

Land Pros Real Estate & Auction Co.

Todd Robertson – Broker/Owner/Auctioneer
1705 S Hwy 81
Duncan, OK 73533
580-252-3880

REAL ESTATE LISTING CONTRACT EXCLUSIVE RIGHT TO SELL

To: Land Pros Real Estate & Auction Co., 1705 S. Hwy 81, Duncan, OK

Date: 8/27/25

1. This agreement shall be for a term of 180 days, and may be terminated at any time after this date:
8/27/25. This agreement will however continue to remain effect until such time it is terminated by the seller/owner (except for the provisions of paragraph 2).
2. Seller agrees to pay to Broker a commission of 5.5% percent (6 %) of the total sales price of the property herein described, in any of the following events:
 - The sale or exchange of the property during the term of this agreement, whether procured by Broker, Seller, or third party.
 - The sale or exchange of the property within 180 days after the termination of this agreement, if with anyone to whom Broker has shown the property, or with whom the Broker has negotiated concerning the property prior to the termination of this agreement.
 - If Broker procures a person or purchaser who is ready, willing, and able to purchase Seller's property, at the price, and on the terms set forth herein, or to a price and on terms acceptable to Seller. (*Commission due at closing*).
3. In the event a contract for sale or exchange is entered into with a purchaser, seller agrees:
 - To furnish an abstract of title certified to date, showing merchantable title as seller.
 - At the time prescribed in the contract of sale, to convey property by General Warranty Deed to purchaser, free and clear of all liens, and encumbrances, except those specifically reserved in the contract.
4. Broker shall be entitled to access to the property for the purpose of showing it to prospective purchasers at any reasonable hour.
5. Forfeited earnest money, if any, shall be divided equally between Seller and Broker, except that the Broker's portion shall in no event exceed his regular commission.
6. The term "Broker" herein shall include any sales person or sub-agents of the Broker whose signature appears on this agreement.
7. Broker shall be authorized to place a "For Sale" sign on the property and to remove all other similar signs.