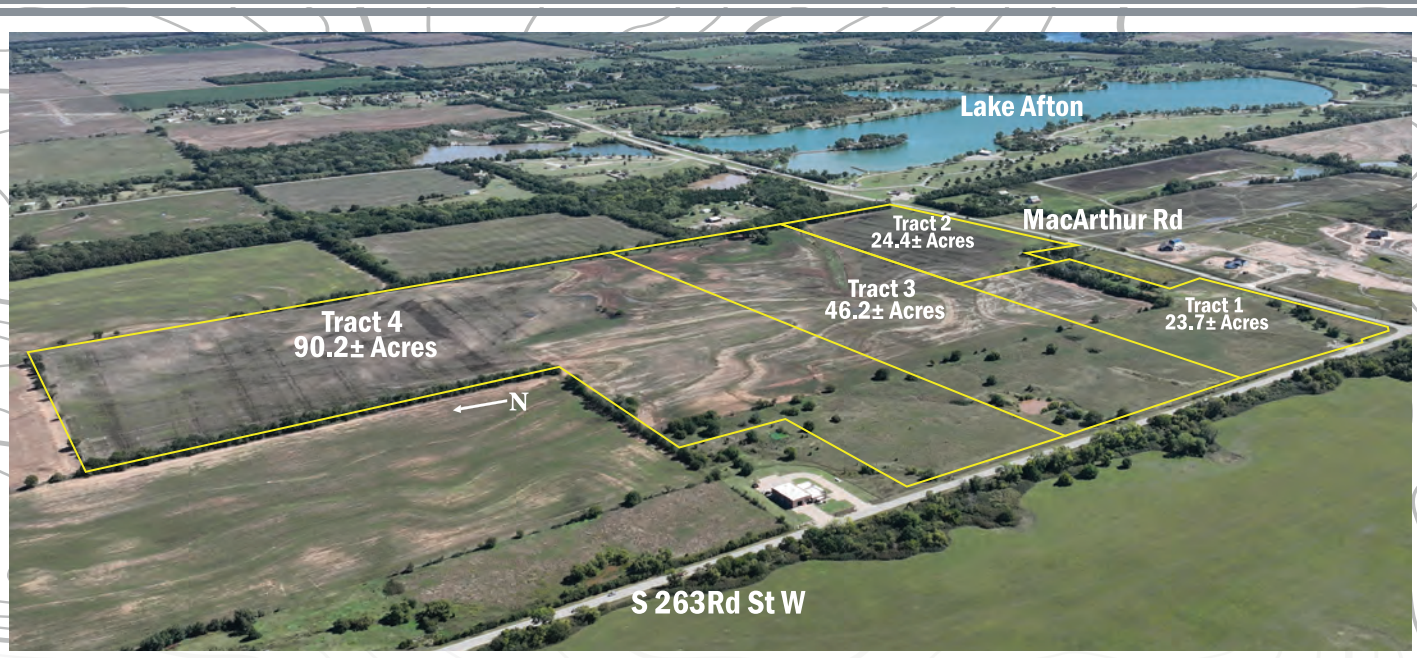
GENE FRANCIS & ASSOCIATES
REAL ESTATE - AUCTIONS

Live & Online, Multi-Parcel
LAND AUCTION

184± Acres
Sedgwick Co, KS
Wednesday, Nov 11 at 11:00 AM CT

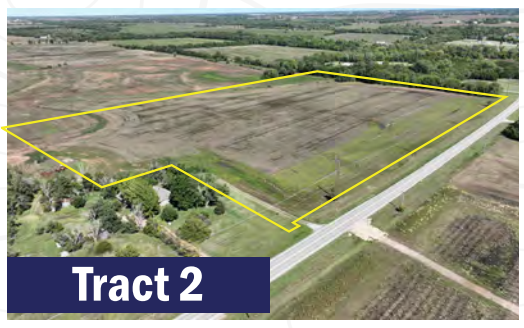
Live Auction Location:
GF&A Auction Facility
12140 W K-42 Highway
Wichita, KS

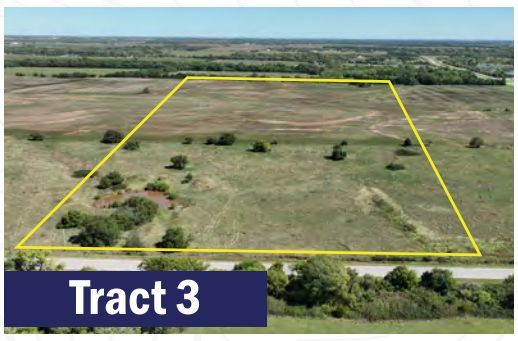
Online Bidding:
gavelroads.com



Tract 1: 23.7± Cultivation & Pasture
Tract 2: 24.4± Cultivation
Tract 3: 46.2± Cultivation & Pasture
Tract 4: 90.2± Cultivation & Pasture









Property Address: 000 S 263rd St W, Goddard, KS

VERSATILE LAND OPPORTUNITY NEAR LAKE AFTON

Take advantage of this exceptional land offering in west Sedgwick County, located just ½ mile from Lake Afton and about seven miles southwest of Goddard. The property features a desirable combination of cultivated farmland and pasture, offering flexibility for continued agricultural use, recreation, or future residential development.

With convenient blacktop access along both 263rd Street and MacArthur Road (39th Street), the property provides excellent accessibility while maintaining a rural setting. Located within the Garden Plain School District, this property offers additional appeal for those seeking acreage with residential potential.

The surrounding area also provides recreational opportunities, with abundant wildlife and the nearby amenities of Lake Afton. Whether you're looking for productive agricultural land, a recreational property, or an investment with future development potential, this offering provides a unique combination of location, accessibility, and versatility.

There is a pipeline running from the southwest to the northeast in Tracts 1 and 3. In addition, none of this property lies in the FEMA Floodplain.

The property is offered through a multi-parcel auction, allowing buyers to purchase individual tracts or combine tracts to create a larger parcel.

Property Highlights

- ½ mile from Lake Afton & 7 miles from Goddard
- Property located on blacktop - both MacArthur & 263rd
- Residential development opportunity
- Garden Plain schools
- Great location for farming operation & recreational use
- Multi-parcel auction—buy individual tracts or combined

Legal Description: 184± acres in the SW/4 & SE/4 of NW/4 10-28-3W, Sedgwick County

Location: Half a mile west of S Maize Rd on 47th St S on the north side of the road.

Driving Directions: From Kellogg (US 54/400), travel south on 263rd St W for 2.5 miles to property on the northeast corner of 263rd & MacArthur (39th St S).

Taxes 2025: (2025) $1,010.49 to be prorated at closing

Possession: Subject to tenant's rights

Minerals: Sellers mineral interest will transfer to the buyer.

Water Rights: Pass with land to buyer

Terms: Earnest money is required and shall be paid the day of the auction with the balance due on or before December 14, 2026. Earnest money to be paid: Tract 1 $10,000, Tract 2 $10,000, Tract 3 $15,000, Tract 4 $25,000. The property is selling in "as is" condition and is accepted by the Buyer without any expressed or implied warranties. It is the Buyer's responsibility to have any and all inspections completed prior to bidding. The Buyer and Seller shall split equally in the cost of title insurance and the closing fee. Bidding is not contingent upon financing. If necessary, financing needs to be arranged and approved before the auction. Statements made on the day of the auction take precedence over all printed advertising and previously made oral statements. Gene Francis & Associates is an agent of the Seller. There is no Buyer's premium. Broker registration must be received no later than 24 hours prior to the auction.

