

AUCTION DAY ANNOUNCEMENTS

TERMS AND CONDITIONS

By participating in today's auction, you hereby agree to all auction company terms and conditions, as applicable. Please read the terms carefully as they are a legal binding contract between you and the sellers.

REAL ESTATE

\$10,000 down for single tracts, \$25,000 for combinations or \$100,000 down for the entirety of auction. Balance due at closing, 45-day close period. Possession at closing.

NO BUYERS PREMIUM AT THIS EVENT.

PLEASE NOTE: A long-time affiliate of the Durham Family Trust does have the First Right of Refusal of the last and highest bid of the auction price on all tracts and combinations. Said Affiliate has 3 days to accept or refuse the bid. High bidders will be notified by phone by 10:00 am Monday, October 24, 2022, for notification on the status of his or her bid.

Bidding is not contingent on the buyer's ability to acquire financing, you must have all financing completed prior to bidding. ANY and ALL IMPROVEMENTS ARE SELLING AS IS.

BUYERS ARE TO SATISFY THEMSELVES AS TO CONDITION, INCLUDING SIZE OF ACREAGE, AVAILABILITY OF UTILITIES PRIOR TO BIDDING.

Seller will provide an Abstract and survey of each tract or combination of tracts depending on the manner in which they sell unless all tracts sell to the same buyer, then only an abstract will be provided. Acreage, square footage, aerial photos as well as other information is gathered from sources deemed to be reliable though is subject to inaccuracies or misinterpretations. Any survey completed after the auction will take precedence over pre-auction estimates.

TAXES: Will be prorated to closing.

POSSESSION: At closing

CLOSING: On or before Dec.15, 2022

MINERALS: All seller owned mineral rights will sell as Tract 7 following the surface rights, seller will provide a mineral deed only at closing. NO ABSTRACT will be provided.

CONDITIONS OF SALE:

EVERYONE MUST REGISTER FOR A BIDDER NUMBER

TITLE: The sellers do warrant that they have a good merchantable title to the real estate and that they will convey the same with a General Warranty Deed or appropriate Deed, free from all encumbrances, liens or judgments at the time of closing. Title Insurance is available at Buyers Expense.

RESTRICTIONS: Subject only to Payne County and State of Oklahoma laws, ordinances and regulations. Also selling subject to all easements of record. Seller is placing no restrictions on the property.

SPECIAL NOTES: All property is being sold "As Is, Where Is" with no warranty written or implied by Pickens Auctions Co. or by the sellers. BUYERS SHOULD SATISFY THEMSELVES WITH THE AVAILABILITY OF UTILITIES FOR THEIR INTENDED USE.

CLOSING LOCATION/AGENT: TBD - Please call our office @ 405-533-2600 M-F from 9 am -5 pm for closing information.

AUCTION DAY ANNOUNCEMENTS: Any announcements made the day of auction take precedence over any previously stated or material published.

BACK UP BIDS: If you are not the successful bidder on the real estate today and wish to make a back up bid in case of default by the higher bidder, please see Gregg to receive a Back Up Bidder Form.

GENERAL INFORMATION: All information published, announced or contained herein was derived from sources believed to be correct; however, it is not guaranteed by the seller or the auctioneers. Personal on-site inspection of all property is recommended. The failure of any bidder to inspect, or to be fully informed as to the condition of the property, will not constitute grounds for any claim or demand for adjustment or withdrawal of bid, return of deposit money after it's opening tender. This includes but is not limited to public information such as easements, restrictions, zoning, right-of-ways, or any other information that can be obtained as public record in the Payne County Court House concerning subject properties.

Any and all announcements made from the auction stand take precedence over all other verbal, printed, announced, and/or distributed information. Please note that you are buying the property "As Is, Where Is" with no guarantee or warranty.

PAYNE COUNTY, OKLAHOMA

DURHAM RANCH

TRUSTEE AUCTION

THURSDAY, OCTOBER 20 AT 10:00 A.M.

