

Kent Tract Online Auction

PROPERTY INFORMATION PACKET

FARMING, RANCHING AND HUNTING TRACT
NEW MEXICO AND TEXAS HIGH PLAINS
86.7+/- ACRES TRACT LOCATED IN LAMB COUNTY, TEXAS

ONLINE AUCTION DATES AND TIMES

Date(s) 1/14/2026 - 2/4/2026

Bidding Open & Close Dates/Times:

Online Bidding Opens on January 14th, 2026 at 5:00pm CST
Online Bidding Closes on February 4th, 2026 at 5:00pm CST (SOFT CLOSE)

AUCTION LOCATION:
ONLINE ONLY

TERMS: 5% Buyer's Premium applies. 10% down day of auction, balance due at closing.
See website for complete terms and conditions of auction:

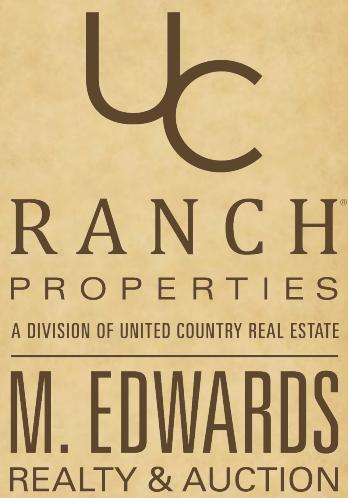
UCMEDWARDSREALTY.HIBID.COM

100 YEARS OF REAL ESTATE EXPERTISE

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MONTY EDWARDS

806-786-5426

monty@medwardsland.com
medwardsrealty.com

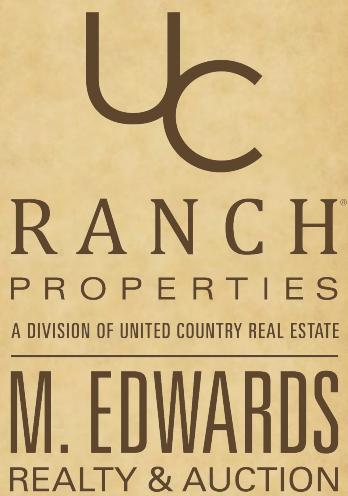
I am a seasoned ranch real estate and land sales professional who has been involved in real estate and aspects of ranching for more than a decade.

I grew up ranching in this area and remain active in the community, so I understand the local ranching market. I am experienced and able to work with ranching clients to help assess the true value of ranch property whether it involves ranch, farm, livestock, recreation, water, equipment, energy, easements or any other unique aspect specific to a ranch property and the local area.

I have marketed and sold numerous ranches and am a leader within the largest, national ranch real estate team of over 4,000 specialists. I leverage a powerful and proven marketing program that provides local, statewide and national exposure for ranches I represent.

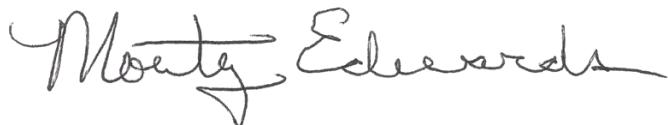
A dedication to providing the highest quality, client focused, professional real estate and ranch services with integrity is my passion. I have had the privilege of working with a variety of clients ranging from ranch owners, farmers, outdoorsmen, investors and buyers throughout the state and around the country.

806-786-5426
212 MAIN STREET
SUDAN, TX 79371



Welcome Auction Bidders!

On behalf of United Country | M. Edwards Realty & Auction, and the Sellers, we would like to welcome you to this online-only auction event. Our number one goal is to provide as much clarity and information needed for you to make a well-informed purchase. The real estate auction process should not be complicated. We believe in creating an open and transparent environment for our clients and customers by providing full disclosure, pertinent information and walking through the process to make the auction event the exciting opportunity that it was designed to be. Remember, we are here to provide a service so please let us know if you have any questions about the property being offered or questions about the auction process. Real Estate Auctions have become increasingly popular over recent years, as property owners and buyers are realizing the advantages to an expedited sales process. Professional real estate auction services allow sellers to present their property, the marketplace and opportunity for well-informed and qualified buyers to present their offers. Over the past 100 years, United Country has become recognized as the leader in real estate auction marketing. As the largest fully integrated real estate and auction organization in the United States, we consistently deliver industry leading auction marketing, technology, training, and results to our clients. For more information about United Country | M. Edwards Realty & Auction, feel free to visit our website at: www.MEdwardsRealty.com. Thanks again for your participation,

A handwritten signature in black ink that reads 'Monty Edwards'.