EST. 1984

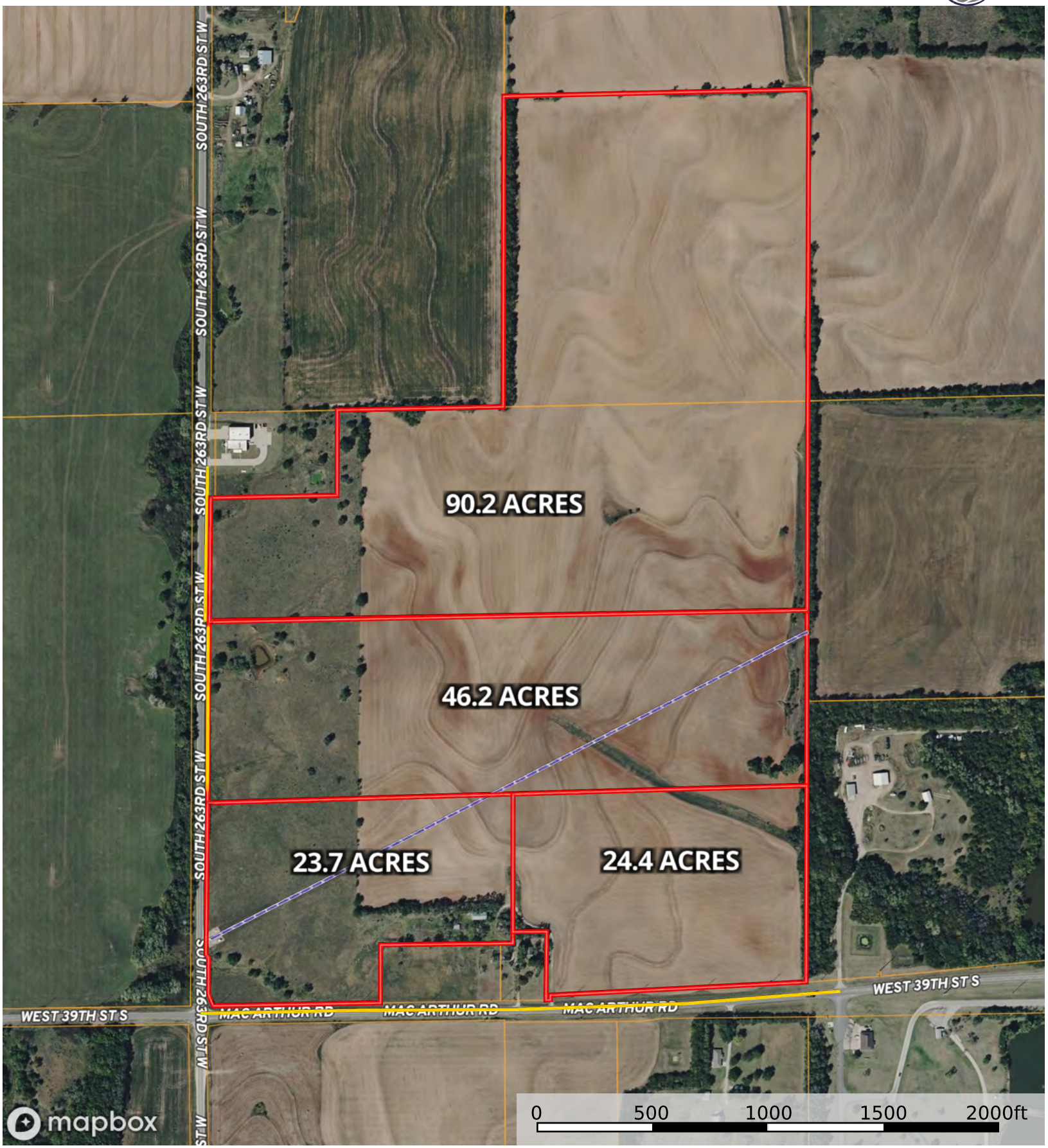
Tyler Francis
Broker & Auctioneer
316-734-7342

gavelroads.com

GAVEL ROADS ONLINE AUCTIONS

Klausmeyer Family Farms

Kansas, AC +/-



Pipeline Distance Boundary

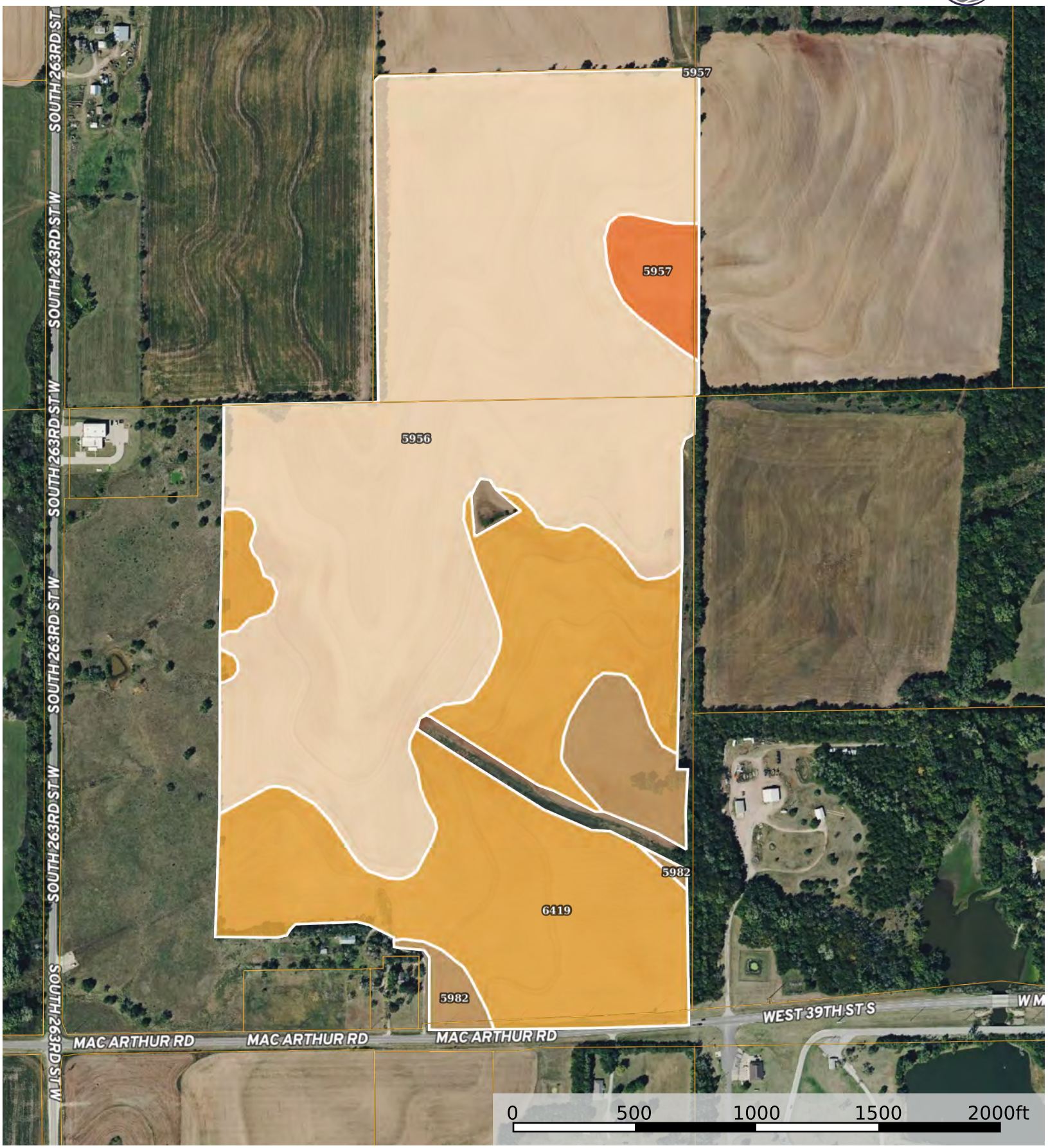
Gene Francis

P: 316-524-8345 https://genefrancis.com/ 12140 W K-42 Hwy, Wichita, KS

The information contained herein was obtained from sources deemed to be reliable.
Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.

