES AND SERVICES

This notice may be part of or attached to any of the following:

- Buyer Brokerage Agreement
- Contract of Sale of Real Estate
- Other _____

1. DUTIES AND RESPONSIBILITIES. A Broker who provides Brokerage Services to one or both parties shall describe and disclose in writing the Broker's duties and responsibilities prior to the party or parties signing a contract to sell, purchase, option, or exchange real estate.

A Broker shall have the following duties and responsibilities which are mandatory and may not be abrogated or waived by a Broker, whether working with one party, or working with both parties:

- a. treat all parties to the transaction with honesty and exercise reasonable skill and care;
- b. unless specifically waived in writing by a party to the transaction:
 - 1. receive all written offer and counteroffers;
 - 2. reduce offers or counteroffers to a written form upon request of any party to a transaction; and
 - 3. present timely all written offers and counteroffers.
- c. inform, in writing, the party for whom the Broker is providing Brokerage Services when an offer is made that the party will be expected to pay certain closing costs, Brokerage Service costs and the approximate amount of the costs;
- d. keep the party for whom the Broker is providing Brokerage Services informed regarding the transaction;
- e. timely account for all money and property received by the Broker;
- f. keep confidential information received from a party or prospective party confidential. The confidential information shall not be disclosed by a Broker without the consent of the party disclosing the information unless consent to the disclosure is granted in writing by the party or prospective party disclosing the information, the disclosure is required by law, or the information is made public or becomes public as the result of actions from a source other than the Broker. The following information shall be considered confidential and shall be the only information considered confidential in a transaction:
 - 1. that a party or prospective party is willing to pay more or accept less than what is being offered,
 - 2. that a party or prospective party is willing to agree to financing terms that are different from those offered,
 - 3. the motivating factors of the party or prospective party purchasing, selling, optioning or exchanging the property, and
 - 4. information specifically designated as confidential by a party unless such information is public.
- g. disclose information pertaining to the Property as required by Residential Property Condition Disclosure Act;
- h. comply with all requirements of the Oklahoma Real Estate Code and all applicable statutes and rules;
- i. when working with one party or both parties to a transaction, the duties and responsibilities set forth in this section shall remain in place for both parties.
- j. disclose information pertaining to compensation and fees assessed on each transaction to the represented party, which shall be communicated in writing before the effective date of the contract for sale or lease.
- k. disclose the time frame for which the compensation agreement is valid, not to exceed one (1) year. If no time frame is specified, the compensation agreement shall default to sixty (60) days.

2. BROKERAGE SERVICES PROVIDED TO BOTH PARTIES TO THE TRANSACTION. The Oklahoma broker relationships law (Title 59, Oklahoma Statutes, Section 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. The law states that there are mandatory duties and responsibilities that must be performed by the broker for each party.

3. BROKER PROVIDING FEWER SERVICES. 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.

4. CONFIRMATION OF DISCLOSURE OF DUTIES AND RESPONSIBILITIES. 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.

I understand and acknowledge that I have received this notice on _____ day of _____, 20_25_.

Buyer's Printed Name _____ Buyer's Signature _____

Buyer's Printed Name _____ Buyer's Signature _____