Monty Edwards,
Broker, Auctioneer, and Realtree Land Pro
UC Ranch | M. Edwards Realty & Auction

Cell: 806.786.5426
Office: 806.686.6371
monty@medwardsland.com
Innovators in Marketing Lifestyle Real Estate Since 1925

**thank
you**



11-03-2025



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction;
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

UCRE - M. Edwards Realty and Auction - Sudan	9002391	office@medwardsrealty.com	(806)686-6371
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Monty E. Edwards	515752	monty@medwardsland.com	(806)786-5426
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Monty E. Edwards	515752	monty@MEDwardsLand.com	(806)786-5426
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Monty Edwards	515752	monty@medwardsland.com	(806)786-5426
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Regulated by the Texas Real Estate Commission

UCRE - M. Edwards Realty and Auction - Sudan, 212 Main Street Sudan TX 79371

Monty Edwards

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Date

Information available at www.trec.texas.gov

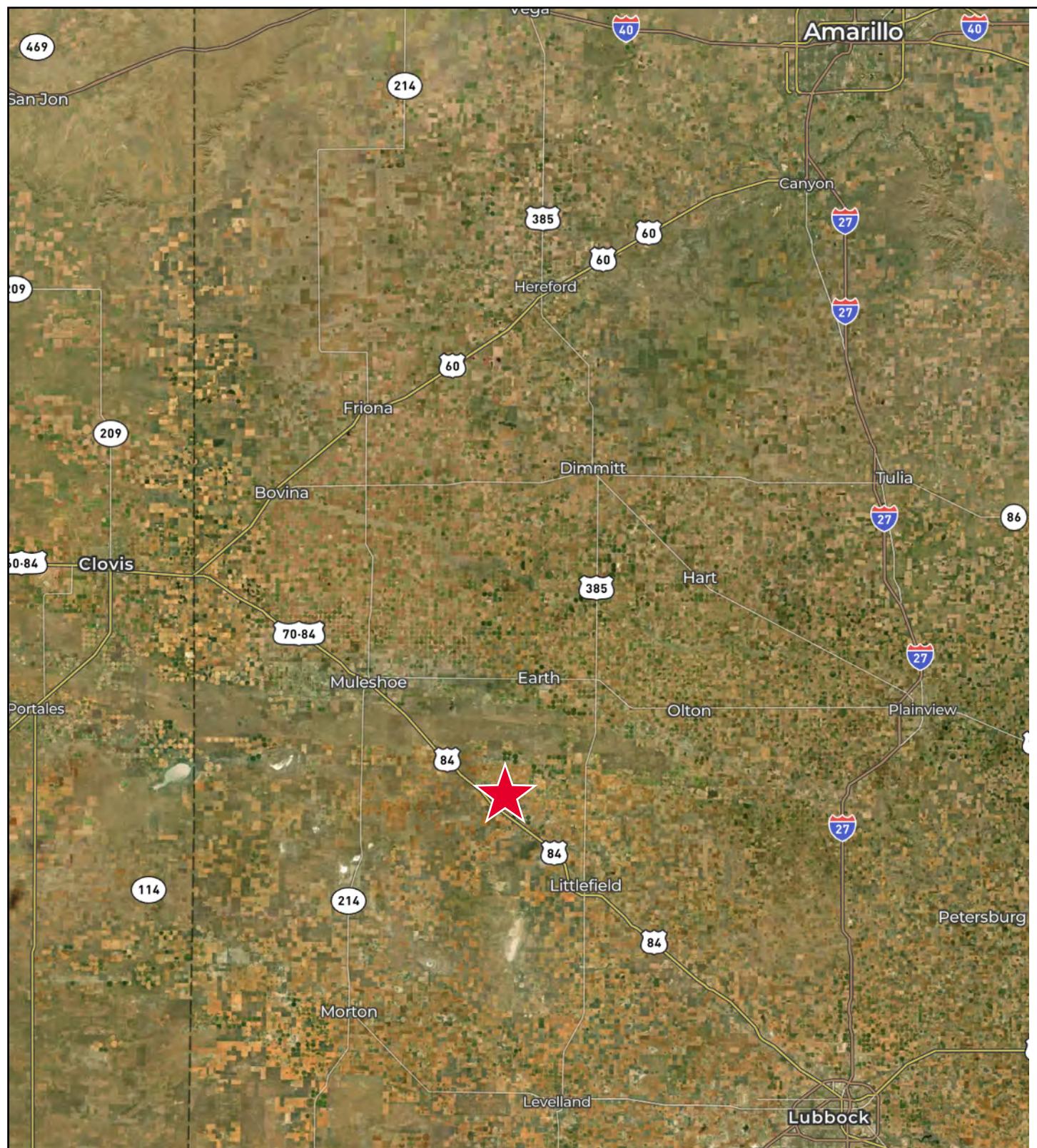
Phone: 8067865426 Fax: 8065534618

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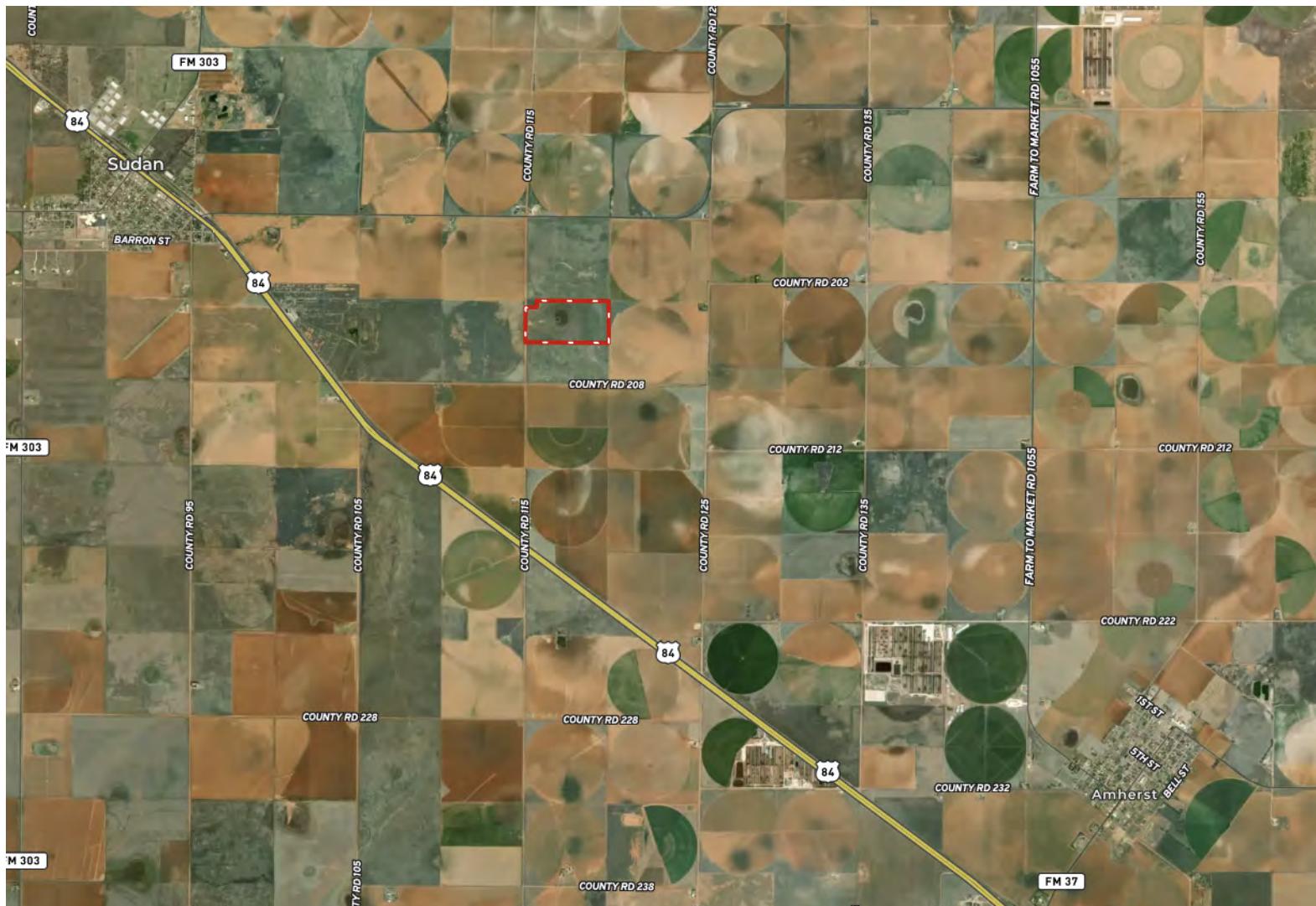
TXR 2501