k

Kansas, AC +/-



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| 143.52 ac

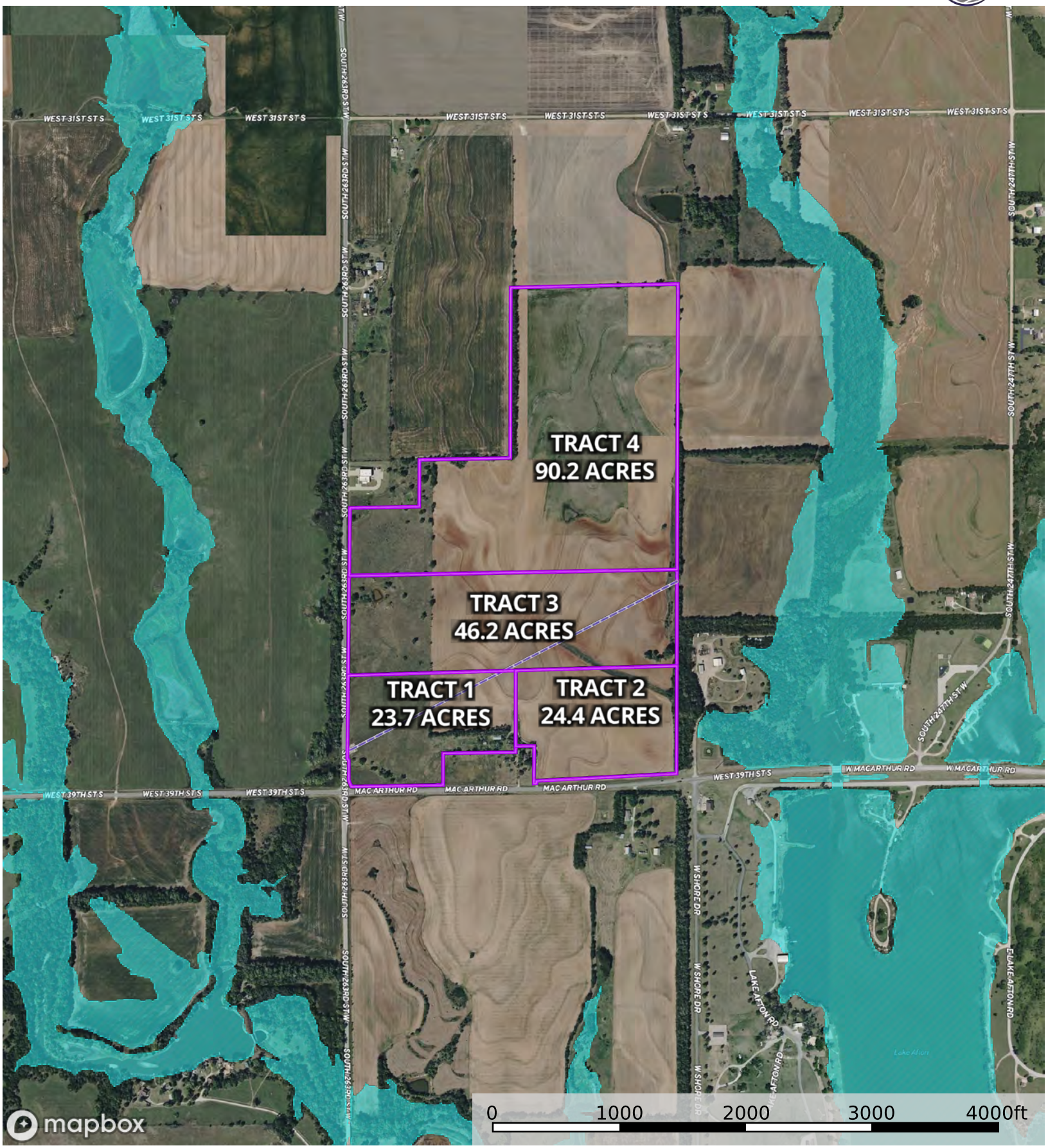
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5956	Shellabarger sandy loam, 1 to 3 percent slopes	86.17	60.05	0	53	2e
6419	Renfrow silty clay loam, 1 to 3 percent slopes	46.65	32.51	0	55	3e
5982	Nalim loam, 1 to 3 percent slopes	6.89	4.8	0	68	2e
5957	Shellabarger sandy loam, 3 to 6 percent slopes	3.81	2.66	0	52	3e
TOTALS		143.52(*)	100%	-	54.35	2.35

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



Klausmeyer Family Farms

Kansas, AC +/-



Pipeline | Boundary | 100 Year Floodplain | 500 Year Floodplain | Floodway | Special | Unmapped/ Not Included

Gene Francis

P: 316-524-8345 https://genefrancis.com/ 12140 W K-42 Hwy, Wichita, KS

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OWNER NAME AND MAILING ADDRESS

KLAUSMEYER FAMILY FARMS LLC

1542 W 63RD ST S

CLEARWATER, KS 67026-8986

PROPERTY SITUS ADDRESS

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
09/30/2025	8:00 AM	19	RE	536		
12/15/2023	8:00 AM	19	RE	558		
08/07/2019	8:14 AM	11	RE	556		

Image Date:

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp

LAND BASED CLASSIFICATION SYSTEM

Function: 9010 Farming / ranch **Sfx:**
Activity: 8100 Farming, plowing, tilling, harv
Ownership: 1100 Private-fee simple
Site: 3100 Dev Site - crops, grazing etc

GENERAL PROPERTY INFORMATION

Prop Class: A Agricultural Use - A
Property Type: A-Agricultural Use
Living Units:
Zoning: RR
Multi-Zoning: N **Non-Conforming:** N
Neighborhood: 716.1 716.1
Economic Adj. Factor:
Map / Routing: /
School District: 0610 USD 267
Legacy ID: 00251094
Investment Class:
Tax Unit Group: 0107-0107 726 AFTON TWPU-267-CCW AF

PROPERTY FACTORS

Topography: Rolling - 4
Utilities: None - 8
Access: Landlocked/None - 5
Fronting: None - 0
Location: Unknown
Parking Type: None - 0
Parking Quantity: None - 0
Parking Proximity: Far - 0
Parking Covered:
Parking Uncovered:

2026 APPRAISED VALUE

Cls	Land	Building	Total
A	6,480	0	6,480
Total	6,480	0	6,480

2025 APPRAISED VALUE

Cls	Land	Building	Total
A	6,970	0	6,970
Total	6,970	0	6,970

TRACT DESCRIPTION

SE1/4 NW1/4 SEC 10-28-3W

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code

NEW CONSTRUCTION

Class	Value	Reason Code

MARKET LAND INFORMATION

Size	Type	Link	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	$/Unit	Value Est

Total Market Land Value 0

AGRICULTURAL LAND

COMMENTS

IMPROVEMENT COST SUMMARY

Ag Type	Ag Acres	Soil Unit	Irr Type	Well Depth	Acre Feet	Acre Ft/Ac	Adj Code	Govt Prog	Base Rate	Adj Rate	Ag Value
DR	37.35	5956				0.00			160	160	5,980
DR	3.59	5957				0.00			139	139	500

Other Improvement RCN:	0
Eco Adj:	100
Other Improvement Value:	0

AG LAND SUMMARY

Dry Land Acres:	40.94
Irrigated Acres:	0.00
Native Grass Acres:	0.00
Tame Grass Acres:	0.00
Total Ag Acres:	40.94
Total Ag Use Value:	6,480
Total Ag Mkt Value:	307,990

Property Taxes and Appraisals

SE1/4 NW1/4 SEC 10-28-3W

Property Description

Property Type	Agricultural Use
Legal Description	SE1/4 NW1/4 SEC 10-28-3W
Property Address	
Owner	KLAUSMEYER FAMILY FARMS LLC
Mailing Address	1542 W 63RD ST S CLEARWATER KS 67026-8986
Geo Code	AF 00048
PIN	00251094
AIN	182100240000100
Quick Ref ID	R166252
Tax Unit	0107 726 AFTON TWPU-267 -CCW AF
Land Use	9010 Farming/ranch land (no improvements)
2026 Market Land Square Feet	0
2026 Total Acres	40.94
2026 Total Ag Acres	40.94
2026 Appraisal Value	$6,480
2026 Assessment Value	$1,944

