

HUNTING COUNTRY REAL ESTATE LLC  
 432 Oklahoma Blvd -Alva OK 73717  
 Ph: 580-327-7889 [info@huntingcountry.net](mailto:info@huntingcountry.net)

Listing No. _____
Acres <u>24.16</u> m/l.
Price <del>200,000.00</del> <u>270,000.00</u> <sup>RS</sup> <sup>TS</sup>
Expires <u>1/31/25</u>

**OKLAHOMA - Land Listing Agreement - Exclusive Right to Sell**

1. **Owner:** Larry Sargent  
 Address: 999 Farley Road  
 City: Haworth State: OK Zip: 74740  
 Phone: 903-277-1962 Email: \_\_\_\_\_

**Owner:** Tracy Sargent  
 Address: 999 Farley Road  
 City: Haworth State: OK Zip: 74740  
 Phone: \_\_\_\_\_ Email: \_\_\_\_\_

2. **Legal Description:** SEC.32-7-25 B863/P553, B975/P460 N2NWSW B690/P590 (B950/P590) B1076/P568 ASJT, B1076/P572 (SPLIT) B1086/P221 SEC.35-7-25 NENESW & S2SWNESW B863/P553 B690/P42 ASJT B1076/P568 B1076/P572(SPLIT) LESS B1186/P551 PT OF NWSW & PT OF W2NESW DESC AS: COMM SW COR NWSW TH N00°00'42" E581.55' TO POB; TH N00°00'42"E 285.96'; TH N89°56'11"E 1980.34'; TH S00°01'11"W 285.96'; TH S89°56'11"W 1980.31' T POB. ESS B1186/P551 PT OF S2NWSW & PT OF S2W2NESW DESC AS: COMM SW COR OF NWSW TH N00°00'42"E295.59' TO POB; TH N00°00'42"E 285.96'; TH N89°56'11" E 1980.31'; TH S00°01'11"W 285.96'; TH S89°56'11"W 1980.27' TO POB

County: McCurtain State: OK

- 3. **Oil & Gas Minerals** Unknown
- 4. **Growing Crops:** NONE
- 5. **Acres of:** Cropland \_\_\_\_\_ Native Pasture \_\_\_\_\_ Improved Pasture \_\_\_\_\_ Trees \_\_\_\_\_
- 6. **USDA/FSA:** CRP: Acres N/A Payment \_\_\_\_\_ Expires \_\_\_\_\_ WRP \_\_\_\_\_  
 Base/Yield \_\_\_\_\_ Base/Yield \_\_\_\_\_ Base/Yield \_\_\_\_\_
- 7. **Irrigation:** \_\_\_\_\_
- 8. **Water Wells:** \_\_\_\_\_
- 9. **Windmills / Pumps:** \_\_\_\_\_
- 10. **Other water sources (ponds, Creeks, Rivers):** Pond
- 11. **Fences (type/condition):** Perimeter Fence
- 12. **Electricity:** Choctaw Electric available Sewer: Septic Gas: ONG Available
- 13. **Existing Leases (tenant, terms, etc):** None

14. **Buildings & Improvements:** Hay Barn

15. **Real Estate Taxes (last year):** \$414.00 Other costs: \_\_\_\_\_

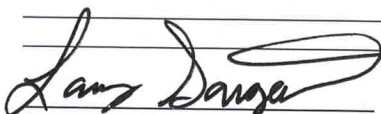
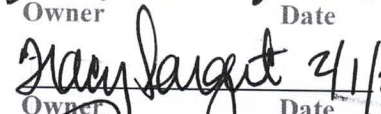

16. **Directions to property:** Take a left off Hwy 3 East onto Green Acres Road, property is on the right side of the Road after pipe and wood fence ends.

17. **Special features:** This property has a mix of cleared pasture and timber. Just minutes out of TRP and on one of the only black top roads off of Hwy 3. It offers Privacy with convenience.

