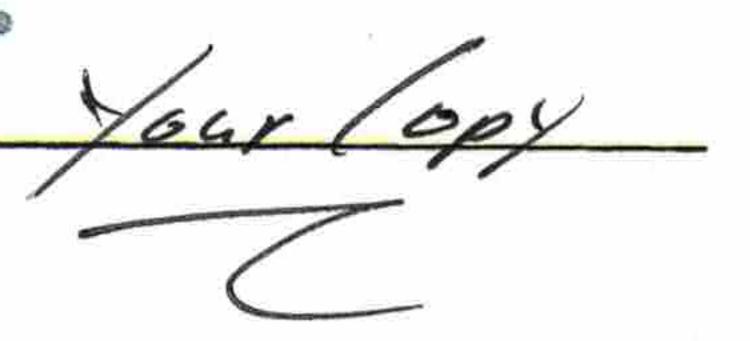
Land Pros Real Estate & Auction Co.

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

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



Date: 3-20-25

REAL ESTATE LISTING CONTRACT EXCLUSIVE RIGHT TO SELL

1.	This agreement shall be	for a term of 180 days, and r	may be terminated at any time after this date:	
	9-20-25	This agree	ement will however continue to remain effect	until such time
it	is terminated by the selle	er/owner (except for the provi	isions of paragraph 2).	

- 2. Seller agrees to pay to Broker a commission of _______ 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.

33.73 Acres or
Legal Description: 33.54 Acres located in the SE of Sec. 20-211-76
See Attached Legal description.
Parcel Addres: 1816 S. Kailroad St.
Marlow, OK 73055
Listing Price: \$
Taxes:
Improvements: 40 x50 Shap/Horse Bernsw/20x20 finished office
2345 of Pipe Fencing and pens 2 Horse Sheds
3 Horse Stalls i Wash Bay in Horse Burn.
General Information:
Accepted this, 20
day month year
Broker / Salesperson Seller / Owner
- 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.
(580) 467-4068 July mahan
Seller/Owner
Contact Information
3815 Camelback
Mailing Address
Ogn 14n, Ok 73533 City/State/Zip
(580) 467-7618
Telephone #