

OKLAHOMA REAL ESTATE COMMISSION

This is a legally binding Contract; if not understood, seek advice from an attorney.

SUPPLEMENT

This Supplement, which is attached to and is part of the Oklahoma Uniform Contract of Sale of Real Estate between
Herbert Nellis _____ (“Seller”) and _____ (“Buyer”)

relating to the following described real estate located in Kay County, Oklahoma, at:

(Legal Description or Property Address) 6401 Bender Rd. Newkirk, OK 74647

**Great Plains Land Company
Newkirk 160 (Nellis Auction)**

Sale Terms & Conditions

Auction Terms and Conditions:

Buyers Premium

- Land Auction will have no Buyers Premium.
- Equipment Auction will have a 10% Buyers Premium, this shall be added to the final bid amount and paid by the successful purchaser.
- 10% deposit is due with 24 hours of auction end, this will be held in escrow at title company and will go towards purchase price. No option period will be afforded or granted with agreement of a valid purchase contract. Property is sold as is.
- Closing shall be within 60 days from auction date. Taxes shall be prorated to the date of closing. Title and closing costs shall be split 50/50 between sellers and buyers. All real estate shall be sold as is where is with no warranties or guarantees. All real estate is selling subject to any easements. Real estate is not selling subject to any inspections or bank approval. All boundary line maps are approximate. This auction will be online and in person. Great Plains Land Company is not liable for any claim regarding poor internet connection / disconnection during or before the auction. Great Plains Land Company has the authority to establish allbidding increments, and has the right to refuse, reject, or disqualify any bidders who are believed to be fraudulent, illegitimate, not competent, or in violation of any terms and conditions. Great Plains Land Company has the right to extend, pause or delay the auction with the Sellers discretion. Property is selling subject to seller confirmation of price.

Winning bidders must enter into a purchase contract no later than 3p.m. April 28th 2026. If buyer's default on the purchase the earnest money shall be non-refundable, unless further agreed upon by the sellers.
Any announcements made on the day of sale shall take precedence over any advertised material.

All the other terms and conditions of the Uniform Contract of Sale of Real Estate shall remain the same.

Buyer's Signature

Date

Seller's Signature

Date

Buyer's Signature

Date

Seller's Signature

Date