Cornelius Enns

AERIAL OVERVIEW



AERIAL OVERVIEW



Driving Directions from Lubbock to Sudan on US 84 NW bound turn east on FM 1843, go approximately 2 miles then south on CR 115 for 1/2 mile. You will be at the NW corner of the property which is east of CR 115.

DESCRIPTION: 86.7+/- Acre Tract in Lamb County, Texas with potential for grazing, possible farming and hunting. This tract is big enough to be a great weekend or hobby farm but could also be a nice addition to any ag producer needing a place to hold a few head of cows or run a few stockers on crops like dryland wheat in the winter or haygrazer or millet in the summer. The farm has a waterway that funnels excess rain runoff from neighboring farm to the west with a low-lying area in the center of the farm that has had some previous dirt work and looks to have been set up to make a tank for the rainy season. Note: Currently there is not a working water well on the farm. With a natural basin in the middle of this property, there is good potential for this tract to make a decent hunting property with some management and habitat improvement as many of the area farmers grow winter rye or wheat, and occasional milo in the summer which draws in upland birds such as quail, dove, and deer. The farms natural topography provides protection from harsh winter winds for livestock and wildlife.

LEGAL DESCRIPTION: See Exhibit A

TOPOGRAPHY: The farm generally slopes to the center from every direction and forms a small basin with the highest elevations of the farm being on the eastern edge of the property.

IMPROVEMENTS: There are currently no working improvements on the farm.

WATER FEATURES: There is a seasonal playa on the farm that has been dugout to make a deeper area that should hold seasonal runoff for a little longer than average.

FENCING: There is a hotwire fence on the property that is not owned by the owner and should be removed before closing.

WILDLIFE, HUNTING AND RECREATION: This farm has good potential for quail, dove, and deer along with possibility for crane and geese. With good range of elevation and some natural funnels on the property, this farm should be friendly to the movement and attraction of wildlife, especially with any increased habitat management. With production ag tracts in the adjacent areas, there are possibilities for good wildlife traffic across farm, particularly on years like 2025 when many of the cotton farmers loss their crops and replanted summer milo.

SOIL: Soils on the farm primarily consists of Amarillo loamy fine sand, 0 to 3 percent slopes, Zita fine sandy loam, 1 to 3 percent slopes, with the playa area being predominantly Randall fine sandy loam, 0 to 1 percent slopes, overwash, occasionally ponded, and some minor areas of Drake soils, 3 to 5 percent slopes and Midessa fine sandy loam, 1 to 3 percent slopes.

USDA INFO: Not currently enrolled in the USDA Farm Program.

TAXES: With current applicable exemptions 2025 Taxes were \$70.46

RESERVATIONS: See title precommitment, Seller warrants that this Property will sell without any other title reservations, including but not limited to mineral, wind, or solar reservations.

EASEMENTS: The sale of the property is subject to any and all easements filed of record.

FURTHER REPRESENTATIONS: All information provided is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate. Buyers

should verify the information to their satisfaction. Information is subject to change without notice. There are no warranties either expressed or implied pertaining to this property. **REAL ESTATE IS BEING SOLD "AS-IS, WHERE-IS" WITH NO WARRANTIES EXPRESSED OR IMPLIED.** Please make all inspections and have financing arranged prior to the end of bidding. The property is available for and subject to sale prior to auction. By participating in this auction, Buyers hereby acknowledge that any bid(s) placed by them is a binding agreement to purchase the property, subject to the bid being approved and confirmed by Seller.