Property Value Estimates

2026 Appraised Value	$6,480
2026 Value Method	COST
Override Reason	
Method	**Value**
Cost Estimate	$6,480
Market Estimate	$0
MRA Estimate	$0
Weighted Estimate	$0
Indexed Estimate	$0

Final Value Section Explanation

Agricultural Land Characteristics

Total Ag Acres (All Types)	40.94	
Total Dry Crop Acres	40.94	
Total Irrigated Acres	0.00	
Total Native Grass Acres	0.00	
Total Tame Grass Acres	0.00	
	Use Value	**Market Value**
Total Ag Value (All Types)	$6,480	$307,990
Dry Crop	$6,480	$307,990
Irrigated	$0	$0
Native Grass	$0	$0
Tame Grass	$0	$0

Tax Authorities

Tax Authority	**Tax Rate**
0101 STATE	1.500
0201 COUNTY	27.567
0401 AFTON TOWNSHIP	7.447
0610 USD 267	14.394
0610 USD 267 SC	7.998
0610 USD 267 SG	20.000
0722 USD 267 BOND	12.045
1108 SEDG CO FIRE DISTRICT #1	16.754
1401 SOUTH CENTRAL KANSAS LIBRARY SYS	1.160
1704 CLEAR CREEK WATERSHED NO. 30	0.164
Total:	109.029

* Information on the property card is as of January 1st

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2025	109.029	$227.98	$0.00	$0.00	$0.00	$227.98	$227.98	$0.00

2024	110.018	$265.37	$0.00	$0.00	$0.00	$265.37	$265.37	$0.00
2023	111.751	$331.25	$0.00	$0.00	$0.00	$331.25	$331.25	$0.00
2022	113.207	$371.56	$0.00	$0.00	$0.00	$371.56	$371.56	$0.00
2021	113.447	$382.20	$0.00	$0.00	$0.00	$382.20	$382.20	$0.00
2020	112.306	$383.76	$0.00	$0.00	$0.00	$383.76	$383.76	$0.00
2019	112.598	$392.84	$0.00	$0.00	$0.00	$392.84	$392.84	$0.00
2018	112.280	$391.39	$0.00	$0.00	$0.00	$391.39	$391.39	$0.00
2017	113.952	$377.77	$0.00	$0.00	$0.00	$377.77	$377.77	$0.00
2016	114.126	$349.25	$0.00	$0.00	$0.00	$349.25	$349.25	$0.00

Appraisal Values

Year	Class	Values		
2026	Agricultural	$6,480	**Land**	
		$0	**Improvements**	
		$6,480	**Total**	**(-7%)**
2025	Agricultural	$6,970	**Land**	
		$0	**Improvements**	
		$6,970	**Total**	**(-13%)**
2024	Agricultural	$8,040	**Land**	
		$0	**Improvements**	
		$8,040	**Total**	**(-19%)**
2023	Agricultural	$9,880	**Land**	
		$0	**Improvements**	
		$9,880	**Total**	**(-10%)**
2022	Agricultural	$10,940	**Land**	
		$0	**Improvements**	
		$10,940	**Total**	**(-3%)**
2021	Agricultural	$11,230	**Land**	
		$0	**Improvements**	
		$11,230	**Total**	**(-1%)**
2020	Agricultural	$11,390	**Land**	
		$0	**Improvements**	
		$11,390	**Total**	**(-2%)**
2019	Agricultural	$11,630	**Land**	
		$0	**Improvements**	
		$11,630	**Total**	**(+0%)**
2018	Agricultural	$11,620	**Land**	
		$0	**Improvements**	
		$11,620	**Total**	**(+5%)**

Assessment Values

Year	Class	Values		
2026	Agricultural	$1,944	**Land**	
		$0	**Improvements**	
		$1,944	**Total**	**(-7%)**
2025	Agricultural	$2,091	**Land**	
		$0	**Improvements**	
		$2,091	**Total**	**(-13%)**
2024	Agricultural	$2,412	**Land**	
		$0	**Improvements**	
		$2,412	**Total**	**(-19%)**
2023	Agricultural	$2,964	**Land**	
		$0	**Improvements**	
		$2,964	**Total**	**(-10%)**
2022	Agricultural	$3,282	**Land**	
		$0	**Improvements**	
		$3,282	**Total**	**(-3%)**
2021	Agricultural	$3,369	**Land**	
		$0	**Improvements**	
		$3,369	**Total**	**(-1%)**
2020	Agricultural	$3,417	**Land**	
		$0	**Improvements**	
		$3,417	**Total**	**(-2%)**
2019	Agricultural	$3,489	**Land**	
		$0	**Improvements**	
		$3,489	**Total**	**(+0%)**
2018	Agricultural	$3,486	**Land**	
		$0	**Improvements**	
		$3,486	**Total**	**(+5%)**

2017	Agricultural	$11,050	**Land**	
		$0	**Improvements**	
		$11,050	**Total**	**(+0%)**

2017	Agricultural	$3,315	**Land**	
		$0	**Improvements**	
		$3,315	**Total**	**(+0%)**

OWNER NAME AND MAILING ADDRESS

KLAUSMEYER FAMILY FARMS LLC

1542 W 63RD ST S

CLEARWATER, KS 67026-8986

PROPERTY SITUS ADDRESS

LAND BASED CLASSIFICATION SYSTEM

Function:	9020	Farming / ranch Sfx:
Activity:	8100	Farming, plowing, tilling, harv
Ownership:	1100	Private-fee simple
Site:	3200	Dev Site - crops, grazing etc

GENERAL PROPERTY INFORMATION

Prop Class: A Agricultural Use - A
Property Type: AA-Ag Land with Ag Buildings
Living Units:
Zoning: RR
Multi-Zoning: N Non-Conforming: N
Neighborhood: 716.1 716.1
Economic Adj. Factor:
Map / Routing: /
School District: 0610 USD 267
Legacy ID: 00251099
Investment Class:
Tax Unit Group: 0107-0107 726 AFTON TWPU-267-CCW AF

TRACT DESCRIPTION

SW1/4 EXC BEG 1114.25 FT W SE COR TH N 341.89 FT W 146.86 FT S 49.45 FT W 573.73 FT S 292.44 FT E TO BEG& EXC W 588 FT N 370.29 FT & EXC RD ON S & EXC 1.06A M-L ADDNL RD ROW SEC 10-28-3W



182100340000100 09/13/2024

Image Date: 10/28/2024

PROPERTY FACTORS

Topography:	Rolling - 4
Utilities:	None - 8
Access:	Paved Road - 1
Fronting:	Secondary Artery - 2
Location:	Unknown
Parking Type:	Off Street - 1
Parking Quantity:	Adequate - 2
Parking Proximity:	On Site - 3
Parking Covered:	
Parking Uncovered:	

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
09/30/2025	8:00 AM	19	RE	536		
12/15/2023	8:00 AM	19	RE	558		
09/16/2021	8:00 AM	9	MU	542		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp

2026 APPRAISED VALUE

Cls	Land	Building	Total
A	10,970	14,140	25,110
Total	10,970	14,140	25,110

2025 APPRAISED VALUE

Cls	Land	Building	Total
A	11,630	14,750	26,380
Total	11,630	14,750	26,380

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code

NEW CONSTRUCTION

Class	Value	Reason Code

MARKET LAND INFORMATION

Size	Type	Link	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	$/Unit	Value Est

