

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$7,500,000
Total Property Size:	1,149.5 Acres
Price / Acre, if purchased whole:	\$6,525
Price / Acre, 10 Acre Homesteads:	\$7,250 - \$7,750

PROPERTY OVERVIEW

This parcel can sold in four different ways: the entire 1,149.5 acres, sold as individual sections or quarter sections, or it can be sold in 10 acre parcels for homesites/recreational land. There is a discount for purchasing more land. The listed price reflects buying the entire property.

For 10 acre lots with light to no trees, the price is \$7,250/acre
For 10 acre lots with trees, the price is \$7,750/acre
For the lot on the southeast corner of E820 Rd and N2460 Rd, the price is \$107,500. This lot includes a doublewide trailer, a shed, driveway, and all utilities (Water well, septic, electrical).

This expansive 1,149-acre parcel of rural land offers a unique blend of open pasture, wooded areas, and scenic views. Located just outside the small town of Fay and easily accessible via State Highway 33, this property provides a prime location for a variety of uses, from agricultural pursuits to recreational activities, or even potential development opportunities.

The land is lush with native trees as well as beautiful rolling hills, making it a scenic place to build your country home. The access to highways also make it attractive for those who intend to enjoy traveling, with the location being roughly an hour away from the OKC Metro, Elk City, Woodward, and Enid.

This property offers a unique investment opportunity as well with vast potential for those seeking high-quality frac sand deposits. Located within the renowned SCOOP & STACK play, this land provides access to valuable natural resources and is ideally suited for frac sand extraction and other commercial uses. More Information on Pg. 2

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INVESTMENT SUMMARY



INVESTMENT OVERVIEW

This property offers a unique investment opportunity as well with vast potential for those seeking high-quality frac sand deposits. Located within the renowned SCOOP & STACK play, this land provides access to valuable natural resources and is ideally suited for frac sand extraction and other commercial uses.

Key Investment Features:

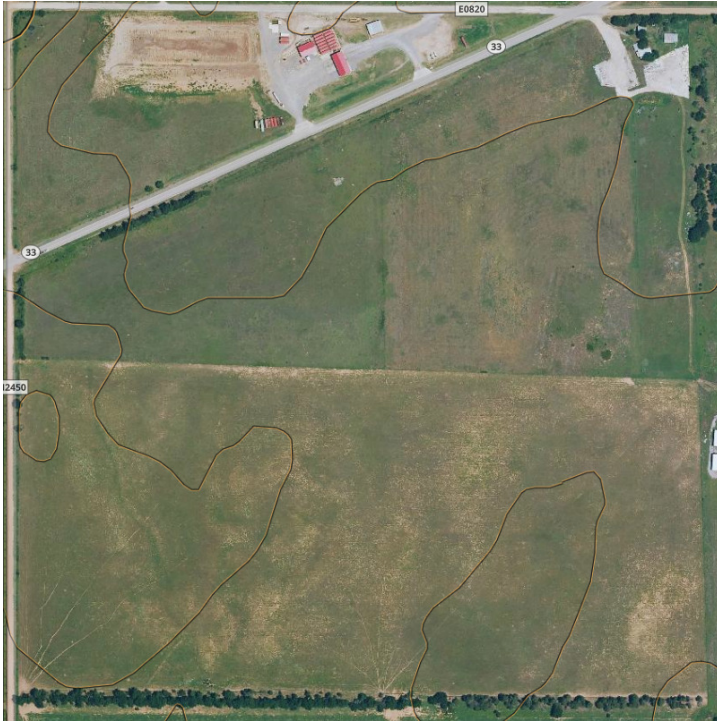
Frac Sand Deposits: The land is rich in sand deposits that meet Frac Sand Specifications, making it an ideal location for extraction and supply to the oil and gas industry. These high-grade sands are crucial for hydraulic fracturing operations. Extensive drill logs, sample results, and deposit data are available.

Water Wells Ready for Service: 10 water wells are already in place and ready for service, providing a crucial resource for frac operations or other industrial needs. This makes the land even more desirable for immediate development.

Strategic Location within SCOOP & STACK Play: Situated in the heart of the SCOOP & STACK play, this land offers direct access to one of the most active and promising oil and gas plays in the country, ensuring excellent potential for future growth and demand.

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QUARTER SECTION TOPO MAPS (WEST SECTION)



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QUARTER SECTION TOPO MAPS (EAST SECTION)



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ADDITIONAL PHOTOS



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CAMDEN NIGHTENGALE

LAYOUT OF INDIVIDUAL



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