<u>Larry Sargent</u> Owner _____ Date _____	Owner _____ Date _____	Owner _____ Date _____
<u>Tracy Sargent</u> Owner _____ Date <u>2/1/24</u>	Owner _____ Date _____	Owner _____ Date _____

**TO HUNTING COUNTRY REAL ESTATE LLC (Broker) [www.huntingcountry.net](http://www.huntingcountry.net)**

1. I represent that the legal description is correct, that I have the legal right to sell the real property described herein and that I can and will duly furnish a good and sufficient Warranty Deed and abstract or title insurance showing a merchantable title to said property when sold and I guarantee a legal access for the purpose of ingress and egress to such real property and premises.
2. I represent that the information on this listing is a correct, accurate and reasonably complete description of the property upon which Broker may rely in describing this property to others and that all serious and material defects, if any, pertaining to this property have been disclosed to the broker in writing on this agreement. I authorize Broker to use all this information in the marketing of my property.
3. Broker is employed on an exclusive right to sell basis to procure a purchaser ready, willing and able to buy my property at the price and terms stated herein, or additional property at any other price which may be acceptable to me and accept and give receipt for any money or deposits received in connection with the sale of my property. An "exclusive right to sell" listing means that if any other broker or any individual whomsoever, including myself the owner, finds a buyer, I will pay the agreed commission to Hunting Country Real Estate LLC (Broker).
4. I agree to pay Broker, as commission 6 % of the sale price, or \$ N/A whichever is greater.
5. The term "sale or sell" as used herein shall be deemed to include a sale, exchange, transfer or option to buy.
6. I authorize Broker to order abstracting and/or title insurance at my expense, and further authorize Broker or an authorized closing escrow agent, to pay from the cash proceeds of the sale, or, if applicable, any forfeited funds, the expenses associated with the transaction, as well as payment of any encumbrance on my property payable by me on or before closing.
7. In the event a transaction results in forfeited funds, the earnest money deposit shall first be used to pay those expenses in the above paragraph and the residue, if any, shall be divided equally between myself and Broker.
8. I agree that my property will be offered without regard to race, color, religion, sex, handicap, familial status, national origin, or any other factor protected by federal, state, or local law.
9. Broker's sole duty shall be to use their best efforts to effect a sale of the property during the term of this agreement, they shall not be charged with the custody of the property, its management, maintenance or repair.
10. This agreement shall remain in effect for a period of 12 months. However, if within 6 months of the termination date of this agreement I sell my property to a buyer procured through Broker, I will forthwith pay the full commission provided herein. All rights and obligations of this Agreement will extend through the date of closing the transaction.
11. I authorize Broker to cooperate with and offer compensation to other brokers at Broker's sole discretion per the terms of Broker's policy regarding participation with other companies, and further authorize Broker's Affiliates and other Brokerages to co-market my property at the Broker's sole discretion.
12. Brokerage services are provided in compliance with the provisions of the **OKLAHOMA Real Estate Commission's Rules and Regulations**. Owner acknowledges and confirms that the Broker or Salesperson has described and disclosed their duties and responsibilities prior to signing this contract and that Broker is providing services to both Parties (buyer and seller) in this transaction. Owner acknowledges receipt of the Real Estate Brokerage Relationship brochure, and further acknowledges that a Contract Information Booklet is made available at [www.orec.ok.gov](http://www.orec.ok.gov)
13. I authorize Broker to advertise as Broker deems necessary and solely at the Broker's discretion and understand that this Agreement does not guarantee the sale of the Property. I further approve placing a sign on my property.
14. I, the owner, acknowledge that I have read this agreement that I understand this is a legally binding contract and that I have received an exact copy of the same.
15. Special Provisions and Exceptions None

		
Owner _____	Date _____	Owner _____
		
Owner _____	Date <u>2/1/24</u>	Owner _____
		
Hunting Country Real Estate LLC - (Authorized Broker or Associate)	Date <u>2-1-24</u>	