Total Market Land Value 0

AGRICULTURAL LAND

COMMENTS

IMPROVEMENT COST SUMMARY

AGRICULTURAL LAND

Ag Type	Ag Acres	Soil Unit	Irr Type	Well Depth	Acre Feet	Acre Ft/Ac	Adj Code	Govt Prog	Base Rate	Adj Rate	Ag Value
DR	49.39	5956				0.00			160	160	7,900
DR	8.02	5982				0.00			201	201	1,610
DR	48.82	6419				0.00			10	10	490
NG	5.10	5464				0.00			23	23	120
NG	7.32	5956				0.00			33	33	240
NG	0.42	5982				0.00			64	64	30
NG	1.60	6364				0.00			33	33	50
NG	22.97	6419				0.00			23	23	530

COMMENTS

IMPROVEMENT COST SUMMARY

Other Improvement RCN:	53,230
Eco Adj:	100
Other Improvement Value:	14,140

AG LAND SUMMARY

Dry Land Acres:	106.23
Irrigated Acres:	0.00
Native Grass Acres:	37.41
Tame Grass Acres:	0.00
Total Ag Acres:	143.64
Total Ag Use Value:	10,970
Total Ag Mkt Value:	687,750

OTHER BUILDING IMPROVEMENTS

No.	Link	Occupancy	MSCls	Rank	Qty	Yr Blt	Eff Yr	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	% Comp	RCN	%Gd	Value
1		163-Site Improvements	S	2.00	1	1930		10	44	8	8 X 14	1.00	0	0					0	9,620	0	0
2		479-Farm Utility Storage Shed	D	1.00	1	1959		570	98	8	30 X 19	1.00	3	3					0	5,600	21	1,180
3		479-Farm Utility Storage Shed	D	2.00	1	1970		1,230	142	8	41 X 30	1.00	3	3					0	11,880	21	2,500
4		477-Farm Utility Building	D	2.00	1	2012		720	112	12	36 X 20	1.00	2	2					0	14,360	40	5,750
5		477-Farm Utility Building	D	2.00	1	2012		600	100	10	30 X 20	1.00	2	2					0	11,770	40	4,710

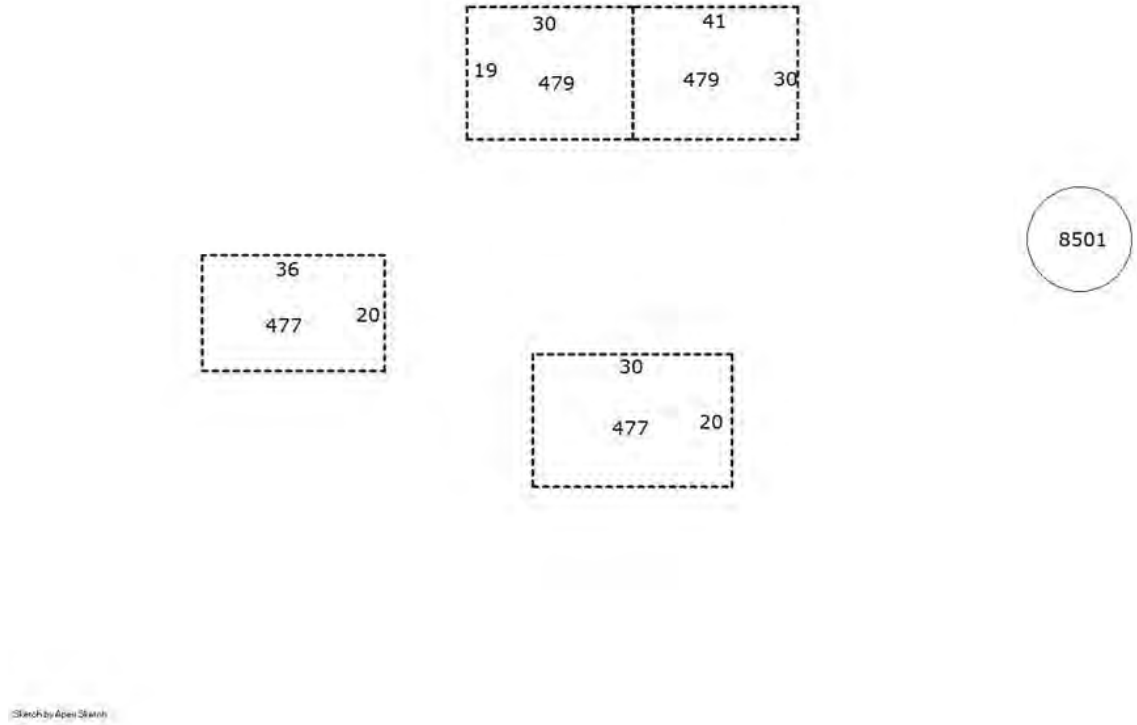
OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	8501-Steel Bin, without Drying, 1-14 fl	1					
1	8504-Steel Bin, Concrete Slab Floor, :	1			14		
2	918-Single -Metal on Wood Frame		100				
3	918-Single -Metal on Wood Frame		100				
4	918-Single -Metal on Wood Frame		100				
5	918-Single -Metal on Wood Frame		100				

Plot Plan Sketch

182-10-0-34-00-001.00-

3/14/2019 #529



Property Taxes and Appraisals

SW1/4 EXC BEG 1114.25 FT W SE COR TH N 341.89 FT W 146.86 FT S 49.45 FT W 573.73 FT S 292.44 FT E TO BEG& EXC W 588 FT N 370.29 FT & EXC RD ON S & EXC 1.06A M-L ADDNL RD ROW SEC 10-28-3W

Property Description

Property Type	Ag Land with Ag Buildings
Legal Description	SW1/4 EXC BEG 1114.25 FT W SE COR TH N 341.89 FT W 146.86 FT S 49.45 FT W 573.73 FT S 292.44 FT E TO BEG& EXC W 588 FT N 370.29 FT & EXC RD ON S & EXC 1.06A M-L ADDNL RD ROW SEC 10-28-3W
Property Address	
Owner	KLAUSMEYER FAMILY FARMS LLC
Mailing Address	1542 W 63RD ST S CLEARWATER KS 67026-8986
Geo Code	AF 00052
PIN	00251099
AIN	182100340000100
Quick Ref ID	R166254
Tax Unit	0107 726 AFTON TWPU-267 -CCW AF
Land Use	9020 Support structures for farming/ranching
2026 Market Land Square Feet	0
2026 Total Acres	143.64
2026 Total Ag Acres	143.64
2026 Appraisal Value	$25,110
2026 Assessment Value	$6,826

Property Value Estimates

2026 Appraised Value	$25,110
2026 Value Method	COST
Override Reason	
Method	**Value**
Cost Estimate	$25,110
Market Estimate	$0
MRA Estimate	$0
Weighted Estimate	$0
Indexed Estimate	$0

Final Value Section Explanation

Agricultural Land Characteristics

Total Ag Acres (All Types)	143.64	
Total Dry Crop Acres	106.23	
Total Irrigated Acres	0.00	
Total Native Grass Acres	37.41	
Total Tame Grass Acres	0.00	
	Use Value	**Market Value**
Total Ag Value (All Types)	$10,970	$687,750
Dry Crop	$10,000	$552,430
Irrigated	$0	$0
Native Grass	$970	$135,320
Tame Grass	$0	$0

Tax Authorities

Tax Authority	**Tax Rate**
0101 STATE	1.500
0201 COUNTY	27.567
0401 AFTON TOWNSHIP	7.447
0610 USD 267	14.394
0610 USD 267 SC	7.998
0610 USD 267 SG	20.000
0722 USD 267 BOND	12.045
1108 SEDG CO FIRE DISTRICT #1	16.754
1401 SOUTH CENTRAL KANSAS LIBRARY SYS	1.160
1704 CLEAR CREEK WATERSHED NO. 30	0.164
Total:	109.029