4004 S Coyle Rd, Stillwater, Oklahoma



554+/-ACRES

*Offered in 13 Desirable,
Tracts and Combinations!*

The Durham Ranch is one of the largest privately-owned land offerings to come available in this area. The potential and possibilities are endless! Everything is within proximity to Stillwater, Highway 51, Lake Carl Blackwell, and OSU. Whether it's ranching, hunting, potential home sites or simply just enjoyment of the rural lifestyle, this land will appeal to you!

Welcome to all!

We at Pickens Auctions are honored to conduct the Durham Ranch Land Auction. Norm and Jane Durham were special people to many and were our friends and neighbors for many years. I had the benefit of working for the Durhams as a young person and they are still, and always will be some of my favorite people. This land offering is second to none in many ways as to location, diversity, natural beauty, and access.

I would like to personally welcome and thank each of you for attending today's auction. Auctions prove themselves time and again to be the most effective and fairest methods to sell property as well as establishing true market value in any economic climate.

The opportunity lays before you today to add to your own holdings or start your own land investment. The time is now-Good luck and we wish all of you the very best.

On behalf of Pickens Auctions – Thanks again!

Your Auctioneer,

Gregg Pickens

**Pickens Auctions**
OKLAHOMA'S AUCTIONEER

pickensauctions.com

TRACTS 1-7 "THE HUNT PLACE"

Legal Descriptions:
TRACTS 1-7: SE4 of Section 31-T19N-R1E *Surface Rights Only"

Each of these tracts have something unique to offer as individual tracts as well as some outstanding combinations. All have easy access to Stillwater and I-35 via Coyle Rd.

Tracts 1-7 Are in the SE4 of Section 31-19N-1E, Payne County. These tracts are on the 160 acres at Coyle Rd and 44th, aka "The Hunt Place".

Tract 1 - 20 acres m/l - This eye appealing acreage fronts Coyle RD and is known as the "Show Barn" by the Durham Family- The acreage is a nice blend of trees in the front and excellent grass pasture behind-The Show Barn is well laid out with livestock stalls with access to traps and a nice set of corrals and working facilities. This tract has some great building sites and comes with a wter meter.

Tract 2 - 20 acres m/l - This is the home tract with Coyle RD frontage. Nice acreage and setting for the Sunshine Brand. 3 Bedroom/2 Bath Modular Home -Storm shelter and a 2-car, detached garage (NOTE-The home is leased until November 1st 2023) Other improvements include a nice hay barn and set of cattle working pens.