# 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.*

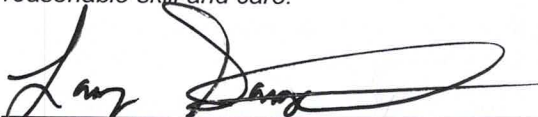
**A broker has additional duties and responsibilities only to a party for whom the broker is providing brokerage services.** *These duties and responsibilities shall also be described and disclosed in writing prior to signing a contract to sell, purchase, lease, option and exchange real estate. These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

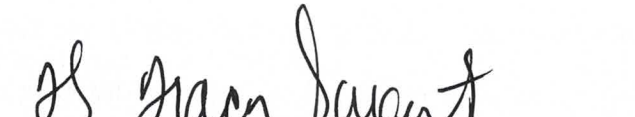
- *Inform the party in writing when an offers is made that the party will be expected to pay certain costs, brokerage services costs and approximate amount of the costs.*
- *Keep the party informed regarding the transaction.*

**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

**FARM SERVICE AGENCY RELEASE FORM**

I, \_\_\_\_\_ authorize the Farm Service Agency USDA/FSA (and/or) NRCS to release to Hunting Country Real Estate LLC, any information concerning cultivated acres, crop bases, and yields, and erosion control contracts, conservation plans, contracts and payments concerning CRP, WRP and subsidy payments.

Legal Description

OWNER  DATE 2/1/24

Hunting Country Real Estate LLC  
(580) 327-7889 Cell  
[info@huntingcountry.net](mailto:info@huntingcountry.net)

**PROPERTY INFORMATION & MARKETING DATA SHEET**

Seller represents that the information on this Marketing Data Sheet is a correct, fair, accurate and reasonably complete description of the property upon which the broker or salesperson may rely in describing this property to others.

1. SELLER: Larry Sargent and Tracy Sargent

2. PROPERTY ADDRESS/LEGAL DESC: Use legal Description from Contract. Green Acres Road, next door to 330 Green Acres, but exact 911 address has not been established.

3. LOT SIZE/ACREAGE 24.16 OCCUPIED/VACANT/LEASED Vacant

4. BUILDINGS AND IMPROVEMENTS:  
a. Primary Structure: None  
b. # Bedrooms N/A # Full Baths N/A # 1/2 Baths \_\_\_\_\_  
c. Year Built \_\_\_\_\_ Total Sq Ft \_\_\_\_\_ # Stories \_\_\_\_\_  
d. Sq Ft Living (under a/c) \_\_\_\_\_ Sq Ft Basement \_\_\_\_\_  
e. Sq Ft porches/patios \_\_\_\_\_ Sq Ft Garage \_\_\_\_\_  
f. Is Garage Attached \_\_\_\_\_ Is Garage Enclosed or Open \_\_\_\_\_  
g. Source of information above Property Tax Card

5. UTILITIES and source Rural Water Available Septic Chocaw Electric Available ONG Available  
Water Sewer Electric NatGas Propane

6. OTHER UTILITY SOURCES None

7. HVAC (gas/elect) \_\_\_\_\_ Fireplaces \_\_\_\_\_ Other heat/cooling \_\_\_\_\_

8. WATER WELLS (number, type, pumps, tanks) \_\_\_\_\_

9. ADDITIONAL STRUCTURES AND IMPROVEMENTS Hay Barn

10. SOURCES - Information provided by: Property Tax Card

\_\_\_\_\_ (assessor, appraiser, public records, builder, survey, seller, etc)

11. REAL ESTATE TAXES LAST YEAR \$ 414.00 EXISTING MORTGAGE \_\_\_\_\_

12. ADDITIONAL COSTS, HOA, ASSOCIATION, ETC None

13. DESCRIPTION AND SPECIAL FEATURES (attach more pages if necessary)  
20 + Acres of mixed pasture and trees. Approximately 9 miles from the intersection of 259 and Hwy 3 in Idabel.  
This property offers privacy in a country setting, but is conveniently located between Idabel and Haworth on Green Acres Road, a paved road, just off Hwy 3.

Larry Sargent 4/1/24  
Seller Date Seller Date Seller Date  
Tracy Sargent 4/1/24  
Seller Date Seller Date Seller Date