* Information on the property card is as of January 1st

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2025	109.029	$782.51	$4.00	$0.00	$0.00	$786.51	$786.51	$0.00
2024	110.018	$897.42	$5.00	$0.00	$0.00	$902.42	$902.42	$0.00
2023	111.751	$1,050.46	$5.33	$0.00	$0.00	$1,055.79	$1,055.79	$0.00
2022	113.207	$1,099.00	$5.33	$0.00	$0.00	$1,104.33	$1,104.33	$0.00
2021	113.447	$1,123.44	$5.13	$0.00	$0.00	$1,128.57	$1,128.57	$0.00
2020	112.306	$1,150.68	$5.03	$0.00	$0.00	$1,155.71	$1,155.71	$0.00
2019	112.598	$869.71	$5.03	$0.00	$0.00	$874.74	$874.74	$0.00
2018	112.280	$867.14	$4.44	$0.00	$0.00	$871.58	$871.58	$0.00
2017	113.952	$840.74	$4.44	$0.00	$0.00	$845.18	$845.18	$0.00
2016	114.126	$786.70	$3.44	$0.00	$0.00	$790.14	$790.14	$0.00

2025 Tax Year Special Assessments

Project	Description	Principal	Interest	Total
2639 F	COUNTY SOLID WASTE SOLID WASTE USER FEE	$0.00	$0.00	$4.00
	Totals:	$0.00	$0.00	$4.00

Appraisal Values

Year	Class	Values		
2026	Agricultural	$10,970	**Land**	
		$14,140	**Improvements**	
		$25,110	**Total**	**(-5%)**
2025	Agricultural	$11,630	**Land**	
		$14,750	**Improvements**	
		$26,380	**Total**	**(-12%)**
2024	Agricultural	$13,880	**Land**	
		$15,970	**Improvements**	
		$29,850	**Total**	**(-12%)**
2023	Agricultural	$18,640	**Land**	
		$15,230	**Improvements**	
		$33,870	**Total**	**(-2%)**
2022	Agricultural	$21,260	**Land**	
		$13,320	**Improvements**	
		$34,580	**Total**	**(-2%)**
2021	Agricultural	$22,000	**Land**	
		$13,210	**Improvements**	

Assessment Values

Year	Class	Values		
2026	Agricultural	$3,291	**Land**	
		$3,535	**Improvements**	
		$6,826	**Total**	**(-5%)**
2025	Agricultural	$3,489	**Land**	
		$3,688	**Improvements**	
		$7,177	**Total**	**(-12%)**
2024	Agricultural	$4,164	**Land**	
		$3,993	**Improvements**	
		$8,157	**Total**	**(-13%)**
2023	Agricultural	$5,592	**Land**	
		$3,808	**Improvements**	
		$9,400	**Total**	**(-3%)**
2022	Agricultural	$6,378	**Land**	
		$3,330	**Improvements**	
		$9,708	**Total**	**(-2%)**
2021	Agricultural	$6,600	**Land**	
		$3,303	**Improvements**	

2021	Agricultural	$35,210	**Total**	**(-4%)**	2021	Agricultural	$9,903	**Total**	**(-3%)**
2020	Agricultural	$22,460	**Land**		2020	Agricultural	$6,738	**Land**	
		$14,030	**Improvements**				$3,508	**Improvements**	
		$36,490	**Total**	**(+39%)**			$10,246	**Total**	**(+33%)**
2019	Agricultural	$23,130	**Land**		2019	Agricultural	$6,939	**Land**	
		$3,140	**Improvements**				$785	**Improvements**	
		$26,270	**Total**	**(+0%)**			$7,724	**Total**	**(+0%)**
2018	Agricultural	$23,300	**Land**		2018	Agricultural	$6,990	**Land**	
		$2,930	**Improvements**				$733	**Improvements**	
		$26,230	**Total**	**(+5%)**			$7,723	**Total**	**(+5%)**
2017	Agricultural	$22,210	**Land**		2017	Agricultural	$6,663	**Land**	
		$2,860	**Improvements**				$715	**Improvements**	
		$25,070	**Total**	**(+0%)**			$7,378	**Total**	**(+0%)**

Security 1st Title

Commitment Cover Page

Order Number: **3215884** Delivery Date: **10/06/2026**

Property Address: **Sw1/4 Exc Beg 1114.25 Ft W Se Cor Th N 341.89 Ft W 146.86 Ft S 49.45 Ft W 573.73 Ft S 292.44 Ft E to Beg& Exc W 588 Ft N 370.29 Ft & Exc Rd on S & Exc 1.06 a M-L Addnl Rd Row Sec 10-28-3 W, Se1/4 Nw1/4 Sec 10-28-3 W, Goddard, KS 67052**

For Closing Assistance
Transaction Services
727 N Waco Ave, Ste 300
Wichita, KS 67203
Office: (316) 267-8371
ts@security1st.com

For Title Assistance
Residential Title Staff
727 N Waco Ave, Ste 300
Wichita, KS 67203
Office: (316) 779-1994
rthd@security1st.com

Buyer/Borrower
A Legal Entity, To Be Determined

Seller/Owner
Klausmeyer Family Farms, LLC, a Kansas limited liability company

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions

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Security 1st Title

Title Fee Invoice

Date:	**10/06/2026**	Buyer(s):	**A Legal Entity, To Be Determined**
Order No.:	**3215884**	Seller(s):	**Klausmeyer Family Farms, LLC, a Kansas limited liability company**
Issuing Office:	**Transaction Services Security 1st Title 727 N Waco Ave, Ste 300 Wichita, KS 67203**	Property Address:	**Sw1/4 Exc Beg 1114.25 Ft W Se Cor Th N 341.89 Ft W 146.86 Ft S 49.45 Ft W 573.73 Ft S 292.44 Ft E to Beg& Exc W 588 Ft N 370.29 Ft & Exc Rd on S & Exc 1.06 a M-L Addnl Rd Row Sec 10-28-3 W, Se1/4 Nw1/4 Sec 10-28-3 W, Goddard, KS 67052**

Title Insurance Fees	
ALTA Owner's Policy 07-01-2021 ($1,000.00)	$565.00
	Total $565.00
If Security 1st Title will be closing this transaction, the fees listed above will be collected at closing. Otherwise, please remit payment to the issuing office above.	
Thank you for your order!	

Note: The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the effect of these documents on your property.

Tax Information:

00251099, 00251094

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ALTA COMMITMENT FOR TITLE INSURANCE
issued by
First American Title Insurance Company

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, FIRST AMERICAN TITLE INSURANCE COMPANY, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

FIRST AMERICAN TITLE INSURANCE COMPANY

By: _____
Sally F. Tyler, President

By: _____
William J. Aulbert, Secretary

Issuing Agent: Security 1st Title, LLC

Security 1st Title

Residential Title Staff
(316) 779-1994
rthd@security1st.com

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Transaction Identification Data for reference only:

Issuing Agent:	**Security 1st Title, LLC**	Buyer:	**A Legal Entity, To Be Determined**
Issuing Office:	**727 N Waco Ave, Ste 300 Wichita, KS 67203**	Title Contact:	**Residential Title Staff (316) 779-1994 rthd@security1st.com**
ALTA Universal ID:	**1010831**		
Loan ID Number:			
Commitment No.:	**SBR-TW3215884-2**		
Property Address:	**Sw1/4 Exc Beg 1114.25 Ft W Se Cor Th N 341.89 Ft W 146.86 Ft S 49.45 Ft W 573.73 Ft S 292.44 Ft E to Beg& Exc W 588 Ft N 370.29 Ft & Exc Rd on S & Exc 1.06 a M-L Addnl Rd Row Sec 10-28-3 W, Se1/4 Nw1/4 Sec 10-28-3 W, Goddard, KS 67052**		

SCHEDULE A

1. **Commitment Date:**

   09/23/2026 at 7:00 AM

2. **Policy to be issued:**

   ALTA Owner's Policy 07-01-2021 $1,000.00
   Proposed Insured: A Legal Entity, To Be Determined
   The estate or interest to be insured: Fee Simple

3. **The estate or interest in the Land at the Commitment Date is:**

   Fee Simple

4. **The Title is, at the Commitment Date, vested in:**

   Klausmeyer Family Farms, LLC, a Kansas limited liability company

5. **The Land is described as follows:**

   Property description set forth in Exhibit A attached hereto and made a part hereof.