COMMENTS: Call or text Monty Edwards for more information at 806-786-5426.



M. EDWARDS
REALTY & AUCTION



BURTON
REALTY & AUCTION

EXHIBIT A

BEING a 86.7 acre tract out of the North Half of Labor 9, League 231, King County School Land, Lamb County, Texas as recorded in Volume 716, Page 826, of the Official Public Records of Lamb County, Texas (LCOPR) together with a 0.39 acre tract (Volume 853, Page 601) out of the South part out of the Maxfield 2 acre tract as recorded in Volume 798, Page 468 LCOPR and less a 0.44 acre tract as deeded to Maxfield in Volume 853, Page 598 LCOPR, said 86.7 acres being described as follows:

BEGINNING at 1/2 inch iron rod with cap "C.E.C. 10194378" found at the midpoint of the West line of said Labor 9 for the Southwest corner;

THENCE N.2°30'43"E. 1156.7 feet to a 1/2 inch iron rod with cap "C.E.C. 10194378" found for the Northwest corner of said 0.39 acre tract;

THENCE S.87°02'37"E. at 295.16 feet pass the Northeast corner of said 0.39 acre tract and the Southwest corner of said 0.44 acre tract, in all, 363.52 feet to a 1/2 inch iron rod with cap "C.E.C. 10194378" found for a corner;

Thence N.52°25'31"E. 16.56 feet to a 1/2 inch iron rod with cap "C.E.C. 10194378" found for a corner;

Thence N.2°26'31"E. 226.51 feet to a 1/2 inch iron rod with cap "C.E.C. 10194378" found in the North line of said parent tract for the Northeast corner of said 0.44 acre tract;

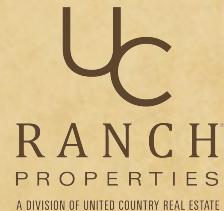
THENCE S.87°02'36"E. 2401.44 feet along the South line of a 177.10 acre tract as described in Volume 747, Page 100, LCOPR to a 1/2 inch iron rod with cap "C.E.C. 10194378" found for the Northeast corner;

THENCE S.2°29'49"W. 1389.72 feet along the West line of a 212.00 acre tract of land as described in Volume 418, Page 406, (LCOPR), Texas, to a 1/2 inch iron rod with cap "C.E.C. 10194378" found for the Southeast corner;

THENCE N.87°07'52"E. 2777.68 feet along the North line of a 88.55 acre tract of land as described in Instrument No. 2019-00000179, Deed Records of Lamb County, Texas, to the POINT OF BEGINNING, containing 86.7 acres of land, more or less including part of County Road 115 on the West.



M. EDWARDS
REALTY & AUCTION



BURTON
REALTY & AUCTION

EXHIBIT B

Online Auction Bidders Agreement

THIS IS A LEGALLY BINDING DOCUMENT. IF YOU DO NOT UNDERSTAND THE TERMS AND CONDITIONS AS SET FORTH HEREIN, PLEASE CONSULT AN ATTORNEY PRIOR TO SIGNING.

I _____ (Buyer) agree to immediately enter into a Purchase Contract if I am declared the high bidder (winning bidder) by the auctioneer during the following auction:

Description of Land (Full legal descriptions in Title Company).

Legal Description: SEE Exhibit A

Bidding Open & Close Dates/Times:

- o **Online Bidding Opens on January 14th, 2026 at 5:00pm CST**
- o **Online Bidding Closes on February 4th, 2026 at 5:00pm CST**

By signing below, I agree that I have read and fully understand the Online Auction Bidders Agreement and the Terms and Conditions of this auction.

I fully understand and agree that an Online Auction Bidders Agreement MUST be signed and returned to the auction company, prior to being allowed to bid in the Online Auction. As a bidder, it is solely my responsibility to contact the auction company at (806)686-6371 or the Auctioneer directly at (806)786-5426 with any questions regarding the auction, purchase agreement, or terms & conditions, prior to placing any bids in said auction.

