

Bidder Pre-Registration Form & Broker Participation Agreement

Seller's Broker: Legacy Auctions, LLC, dba Legacy Land Auctions, (OK Real Estate Broker License 177042) J. T. Haynes, Managing Broker (OK Broker License 175539) Jennifer Winegarner (OK Salesperson 177285) Phone: 806.324.7949; Email: secretary@legacylandauctions.com; Address: 7673 Canyon Drive, Amarillo, TX 79110

Auctioneer: Legacy Auctions, LLC, dba Legacy Land Auctions, Charlie Sellers, Managing Auctioneer ((Licensed in TX #17494). No licensing requirement in OK)) Phone: 806.324.7949; Email: secretary@legacylandauctions.com; Address: 7673 Canyon Drive, Amarillo, TX 79110

Seller: Indian Springs Cattle Company, LLC

Broker: _____
(Name)

(Address)
_____/_____/_____
(E-mail/Phone/Fax)

If you are not currently working with or represented by a licensed real estate broker or agent, please leave this section blank.

Agent: _____
(Name)

(Address)
_____/_____/_____
(E-mail/Phone/Fax)

If you are not currently working with or represented by a licensed real estate broker or agent, please leave this section blank.

Sales Agent License Number

Client: _____
(Name)

(Address)
_____/_____/_____
(E-mail/Phone/Fax)

The above Broker/Agent hereby wishes to register the above Client as a potential Purchaser at the following Auction being conducted by Legacy Auctions, LLC on the following property:

The surface estate of Indian Springs Ranch, being $\pm 3,850$ acres in the southeastern quadrant of Woodward County, Oklahoma, which will be offered for sale in a multi-parcel public auction in 6 tracts on Tuesday, October 17, 2017. Including all or part of:

Township 20N 17W Section 6;
Township 20N 18W Section 1;
Township 21N 17W Sections 19, 30, 31; and
Township 21N 18W Sections 8, 9, 10, 16, 17, 23, 24, 25, 26, 36.

Unless Client has been in direct contact with a representative of Legacy Auctions, LLC, regarding this Auction or is on Auctioneer's direct contact list (either by email or fax), Legacy Auctions, LLC hereby agrees to pay to the registering Broker on the following terms and conditions. Legacy Auctions, LLC will pay out of its commission up to twenty percent (20.00%) of the Net Commission received at closing to Broker of a duly registered client under the terms of this agreement. "Net Commission" is the total of all sums paid to Auctioneer less:

- A. all expenses incurred by Auctioneer, including, without limitation, advertising, photography, preparation and production of auction brochures, signage, mailings, postage, telemarketing, room rental and refreshments for the inspection dates and the auction day, the preparation and duplication bidders packets, and other related information;
- B. all sums paid by Auctioneer for auctioneering services, including, without limitation, the commission paid to Auctioneer; and
- C. any sums that Auctioneer pays to any broker who has the Property under contract for sale at the time of execution of this Contract.

Broker/Agent understands that to qualify for this commission, **a registration form must be received by Legacy Auctions, LLC on or before 5 p.m. prior to the day of the Auction and that the Broker or Agent must attend the Auction with the Client.** Under no circumstances will Broker registration be allowed on the day of the auction. **Client must also fully complete and execute a Bidder Registration Card the day of the Auction at least fifteen minutes prior to commencement of the Auction.** There can be no exceptions to these terms and conditions, and no oral registrations will be accepted.

Broker/Agent shall hold harmless and indemnify Legacy Auctions, LLC, as agents for the Seller, and the Seller from any and all claims, cost or expenses, including reasonable attorney fees, which may arise out of any actions, inactions, and/or representations made by Broker/Agent in connection with the sale of this property.

CONDUCT OF THE AUCTION: Each property is being sold subject to all of the terms and conditions contained in the Auction Terms and Conditions provided for this property. Your Client's complete inspection and the inspection of the property by your Client's experts prior to the commencement of the Auction are

encouraged. Conduct of the Auction and increments of the bidding are at the direction and discretion of the Auctioneer. Seller and Auctioneer reserve the right to refuse admittance to or to expel anyone from the Auction for any reason, including, but not limited to, interference with Auction activities, creating a nuisance, canvassing, or soliciting.

BUYER'S PREMIUM: If the Client is the successful Bidder, they must sign the applicable Earnest Money Contract. There will be a Buyer's Premium equal to ten percent (10%) of the highest bid added to the highest bid to establish the actual Contract Price on the Earnest Money Contract. An Earnest Money Deposit as required in the Terms and Conditions and in the Earnest Money Contract shall be paid by Client, and deposited with the Chicago Title.

Auctioneer is disclosing to the Client that paying this Buyer's Premium does not create an agency relationship with the Buyer, and Buyer acknowledges that Legacy Auctions, LLC is an Agent for the Seller.

As part of the bidder registration process for the Indian Springs Ranch Multi-Parcel Auction, Legacy Land Auctions is requiring pre-bidding Proof of Ability to Pay from each registrant. Proof of Ability to Pay may be in the form of (a) proof of immediately available cash or cash equivalents in the name of the registrant (including a representation letter from registrant's bank or financial institution) or (b) proof of available credit (including a letter of credit from registrant's bank) for a value of at least \$300,000. Legacy Land Auctions reserves the right to waive this requirement at our discretion. Any information provided to Legacy Land Auctions shall be considered to be confidential information.

The signatures below indicates acceptance of the above terms and conditions.

BROKER/AGENT SIGNATURE

Date: _____

CLIENT SIGNATURE

Date: _____

ACCEPTED BY LEGACY AUCTIONS, LLC

Legacy Auctions, LLC

A Texas limited liability company

7673 Canyon Drive, Amarillo, TX 79110

Phone: 806.324.7949; Email: secretary@legacylandauctions.com

By: _____

J. T. Haynes, Broker Manager

Date: _____