Security 1st Title

By: _____

David Armagost, President

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Commitment No.: SBR-TW3215884-2

Exhibit A

Parcel 1:
The Southwest Quarter of Section 10, Township 28 South, Range 3 West of the 6th P.M., Sedgwick County, Kansas; EXCEPT a tract of land in the West half of the Southwest Quarter of Section 10, Township 28 South, Range 3 West of the 6th P.M., Sedgwick County, Kansas, described as follows: Commencing at the Southwest corner of said Southwest Quarter, thence along the South line of said Southwest Quarter on an assumed bearing of N 90°00'00" E a distance of 794.02 feet to a point of beginning; thence N 01°02'47" E 292.44 feet; thence E 90°00'00" 520.22 feet; thence S 01°02'47" E 292.44 feet; thence W 90°00'00" 520.22 feet to the point of beginning; AND EXCEPT a tract of land in the East half of the Southwest Quarter of Section 10, Township 28 South, Range 3 West of the 6th P.M., Sedgwick County, Kansas, described as follows: Commencing at the Southeast corner of said Southwest Quarter, thence along the South line of said Southwest Quarter on an assumed bearing of N 90°00'00" W a distance of 1114.25 feet to a point of beginning; thence N 01°02'47" W 341.89 feet; thence W 90°00'00" 146.86 feet; thence S 0°51'0" E 49.45 feet; thence W 90°00'00" 53.31 feet; thence S 01°02'47" E 292.44 feet; thence E 90°00'00" 200.00 feet to the point of beginning; AND EXCEPT The West 588.00 feet of the North 370.29 feet of the Southwest Quarter of Section 10, Township 28 South, Range 3 West of the Sixth Principal Meridian, Sedgwick County, Kansas.

Parcel 2:
The Southeast Quarter of the Northwest Quarter of Section 10, Township 28 South, Range 3 West of the 6th P.M., Sedgwick County, Kansas.

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SCHEDULE B, PART I - Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, and recorded in the Public Records.

5. **We require all general taxes and special assessments for the current year, and all previous years, to be paid in full or as otherwise agreed to by the parties. County tax information is hyperlinked on the Cover Page of this Commitment. General taxes and special assessments for the Land are currently taxed as follows, subject to interest and penalties:**

   Tax Year: 2025
   Full Amount: $786.51, PAID
   Tax Parcel Number: 00251099 (Parcel 1)

   Tax Year: 2025
   Full Amount: $227.98, PAID
   Tax Parcel Number: 00251094 (Parcel 2)

6. **For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in the Conditions, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.**

7. **Our search of the public records does not disclose a mortgage/deed of trust on the property. We must be advised if you have any knowledge of an unreleased mortgage/deed of trust, recorded or unrecorded. The Company reserves the right to make such further requirements as it deems necessary.**

8. **Klausmeyer Family Farms, LLC is a Kansas limited liability company and we have been provided with the appropriate governing documents. We must be furnished with any amendments not previously provided. Any instrument to be executed must:**

   1. Be executed in the limited liability company's name, and
   2. Be signed in accordance with the governing documents.

   We reserve the right to make any additional requirements we deem necessary.

9. **File a Warranty Deed from Klausmeyer Family Farms, LLC, a Kansas limited liability company to A Legal Entity, To Be Determined.**

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10. **Provide this company with a properly completed and executed Owner's Affidavit.**

11. **Recording Information for Kansas Counties:**

Deed: $21.00 (first page) + $17.00 (each additional page)
Mortgage: $21.00 (first page) + $17.00 (each additional page)
Mortgage Release: $20.00 (first page) + $4.00 (each additional page)
Mortgage Assignment: $20.00 (first page) + $4.00 (each additional page)

The above fees do not include all documents that may be filed in each county. Some fees may vary. For a full list of recording fees, services and format requirements, please contact the Register of Deeds Office for the specific county in question.

NOTE: The State of Kansas requires that any deed transferring real estate must be accompanied by a Real Estate Validation Questionnaire. This form must be executed by either the Grantor (Seller) or the Grantee (Buyer). Certain exemptions do apply. The official form can be obtained from the Register of Deeds or from Security 1st Title. Photocopies of the official form will not be accepted.

NOTE: For documents electronically recorded. There is an additional third-party service fee per document, which is in addition to the County recording fees.

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SCHEDULE B, PART II—Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

2. Rights or claims of parties in possession not shown by the Public Records.

3. Easements, or claims of easements, not shown by the Public Records.

4. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection of the Land.

5. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records at Date of Policy.

6. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.

7. **General taxes and special assessments for the year 2026, and subsequent years, none now due and payable.**

   NOTE: We reserve the right to amend the above exception if any taxes remain due and payable, but not delinquent, for the current tax year.

   Those items affecting Parcel 1:

8. **Roadway easement, if any, over the West 40 feet and South 60 feet of subject property.**

9. **An easement for pipeline, recorded as Misc. Book 98, Page 144; further confined by instruments filed as Film 419, Page 419, refiled as Film 704, Page 1090, and Doc#/Flm-Pg: 29078821, refiled as Doc#/Flm-Pg: 29082227; and last assigned as Doc#/Flm-Pg: 29464531.**
   In favor of: Phillips Pipe Line Company; last assigned to Phillips 66 Gold Line System LLC
   Affects: a portion of subject property

10. **An easement for roadway, recorded as Misc. Book 280, Page 157; Misc. Book 366, Page 315; Misc. Book 366, Page 317; and Film 2192, Page 1254.**
    In favor of: Board of County Commissioners of Sedgwick County, Kansas
    Affects: a portion of subject property

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11. **An easement for transmission lines, recorded as Misc. Book 282, Page 78; assigned as Misc. Book 472, Page 235.**
In favor of: Kansas Gas and Electric Company; assigned to Sedgwick County Electric Cooperative Association, Inc.
Affects: a portion of subject property

12. **An easement for transmission lines, recorded as Doc#/Flm-Pg: 29364985.**
In favor of: Kansas Gas and Electric Company
Affects: a portion of subject property

13. **Subject property may become subject to special assessments for being included in the Clear Creek Watershed, Sedgwick County, Kansas, as evidenced by the document filed as Misc. Book 464, Page 220.**

14. **Terms and provisions of the oil and gas leases executed between Gary and Diana S. Klausmeyer, lessor, and Jeff T. Logan, lessee, filed July 03, 2008 recorded in/on Doc#/Flm-Pg: 28988869, together with all subsequent assignments and conveyances.**

NOTE: If there is no production of oil and gas from all of the property covered by the above lease, if any set terms including options to renew in the lease have expired, and we are furnished with a properly executed affidavit of Non-Production, the above exception will not appear on the policy to be issued.

15. **Rights or claims of parties in possession not shown by the public records.**

16. **The application for title insurance does not give the name of the prospective purchaser. When such name is ascertained, the records must be searched for possible judgments. If the purchaser is to be an entity other than a natural person or persons, certain additional requirements may be necessary.**

17. **The actual value of the estate or interest to be insured must be disclosed to the Company, and subject to approval by the Company, entered as the amount of the policy to be issued. It is agreed that, as between the Company, the applicant for this commitment, and every person relying on this commitment, the amount of the requested policy will be assumed to be $1,000.00, and the total liability of the Company on account of this commitment shall not exceed that amount, until such time as the actual amount of the policy to be issued shall have been agreed upon and entered as aforesaid, and the Company's applicable insurance premium charge for same shall have been paid.**

Those items affecting Parcel 2:

18. **Parcel 2 of subject property as set forth in Schedule A hereof, is an interior parcel and does not front or border on any public street or road; there is no means by which access to and from said parcel can be obtained. However, same parties own Parcel 1 adjacent on the South. Access to and from Parcel 2 is afforded over Parcel 1, but only so long as both parcels remain in common ownership. Our Policy will contain the following:**

Note: Access to and from Parcel 2 of subject property is afforded by Parcel 1 adjacent on the South by virtue of common ownership.

