

FARM & LAND EXCLUSIVE RIGHT TO SELL LISTING

1. PARTIES BDP Properties, LLC hereinafter called Seller,
hereby grants unto Southwest Ranch & Farm Sales hereinafter called Broker,
the exclusive right to sell for an irrevocable

2. PERIOD beginning on the 25th day of March 2024 and ending on the 25th
day of September 2024 the following described

3. PROPERTY located in McCutain County, State of Oklahoma legally
described as SOUTHERN SUNRISE PH I LOT 202 (1.107 AC) 2-5-24 PB2/P309, B1129/P429 1.00 Lots

Exhibit describing the real estate is attached hereto.

Otherwise known as _____ and

4. EQUIPMENT the following items of personal property are included in the sale: _____

5. EXCLUSIONS the following described property is excluded from this sale: _____

Exhibit describing the excluded property is attached hereto.

6. PRICE for a gross sales price of \$ _____, price per acre \$ 139,000.00 on the following
terms _____

7. Survey of the real estate shall, shall not, be made prior to the closing hereof and if one is to be made it shall be at the
expense of the Seller Buyer.

8. PROFESSIONAL SERVICE FEE. Seller agrees to pay Broker in the County of Broker's principle residence a professional
service fee of 6% of the gross sales price of the property if: (1) Broker procures a purchaser during the term of this
agreement ready, willing and able to purchase at the above price and terms, or any other price or terms agreeable to Seller; or
(2) Seller or anyone else sells, exchanges, leases, rents, or otherwise transfers the property during the period of this agreement; or (3)
Seller prevents the sale of this property by adverse actions or attempting to cancel this agreement. Fee shall be payable in cash upon
happening of any of the above events, or at closing, whichever occurs first. Seller authorizes escrow agent to pay Broker all sums due
from Seller's funds or proceeds of the sale. Note the amount or rate of a real estate commission is not fixed by law but set by each
Broker individually and may be negotiated between the Seller and Broker. Broker agrees to use his best efforts to find a
purchaser.

9. TITLE. Seller agrees to convey Property by a General Warranty Deed or Installment Contract and provide Abstract continued
to date of sale, Owner's policy of Title Insurance, showing good and merchantable title subject to easements and restrictions of
record, applicable building, and zoning regulations at cost of Seller Buyer. The Seller agrees to pay customary closing costs
including prepayment penalty, seller's loan discount fee, and taxes to date of closing.

10. SELLER agrees to refer to BROKER all inquiries regarding Property during the term of this agreement and warrants that all equipment and fixtures a part of this sale will be in good operating condition and performing the function for which they were intended, on the date of closing of this sale. The Seller authorizes holder of any note secured by any part of Property herein to disclose to Broker all terms thereof.

11. BROKER is given authority to: advertise the Property; may may not place a sale sign hereon; remove all other for sale signs; show the property at all reasonable times; cooperate with other brokers as he may elect including members of any multiple listing service to which he belongs; accept earnest money and deposit same in his trust account; hold same until the transaction has been finally consummated or finally otherwise terminated; require written releases from all parties before releasing trust funds; hold earnest money checks until both buyer and seller have executed a sales contract;

12. INDEMNITY. If Broker successfully defends any court action brought against him by any party involved in the sale of this Property, including Seller, or if it is necessary to employ an attorney to collect any sums due hereunder, Seller agrees to pay all usual and reasonable court costs and attorney's fees expended by Broker. Seller warrants all information given herein, and on any supplementary fact forms, to be correct and agrees to indemnify Broker for all costs and damages that may arise out of the incorrect facts and statements of Seller, and further warrants there are no latent defects in the property not revealed to Broker. Receipt of a completed copy of this agreement is acknowledged by Seller. This agreement shall be binding upon the heirs, assigns, executors and administrators of the parties, and contains the entire agreement between parties. Any agreement not noted herein shall not be binding upon the parties.

THIS PROPERTY IS OFFERED WITHOUT RESPECT TO RACE, COLOR, CREED, SEX OR NATIONAL ORIGIN, AND IS INTENDED TO BE A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD SEEK COMPETENT ADVICE.

EXECUTED in multiple originals this the _____ day of _____ 20_____.

Southwest Ranch & Farm Sales
Broker Jim Long, Broker cell 972-679-7070

Jim Long
By _____

P.O. Box 1446, McKinney, TX 75070 972-542-8511
Address Telephone

DocuSigned by: *D. S. Bruton* 3/9/2024
Seller BDP Properties, LLC, Doug Bruton, Agent

Seller
3109 Highland Ridge Rd, Norman OK 73069
Address Telephone
dougbruton@yahoo.com

Tax Roll Inquiry

McCurtain County Treasurer

Brad Box, Treasurer

108 N. Central Idabel, OK 74745

Phone: 580-286-5128

Fax: 0--

E-Mail: treasurer@mccurtaincounty.org



Owner Name and Address

BDP PROPERTIES, LLC
3109 HIGHLAND RIDGE ROAD
NORMAN OK 73069-0000

Taxroll Information

Tax Year : 2023
Property ID : 9253-00-000-202-0-000-00
Location :
School District : I-74 BROKEN BOW RURAL Mills : 83.04
Type of Tax : Real Estate
Tax ID : 50323

Legal Description and Other Information:

SOUTHERN SUNRISE PH I LOT 202 (1.107 AC) 2-5-24 PB2/P309, B1129/P429 1.00 Lots

Assessed Valuations	Amount
Land	3653
Improvements	0
Net Assessed	3653

Tax Values	Amount
Base Tax	303.00
Penalty	0.00
Fees	0.00

Tax Values

Amount

Payments

303.00

Total Paid

303.00

Total Due

0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
01/08/2024	18951	Check	Taxes	303.00	BDP PROPERTIES LLC

Login (build: 22616:20240214.7)

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