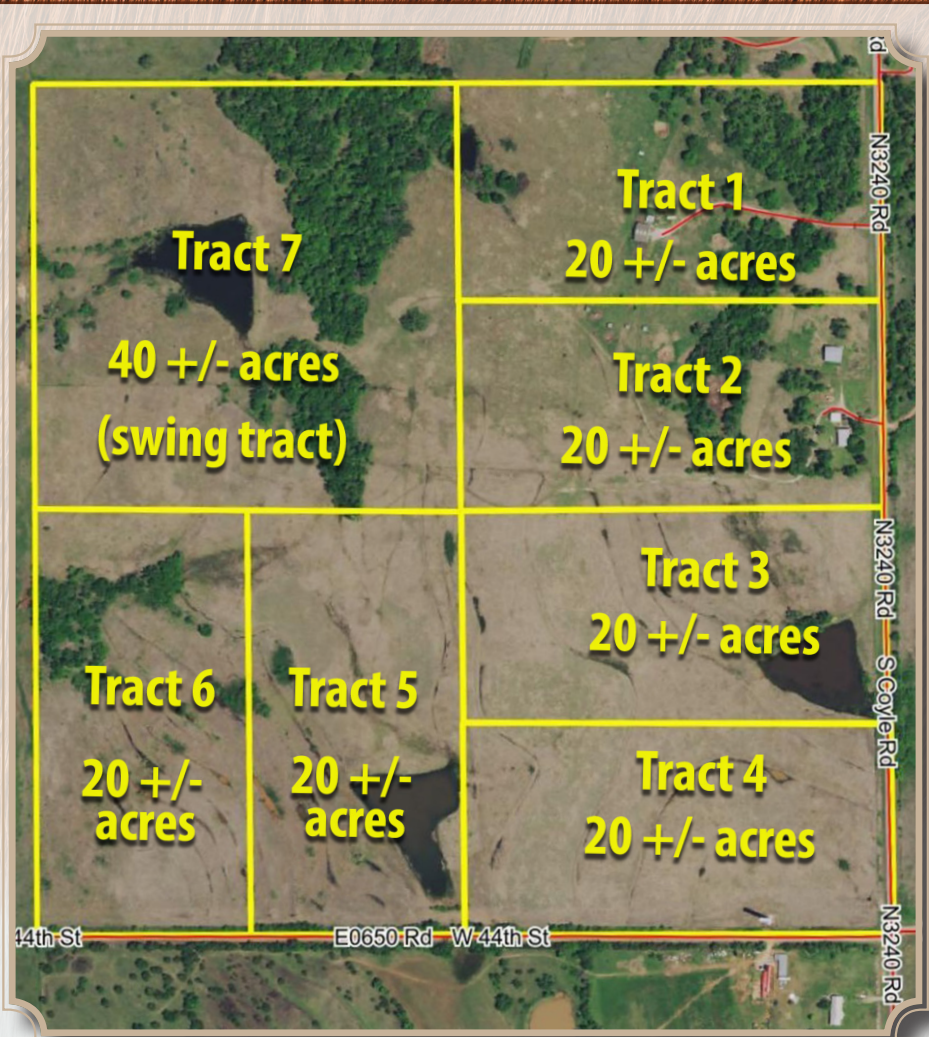
Tract 3 - 20 Acres m/l - Another nice 20-acre tract, fronting Coyle RD, mostly open with a nice pond with lots of possibilities.

Tract 4 - 20 acres m/l - The corner of Coyle RD and 44th. Nice elevation on this tract with some great views and building sites

Tract 5 -20 acres m/l - 44th frontage with good pond and mostly open grass and great building sites

Tract 6- 20 acres m/l - 44th frontage and a nice blend of grass and trees. Good elevation with some outstanding building sites.

Tract 7 - 40 acres m/l- NOTE- Super nice 40 acres with a spring-fed stocked pond with an ideal blend of timber and open grass, and a tree-lined draw providing excellent wildlife cover and habitat. This 40-acre tract is a "Swing Tract" meaning you must own adjoining land or purchase an adjoining tract for access.



*Tracts 1-7
"The Hunt Place"*

TRACTS 8-13 "OLD LATHAM", "THE SPRING PLACE" AND "THE CELLAR"