19. **Subject property may become subject to special assessments for being included in the Clear Creek Watershed, Sedgwick County, Kansas, as evidenced by the document filed as Misc. Book 464, Page 220.**

20. **Terms and provisions of the oil and gas leases executed between Gary A. Klausmeyer and Diana S. Klausmeyer, lessor, and Turner Oil & Gas Properties, Inc., lessee, filed November 14, 2008 recorded in/on Doc#/Flm-Pg: 29020540; Correction to Oil and Gas Lease filed as Doc#/Flm-Pg: 29035167 (corrects legal description); Affidavit of Lease Extension filed as Doc#/Flm-Pg: 29281467; Extension and Amendment of Oil and Gas Lease filed July 5, 2012, together with all subsequent assignments and conveyances.**

NOTE: If there is no production of oil and gas from all of the property covered by the above lease, if any set terms including options to renew in the lease have expired, and we are furnished with a properly executed affidavit of Non-Production, the above exception will not appear on the policy to be issued.

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21. **Rights or claims of parties in possession not shown by the public records.**

22. **The application for title insurance does not give the name of the prospective purchaser. When such name is ascertained, the records must be searched for possible judgments. If the purchaser is to be an entity other than a natural person or persons, certain additional requirements may be necessary.**

23. **The actual value of the estate or interest to be insured must be disclosed to the Company, and subject to approval by the Company, entered as the amount of the policy to be issued. It is agreed that, as between the Company, the applicant for this commitment, and every person relying on this commitment, the amount of the requested policy will be assumed to be $1,000.00, and the total liability of the Company on account of this commitment shall not exceed that amount, until such time as the actual amount of the policy to be issued shall have been agreed upon and entered as aforesaid, and the Company's applicable insurance premium charge for same shall have been paid.**

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COMMITMENT CONDITIONS

1. DEFINITIONS
    a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
    b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
    c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
    d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
    e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
    f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
    g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
    h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
    i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
    j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.
2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
    a. the Notice;
    b. the Commitment to Issue Policy;
    c. the Commitment Conditions;
    d. Schedule A;
    e. Schedule B, Part I—Requirements; and
    f. Schedule B, Part II—Exceptions; and
    g. a signature by the Company or its issuing agent that may be in electronic form.
4. COMPANY'S RIGHT TO AMEND
   The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any

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liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY
    a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
        i. comply with the Schedule B, Part I—Requirements;
        ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
        iii. acquire the Title or create the Mortgage covered by this Commitment.
    b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
    c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
    d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
    e. The Company is not liable for the content of the Transaction Identification Data, if any.
    f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
    g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.
6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM
    a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
    b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
    c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
    d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
    e. Any amendment or endorsement to this Commitment must be in writing.
    f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.
7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT
   The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.
8. PRO-FORMA POLICY
   The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
9. CLAIMS PROCEDURES
   This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.
10. CLASS ACTION
    ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A

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COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION
The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is $2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at **http://www.alta.org/arbitration**.

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First American Title™

Privacy Notice

Last Updated and Effective Date: December 1, 2024

First American Financial Corporation and its subsidiaries and affiliates (collectively, "First American," "we," "us," or "our") describe in our full privacy notice ("Notice"), which can be found at **https://www.firstam.com/privacy-policy/**, how we collect, use, store, sell or share your personal information when: (1) you access or use our websites, mobile applications, web-based applications, or other digital platforms where the Notice is posted ("Sites"); (2) you use our products and services ("Services"); (3) you communicate with us in any manner, including by e-mail, in-person, telephone, or other communication method ("Communications"); (4) we obtain your information from third parties, including service providers, business partners, and governmental departments and agencies ("Third Parties"); and (5) you interact with us to conduct business dealings, such as the personal information we obtain from business partners and service providers and contractors who provide us certain business services ("B2B"). This shortened form of the Notice describes some of the terms contained in the full Privacy Notice. Personal information is sometimes also referred to as personal data, personally identifiable information or other like terms to mean any information that directly or indirectly identifies you or is reasonably capable of being associated with you or your household. However, certain types of information are not personal information and thus, not within the scope of our Notice, such as: (1) publicly available information; and (2) de-identified and aggregated data that is not capable of identifying you. If we use de-identified or aggregated data, we commit to maintain and use the information in a nonidentifiable form and not attempt to reidentify the information, unless required or permitted by law.

This Notice applies wherever it is posted. To the extent a First American subsidiary or affiliate has different privacy practices, such entity shall have their own privacy statement posted as applicable.

Please note that this Notice does not apply to any information we collect from job candidates and employees. Our employee and job candidate privacy notice can be found **here**.

What Type Of Personal Information Do We Collect About You? We collect a variety of categories of personal information about you. To learn more about the categories of personal information we collect, please visit **https://www.firstam.com/privacy-policy/**.

How Do We Collect Your Personal Information? We collect your personal information: (1) directly from you; (2) automatically when you interact with us; and (3) from other parties, including business parties and affiliates.

How Do We Use Your Personal Information? We may use your personal information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, complying with relevant laws and our policies, and handling a claim. To learn more about how we may use your personal information, please visit **https://www.firstam.com/privacy-policy/**.

How Do We Disclose Your Personal Information? We may disclose your personal information, including to subsidiaries, affiliates, and to unaffiliated parties, such as service providers and contractors: (1) with your consent; (2) in a business transfer; and (3) for legal process and protection. Although we do not "sell" your information in the traditional sense, the definition of "sale" is broad under the CCPA that some disclosures of your information to third parties may be considered a "sale" or "sharing" for targeted advertising. To learn more about how we disclose your personal information, please visit **https://www.firstam.com/privacy-policy/**.

How Do We Store and Protect Your Personal Information? The security of your personal information is important to us. We take all commercially reasonable steps to make sure your personal information is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your personal information.

How Long Do We Keep Your Personal Information? We keep your personal information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

Your Choices We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and disclosure of your personal information. You can learn more about your choices by visiting **https://www.firstam.com/privacy-policy/**.

International Jurisdictions: Our Services are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Services from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your information in accordance with the Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Services, and your agreements with us.

Changes to Our Notice We may change the Notice from time to time. Any and all changes to the Notice will be reflected on this page and in the full Notice, and where appropriate provided in person or by another electronic method.

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YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR SERVICES OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THE NOTICE.

For California Residents If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018, as amended by the California Privacy Rights Act and its implementing regulations ("CCPA"). To learn more, please visit **https://www.firstam.com/privacy-policy/**.

Contact Us: **dataprivacy@firstam.com** or toll free at 1-866-718-0097.

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Security 1st Title

PRIVACY POLICY

WHAT DOES SECURITY 1ST TITLE DO
WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of Security 1st Title, LLC, pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as Security 1st Title, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information	Do we share?	Can you limit this sharing?
For our everyday business purposes— to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes— to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes— information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and nonfinancial companies.	Yes	No
For our affiliates' everyday business purposes— information about your creditworthiness.	No	We don't share
For our affiliates to market to you	Yes	No
For nonaffiliates to market to you. Nonaffiliates are companies not related by common ownership or control. They can be financial and nonfinancial companies.	No	We don't share

We may disclose your personal information to our affiliates or to nonaffiliates as permitted by law. If you request a transaction with a nonaffiliate, such as a third party insurance company, we will disclose your personal information to that nonaffiliate. (We do not control their subsequent use of information, and suggest you refer to their privacy notices.)

Sharing practices	
How often does Security 1st Title notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How does Security 1st Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal and state law. These measures include computer, file, and building safeguards.
How does Security 1st Title collect my personal information?	We collect your personal information, for example, when you • request insurance-related services • provide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.
Contact Us	If you have any questions about this privacy notice, please contact us at: Security 1st Title, 727 N. Waco, Suite 300, Wichita, KS 67203

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