

NEIGHBOR SCREENS

Adj. = Adjacent Parcel  
C = Confidence in Sources

Residents

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
770000038	✓	Estus, Carol	Individual	Carol Estus is a landowner in Mutual, a very small community (16 residents in 2023) <sup>1</sup> . She does not hold any public office; her name is absent from Woodward County's list of officials <sup>2</sup> .	unknown	Low	Reach out personally in an informal setting to build rapport and hear any concerns she might have.	M
770000082		Scadden, Anna M. (Life Estate)	Estate	The parcel is held under a life estate for Anna M. Scadden, giving her use of the land for her lifetime and passing the remainder to heirs <sup>3</sup> . No evidence was found of Scadden taking any public stance or community leadership role <sup>4</sup> .	unknown	Low	Engage with deference to her family legacy; involve her family or heirs in discussions to address any long-term land concerns.	M
770000035		Luttrell, Katie J. & David	Individual	Katie J. and David Luttrell jointly own land in the rural Mutual area of Woodward County <sup>5</sup> . They have not been identified in any public proceedings or local leadership positions to date <sup>6</sup> .	unknown	Low	Engage the couple in a friendly, neighbor-to-neighbor conversation to share project information and invite their questions or input.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
770000076, 770000078		Sander Family, L.L.C.	LLC	See ORG table.	unknown	Unknown	N/A – see organizational profile for engagement strategy.	M
770000077		Wheatridge Properties, L.L.C.	LLC	See ORG table.	unknown	Unknown	N/A – see organizational profile for engagement strategy.	M
770026354		Sander, Tracy D.	Individual	Tracy D. Sander appears to be part of a prominent ranching family; relatives Wesley Sander and Cody G. Sander are among Woodward County's top farm subsidy recipients ( 7 ). No evidence was found of Tracy Sander holding any civic office or speaking publicly on development issues ( 8 ).	unknown	Low	farmland_preservation, heritage_family_legacy.  Have a local rancher or Farm Bureau contact her, emphasizing that any project would respect agricultural land use and family legacy.	M
770000032		Smith, Jim & Eldena	Individual	Jim and Eldena Smith are listed as landowners in the Mutual area of Woodward County ( 9 ). They have no public record of community leadership or stated views on development, suggesting they maintain a very low profile ( 10 ).	unknown	Low	Engage the Smiths through a familiar local figure (neighbor or county extension agent) in an informal setting, addressing any concerns about privacy and property rights.	M
770000105		Cole, James R. & Katheryn J.	Individual	James R. Cole (Mutual, OK) received about \$147,000 in farm program payments from 1995 to 2024 ( 11 ), indicating active farming operations. Neither James nor Katheryn Cole has been mentioned in local news or meeting minutes, reflecting an absence of public civic activity ( 12 ).	unknown	Low	Approach the Coles via a peer in the farming community and discuss how the development could provide benefits or supplemental income to local farmers.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
770000074, 770000075		State Land	Trust	See ORG table.	unknown	Unknown	N/A	M
770000089		Mark Paul Lamm & Nancy Dianne Lamm	Individual	Mark P. Lamm and Nancy D. Lamm own property in Mutual, a small town in Woodward County, Oklahoma (population 63 in 2020) <sup>13</sup> . The Mutual area has historically seen only modest growth and limited public activity <sup>14</sup> .	unknown	Low	Engage with a friendly, personal visit (ideally involving a neighbor they know) to build trust and ensure their questions about land use or any disturbances are fully addressed.	M
770000098		Charles Newton Brown	Individual	Charles N. Brown is a landowner in the Mutual area of Woodward County, a rural community with only a few dozen residents <sup>15</sup> .	unknown	Low	Use a one-on-one conversation (possibly arranged through a mutual acquaintance) to explain the project and listen to any concerns he may have, emphasizing open communication.	M

# Entities

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
770000080, 770000079, 770000083, 770000039, 770000081, 770000041, 770000088, 770000037, 770000087	✓	Fenton, Lawson B. Rev. Trust	trust	See RESIDENT table.	Unknown	unknown		M
770000084	✓	Pittman Ranch LLC	llc	Pittman Ranch LLC is an Oklahoma limited liability company holding ranch land near Mutual in Woodward County ( 16 ). The LLC has no listed business operations or online presence beyond property ownership records, indicating it is a private family ranch entity ( 17 ). A review of county filings shows no recorded transactions involving Pittman Ranch LLC and the solar developer (Mutual Solar, LLC) as of 2025 ( 18 ). No UCC liens or litigation records were found under the company's name in public databases, suggesting minimal external financial activity ( 19 ).	Low	agriculture	Engage the family owners directly to address any ranching impact concerns; offer leasing terms that provide supplemental income while assuring minimal disturbance	M
770000040, 770000036		Downs Medical Properties, LLC	llc	Downs Medical Properties, LLC holds two parcels in Woodward County and appears to be a real estate investment entity ( 20 ). The company's name suggests ownership of medical or commercial properties, but no active business presence is noted locally in Woodward (no clinics or offices under this name) ( 21 ). No state business filings or liens were found beyond the deed records, implying it functions as a passive landholding vehicle ( 22 ). The beneficial owners are not disclosed in public records, and the LLC has not been identified in any recorded agreements related to the proposed solar project ( 23 ).	Low	land_investment	Contact the registered agent or owner with a clear financial offer for land use; emphasize ease of transaction and ROI to encourage cooperation	M

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770000097, 770000096		<b>Sander, Lanny &amp; Betty Revocable Trust</b>	trust	See RESIDENT table.	Unknown	unknown		M
770000034		<b>Smart Family Trust</b>	trust	See RESIDENT table.	Unknown	unknown		M