Online Auction Terms & Conditions

- 1) **Seller's Confirmation:** The property is being offered in an Online Only Auction, **this is a reserve auction with all bids being subject to approval by Seller.**
- 2) **Auction Bidding Registration:** Online bidder hereby acknowledges that they must be properly registered for the online auction by completing and signing the (Online Auction Bidders Agreement), which will be sent by email via DocuSign. Upon completing this registration form and receiving approval, bidding privileges will be turned on. If you need assistance with registration, you may **contact Monty Edwards at (806)786-5426 or by email at Monty@MEdwardsAuction.com.** Seller(s) may at their sole discretion request additional registration requirements from any bidder unknown to them or the auction company.
- 3) **Bidding Opens/Closes:** The Online Only Auction (i.e. Internet Auction) bidding shall be opened and begin closing on the dates and times stated above.
- 4) **Property Preview and Inspection:** **Broker/Auctioneer strongly recommends that prospective Bidder(s) personally inspect the Property prior to the Auction. It is the sole responsibility of the Bidder to:**
 - a) Perform all inspections (legal, environmental, economic, or otherwise) of the Property and to be satisfied as to its condition prior to bidding.
 - b) Review all property information and materials while performing due diligence on the property. Independently verify any and all information the bidder deems important including information made available through public records.

c) Inquire of public officials as to the applicability of and compliance with land use and environmental laws, zoning, building, health & safety codes and ordinances and any other local, state or federal laws and regulations.

The property can be previewed by contacting the auction company at (806) 686-6371 or the Auctioneer directly at (806) 786-5426. Buyer agrees to indemnify, defend and hold harmless property owner from any damages resulting from Buyer's preview of the property. Property previews are encouraged prior to placing a bid in the auction. There may be cattle in the pasture, so please keep all the gates closed while inspecting. Please do not drive in tall grass to avoid fire hazard. Direct all questions to the auction company, see website for preview dates when staff will be onsite.

5) No Financing Contingency: By participating in this auction, bidders hereby agree that their bid shall **NOT** be subject to the bidder's ability to obtain financing. By placing a bid in this auction, bidders are making a "cash offer" to purchase the property and financing is NOT a contingency in the purchase agreement.

6) Buyer's Premium: A **5.0%** Buyer's Premium shall be added to the final bid price placed online, which will determine the Total Contract Sales Price. Bidders hereby understand that the Buyer's Premium shall be added to the winning bid to create the Total Purchase Price for which they are obligated to pay for the property.

7) Purchase Contract: Winning bidder hereby agrees to enter into a Contract to Purchase the property immediately upon being notified of the Seller's acceptance of their winning bid. Upon the close of the auction the winning bidder will be forwarded via email the Auction Real Estate Sales Contract to purchase the property. A signed copy of the Auction Real Estate Sales Contract must be received by the Auction Company (**United Country Real Estate - M. Edwards Realty & Auction**) within 24 hours from the time said Purchase Contract was sent to the winning bidder. The Auction Real Estate Sales Contract may be (hand delivered, faxed, or scanned and emailed). A copy of the Auction Real Estate Sales Contract is available for review online prior to placing any bids in the auction.

8) Down Payment/Earnest Deposit: A non-refundable down payment of **Ten Percent (10%)** of the total contract purchase price will be wire transferred or hand delivered in the form of certified funds to the Title Company no later than 48 hours following the close of auction. See closing agents contact information below. The balance of the purchase price will be due in full at closing.

9) Closing: Closing shall be on or before **March 4th, 2026**. Closing shall take place at **Rowe Abstract and Title Company** located at **306 Phelps Avenue, Littlefield, TX 79339** Closing Agent is **Bridgette Thompson** and her phone number is **806-385-4475**, email is **titlework@roweabstract.com**. Out of state buyers will be afforded the opportunity to close remotely.

10) Easements: The sale of the property is subject to any and all easements filed of record.

