

SIGNIFICANT LAND & PRODUCING MINERALS SEALED BID AUCTION

6 Mineral Packages | 233± Acre Farm

Quality Rush Creek Bottomland Farm

6-Month Avg. Cash Flow \$148,841/Mo.

Producing SCOOP (Oil Window) Mineral Interests

Select Operators Include:

- Newfield Mid-Continent
- Sheridan Production Company
- Jones Energy
- Apache Corporation
- Casillas Operating
- Chaparral Energy



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Garvin, McClain, Grady and Roger Mills Counties, OK

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Quality Rush Creek Bottomland Farm
6-Month Avg. Cash Flow \$148,841/Mo.
Producing SCOOP (Oil Window) Mineral Interests

SEALED BID DEADLINE:
FRIDAY, MAY 24

A unique portfolio of producing mineral interests in the South Central Oklahoma Oil Province (SCOOP Oil Window) in Garvin, McClain and Grady Counties with additional mineral interest in Roger Mills County, Oklahoma. In addition to this portfolio of mineral interests, also being offered is a productive Rush Creek Bottomland farm in Garvin County, which consists of 233± acres, near the community of Purdy, Oklahoma. Bidders will have the opportunity to acquire mineral interest properties, surface tract or the very unique opportunity to combine a quality farmland property with actively producing minerals; rarely does such an opportunity present itself to the marketplace.

With individual mineral tracts in Garvin, McClain, Grady and Roger Mills Counties, Bidders have the opportunity to evaluate a diverse portfolio and submit bids on those packages that fit their needs most closely. Bids will also be entertained on any combination of packages or the entire portfolio. The Garvin County farm is a stand-alone quality property, that will be offered in its entirety. The farm boasts 140.57 tillable acres per FSA, with the balance of the farm being pasture, mature timber, comfortable home and 2 hay sheds.

TRACT 1: Mineral Package 1/4 undivided interest in S23-T3N-R4W & S26-T3N-R4W, Garvin County.

TRACT 2: Mineral Package 1/4 undivided interest in S23-T3N-R4W & S26-T3N-R4W, Garvin County.

TRACT 3: Mineral Package 1/2 undivided interest in S23-T3N-R4W & S26-T3N-R4W, Garvin County.

TRACT 4: Mineral Package Seller's interest in S6-T4N-R3W, S5-T3N-R4W, S9-T4N-R4W & S10-T4N-R4W, Garvin County.

TRACT 5: Mineral Package Seller's interest in S30-T5N-R3W, S31-T5N-R3W, S25-T5N-R4W, S26-T5N-R4W, S35-T5N-R4W, S36-T5N-R4W & S19-T5N-R3W, McClain County.

TRACT 6: Mineral Package Seller's interest in S18-T8N-R5W, S11-T4N-R5W, S14-T4N-R5W, S20-T9N-R6W, Grady County and S5-T13N-R21W, Roger Mills County.

TRACT 7: 233± acres A productive Rush Creek Bottomland farm in Garvin County, which consists of 233± acres, near the community of Purdy, Oklahoma. a stand-alone quality property. The farm boasts

140.57 tillable acres per FSA, with the balance of the farm being pasture, mature timber, comfortable home and 2 hay sheds. Being bordered on the south boundary by Rush Creek, this property offers a lot of potential for recreationally minded Buyers looking for potential rental income from tillable acres. The tillable acre soils are primarily comprised of Port Silt Loam and Port Fine Sandy Loam. Two 50 x 64' pole style hay barns and a modest 3 bedroom, 2 bath home are located on the property as well.