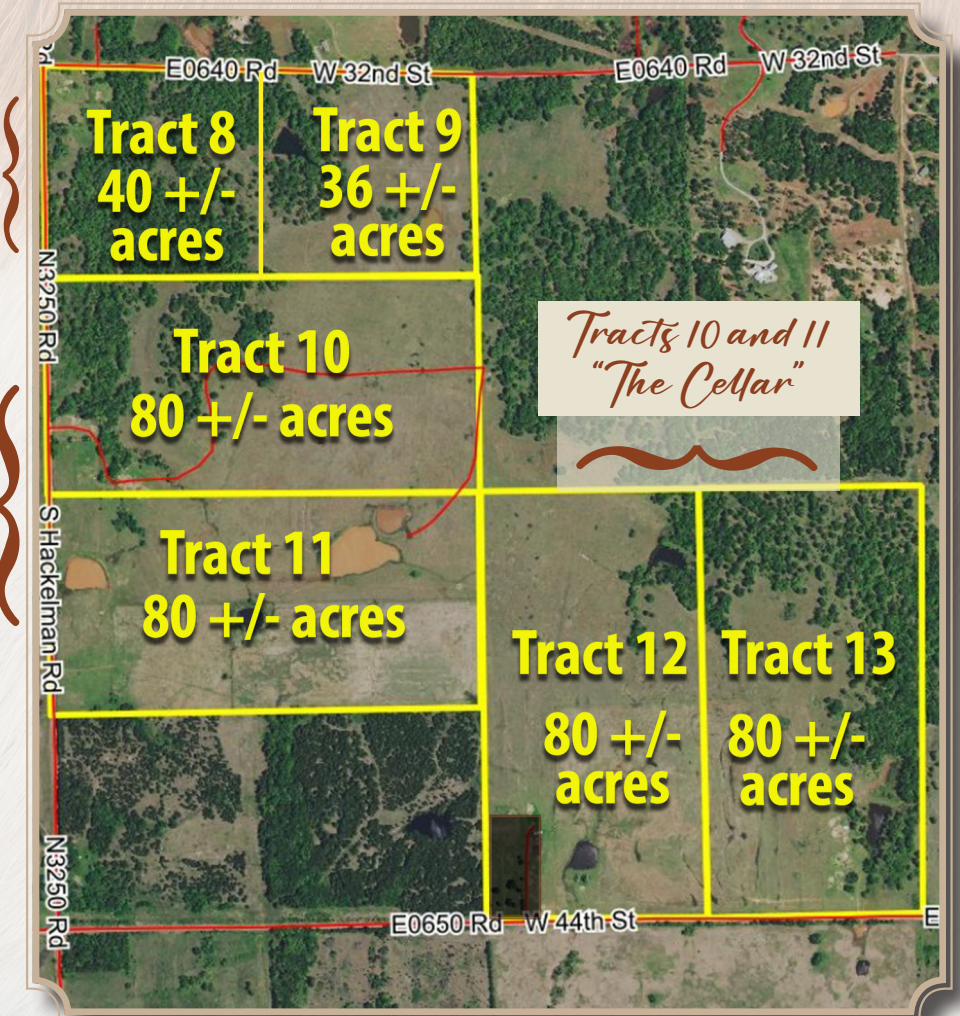
Legal Descriptions: TRACTS 8-13: Section 33-T19N-R1E of the IM-Payne County-OK *Surface Rights Only*

These tracts are contiguous and offer their own unique assets and amenities individually. In combination these tracts total 396 acres and offer some of the most well-balanced combinations you will find in this region.

*Tracts 8 and 9
"Old Latham"*

*Tracts 10 and 11
"The Spring Place"*

*Tracts 10 and 11
"The Cellar"*



Tracts 8-13 start at Hackelman RD and 32nd 1 mile South of HWY 51.

Tract 8 - 40 acres m/l- The corner of Hackelman RD and 32nd. This is what the Durham Family called the "Old Latham" and was formerly the Hackelman Ranch Headquarters. This 40-acre tract is mostly wooded and has some very usable barns and outbuildings PLUS a working water well.

Tract 9 - 36 acres m/l - Fronts 32nd. A mix of timber and grass with rolling terrain and a nice pond.

Tract 10 - 80 acres m/l - Hackelman Rd. frontage. Known as "The Spring", this is a super nice 80 acres with the majority in grass and an older set of steel pens PLUS the historic spring which is said to have provided water to the town of Marena in the early settlement days.

Tract 11 - 80 acres m/l - All grass here with Hackelman Rd frontage. Four ponds plus improved and native grass make this a very functional tract.

Tract 12 - 78 acres m/l - A very productive grass tract with 2 ponds, a great set of pens, and livestock barn. PLUS, a rural water meter with this tract.

Tract 13 - 80 acres m/l - This tract is known as the "Cellar". Nice 80 acres with good grass and a fair number of trees providing superb wildlife habitat.