11) Minerals and Other Title Reservations and/or Special Provisions: Attached hereto as Exhibit(s) E, are materials specifically related to reservations or special provisions that will be a part of the purchase contract to be executed in compliance with Section 8 hereof. Buyer acknowledges receipt of such Exhibits and specifically consents to the inclusion of such reservations and special provisions in the aforementioned purchase contract. Seller warrants that this Property will sell without title reservations of any kind, including but not limited to wind, mineral, or solar reservations.

12) Survey: In the event any purchased tract requires a survey to determine the legal description, the cost of the survey will be paid by the Seller. If the same buyer or entity purchases two (2) adjoining tracts and no interior survey is required to separate said tracts, then any additional survey desired by the buyer will be at the buyer's sole discretion and cost.

13) **Possession:** Possession of the property will be given upon payment in full of the purchase price and transfer of title at closing.

14) **Title:** Seller shall provide a Preliminary Title Commitment for the property being sold. Seller shall pay for the issuance of the Title Policy for the property being sold and transferred. Seller shall execute a Special Warranty Deed conveying the property to the buyer(s).

15) **Taxes:** Seller shall pay any previous year's taxes (if due), and the current year's real estate taxes shall be prorated to the date of closing.

16) **Online Auction Technology (Disclaimer):** Under no circumstances shall Bidder have any kind of claim against United Country Real Estate – M. Edwards Realty & Auction, Broker of record, or anyone else, if the Internet service fails to work correctly before or during the auction. Online bidding is subject to technology faults and issues which are outside the control of the auction company. Bidder(s) are encouraged to use the "Maximum Bid" feature on the bidding platform and lock in their maximum bid amount, if they are concerned about technology failure during the auction. The SELLER and/or Auction Company reserves the right to (pause) the online auction bidding in the event of any internal or external technology failure, to preserve the integrity of the auction event and maintain a fair and impartial bidding environment.

17) **Soft Close:** If a bid is received within the last 3 minutes of the auction, the auction close time will automatically extend 3 minutes to allow other bidders an opportunity to competitively bid prior to the auction closing. This feature eliminates "snipers" and encourages fair and impartial bidding from all participants.

18) **Equal Opportunity:** All bidding is open to the public which meets the Sellers registration qualifications and approval. The Property is available to qualified Bidders without regard to a prospective Bidders race, color, national origin, religion, sex, familial status, or physical handicap.

19) **Miscellaneous:**

- a) All decisions of the Broker/Auctioneer are final as to the methods of bidding, disputes among bidders, increments of bidding, tie bids, and any other matters that may arise before, during, or after the Auction. Seller reserves the right to deny any person admittance to the Auction or expel anyone from the Auction who attempts to disrupt the Auction.
- b) Bidders are given notice that the Auction may be video/audio recorded and photographed.
- c) Broker/Auctioneer reserves the right to accept or reject offsite bidding via the internet, by telephone or by written bid.
- d) **All announcements made Auction Day supersede any prior oral or written statements. The Seller reserves the right to announce additional Terms and Conditions of the sale prior to or during the Auction.**
- e) The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the persons credentials, fitness, etc. **All decisions of the Auctioneer are final.**
- f) Texas Broker/Auctioneer Monty Edwards, Broker of Record (TX#515752), United Country Real Estate- M Edwards Realty & Auction, Brokerage of Record (TX#9002391), Monty Edwards, Auctioneer (TX#18341).
- g) In compliance with TDLR rule 67.100(c)(1), notice is hereby provided that this auction is covered by a Recovery Fund administered by the Texas Department of Licensing and Regulation, P.O. Box 12157, Austin, Texas 78711, and the phone is (512) 463-2906. Any complaints may be directed to the TDLR at the same address.

18) **Disclaimer:** All information provided is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. Information is subject to change without notice. There are no warranties either expressed or implied pertaining to this property. **REAL ESTATE IS BEING SOLD "AS-IS, WHERE-IS" WITH NO WARRANTIES EXPRESSED OR IMPLIED.** Please make all inspections and have financing arranged prior to

the end of bidding. The property is available for and subject to sale prior to auction. By participating in this auction, Buyers hereby acknowledge that any bid(s) placed by them is a binding agreement to purchase the property, subject to the bid being approved and confirmed by Seller.