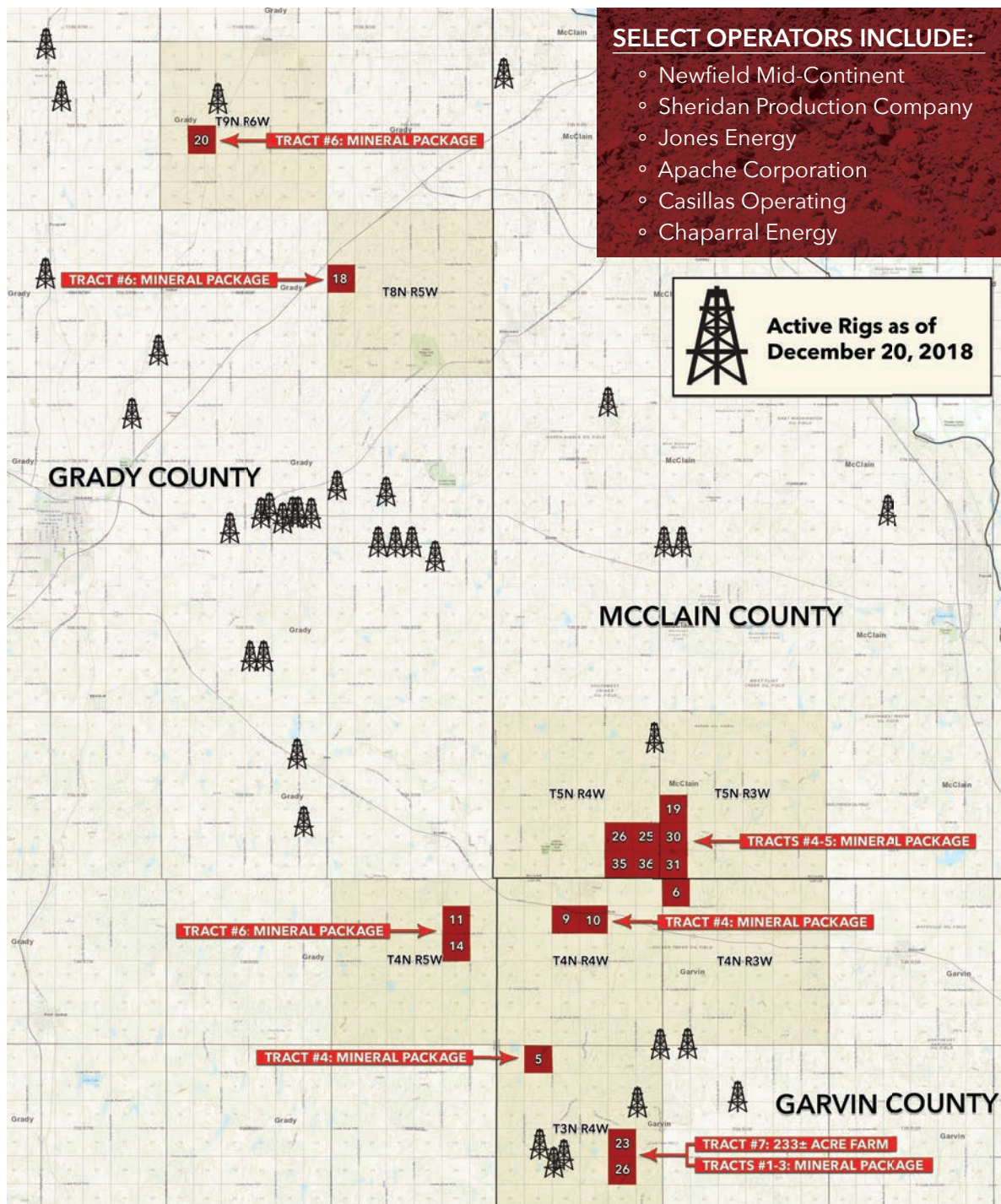
DIRECTIONS TO FARM: From Lindsay travel south on Hwy 76 for 9 miles, farm is on the left.

INSPECTION DATES:

Friday, May 10 from 9:00 am - Noon
Friday, May 24 from 9:00 am - Noon

SELECT OPERATORS INCLUDE:

- Newfield Mid-Continent
- Sheridan Production Company
- Jones Energy
- Apache Corporation
- Casillas Operating
- Chaparral Energy



MONTHLY REVENUES - TRACTS #1-6	
Accounting Month	Net Revenue
February 2019	\$121,382.68
January 2019	\$141,957.93
December 2018	\$148,165.42
November 2018	\$152,335.94
October 2018	\$165,007.09
September 2018	\$164,201.33

Package Summary (Combined for All Tracts #1-6)

Rarely is an opportunity of this nature made available and we are excited to present this offering to the market. For detailed information such as: check stubs, division orders, production history, historical production curves, outgoing conveyance documents, copy of purchase agreement, soils maps, FSA maps, aerial maps and other title documents please view the Bidder Information Booklets at SchraderAuction.com.

AUCTION MANAGER: Brent Wellings
972-768-5165 • brent@schraderauction.com



800.451.2709
SchraderAuction.com

TERMS AND CONDITIONS:

BIDDING PROCEDURE: The property will be offered via a Sealed Bid Auction with bidding procedures more specifically outlined in the Sealed Bid Packet. The final bids are subject to Seller's acceptance or rejection.

PURCHASE CONTRACT: With the submission of a Bid(s), each Buyer is required to sign the purchase contract documents in the forms provided in the Sealed Bid Packet. All statements and information in the marketing materials are subject to the terms and conditions of the purchase contract documents. Seller shall not be bound by any statement, promise or inducement that is not contained in the purchase contract documents.

BUYER'S PREMIUM: The purchase price will be the bid amount plus a 4% buyer's premium.

PAYMENT: 10% of the purchase price will be due as a down payment, with the balance due at closing. The down payment may be made in the form of cashier's check, personal check or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

CLOSING: The targeted closing period is on or before June 24, 2019.

SURFACE TRACTS

POSSESSION: Possession will be delivered at closing except that possession of the cropland will be delivered subject to harvest of the existing wheat crop.

REAL ESTATE TAXES: Real estate taxes will be prorated to the date of closing.

DEED: The Surface Tracts will be conveyed by a deed without warranty, excluding all minerals. (Any purchased Mineral Tracts will be conveyed by a separate mineral deed.)

EVIDENCE OF TITLE: Seller will furnish preliminary title insurance schedules with the Sealed Bid Packet and an updated title insurance commitment before closing. Buyer will pay for the issuance of any title insurance policy.

SURVEY: A new survey will be obtained only if necessary to record the conveyance or if otherwise deemed appropriate in Seller's sole discretion. If a new survey is obtained, the survey cost will be shared equally by Seller and Buyer.

TRACT MAPS; ACRES: Tract maps and advertised acres are approximations based on existing tax parcel data, legal descriptions &/or aerial mapping data and are not provided as survey products.

MINERAL TRACTS

DEED: The Mineral Tracts will be conveyed by a mineral deed without warranty. With respect to any particular Mineral Tract, the Buyer will acquire all of Seller's right, title and interest with respect to the minerals in and under and that may be produced from the particular land identified with such Mineral Tract. The form of mineral deed will be available to review prior to the auction.

EVIDENCE OF TITLE: Seller has no obligation to provide a mineral title search report or opinion before or after the auction. A prospective bidder is responsible for examining the title prior to the auction. In any event, Buyer agrees to accept title in its current condition and accept the deed without any warranty of title, express or implied.

AS IS: Mineral Tracts are offered on an as-is, where-is basis. No representation or warranty is or will be made for any purpose whatsoever as to the quality, quantity, usability, suitability, mineability, value or condition of any minerals which may or may not be included with the purchased Minerals Tract(s).

ALL TRACTS

ALL PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE BY SELLER OR AUCTION

COMPANY CONCERNING THE PROPERTY.

Prospective bidders are responsible for conducting their own independent inspections, investigations, inquiries and due diligence concerning the property. The information contained in the marketing materials is provided in order to facilitate (and not as a substitute for) a prospective bidder's pre-auction due diligence. All marketing materials are subject to a prospective bidder's independent verification. Seller and Auction Company assume no liability for any inaccuracies, errors or omissions in such materials. All sketches and dimensions are approximate.

AGENCY: Schrader Real Estate and Auction Company, Inc. and its representatives are exclusively the agents of Seller.

CONDUCT OF AUCTION: The conduct of the Sealed Bid Auction will be at the direction and discretion of the Auction Company. Seller and its agents reserve the right to preclude any person from bidding if there is any question as to the person's identity, credentials, fitness, etc.

CHANGES: Please regularly check our website, www.schraderauction.com, to review any changes and/or additional information. THE PURCHASE CONTRACT DOCUMENTS WILL SUPERSEDE THE MARKETING MATERIALS AND ANY OTHER PRIOR STATEMENTS.