Buyer: Printed Name

BUYERS SIGNATURE

DATE

Spouse (if any): Printed Name

SPOUSE SIGNATURE

DATE

Buyer: Address

(RECEIVED)

Buyer: City / State / Zip

Auctioneers Printed Name

Buyer: Email

Auctioneers Signature

Date

Buyer: Phone

Initial _____



M. EDWARDS
REALTY & AUCTION



BURTON
REALTY & AUCTION

EXHIBIT C

Exhibit C

Real Estate Auction Sales Contract

This Agreement is entered into this day, **February 4th, 2026** (the "Effective Date") by and between **Joe Kent and Martha Lucy Kent**, whose address is **403 Utica Drive, Lubbock, TX 79416**; (individually and collectively herein known as "**SELLER**") and _____, (the "Buyer"), whose address is _____.

1. AGREEMENT TO PURCHASE: In consideration of the sum as identified in Paragraph 2 below, the mutual covenants herein set forth, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller agrees to sell to Buyer, and Buyer agrees to purchase from Seller, pursuant to the terms and conditions hereinafter set forth, the following selected real property (the "Property"), attached hereto as **Exhibit "A"**.

2. PURCHASE PRICE:

High Bid Price:

\$ _____

Buyer's Premium: (5%)

\$ _____

Total Purchase Price:

\$ _____

Non-Refundable Down Payment/Deposit:

\$ _____

In U.S. Funds, due with Contract, to be held by Closing Agent.

Balance of Purchase Price:

\$ _____

In U.S. Funds, due at Closing, not including Buyer's closing costs, financing costs, prepaid amounts or proration's, in immediately available cash or by confirmed wire transfer.

1. March 4th, 2026

3. CLOSING: Closing shall take place with, **Rowe Abstract and Title Company**, (the "Closing Agent"), whose address is **306 Phelps Avenue, Littlefield, TX 79339**, on or before , (the "Closing Date").

At Closing, Seller shall deliver to Buyer a Special Warranty Deed, (the "Deed"), which shall convey fee simple title to the Property to Buyer without any warranties, including, without limitation, habitability or fitness for a particular purpose, and Buyer shall pay, or cause to be paid to Seller the Total Purchase Price. The special warranty deed conveying the Property shall contain language reasonably acceptable to counsel for Seller reflecting the AS IS, WHERE IS, WITH ALL FAULTS nature of this transaction. Seller and Buyer shall also execute and deliver any notices, statements, certificates, affidavits, releases or other documents required by this Contract, the Closing Agent, the Title Commitment (as hereinafter defined) or applicable law. Possession of the Property shall be delivered upon Closing and Funding, subject to those matters contained in the Deed, Title Commitment, this Contract and "Exhibit A". Time is of essence in this Contract.

4. TAXES AND OTHER PRORATIONS: The current year's Property Taxes shall be prorated between Seller and Buyer at Closing based upon the amount for the prior year. All unpaid taxes for the prior years, if any, shall be the responsibility of Seller. Buyer shall assume the payment of taxes for the year of Closing and all subsequent years. In addition, all rents, operating expenses and

utilities shall be prorated between Seller and Buyer as of the Closing Date and Seller shall pay to Buyer any tenant security deposits and Buyer shall pay to Seller any prepaid security deposits paid by Seller for utilities or other items.

5. **ROLLBACK TAXES:** If this sale or Buyer's use of the Property after closing results in the assessment of additional taxes, penalties or interest (the "Assessments") for periods prior to closing, the Assessments will be the obligation of Buyer. If Seller's change in use of the Property prior to closing or denial of a special use valuation on the Property claimed by Seller results in Assessments for periods prior to Closing, the Assessments will be the obligation of Seller. Obligations imposed by this Paragraph will survive closing.
6. **LIKE-KIND EXCHANGE:** If Seller or Buyer desires to conduct a tax-free exchange under Section 1031 of the Internal Revenue Code of 1986, as amended, in connection with the transfer of the Property, the other party agrees to cooperate in the exchange transaction. Notwithstanding such cooperation, the party conducting the exchange will be responsible for making all arrangements incident to the like-kind exchange, and the other party will incur no liability of any kind whatsoever in consummating the like-kind exchange, except for failure to perform its obligations under this contract.
7. **CLOSING COSTS:**
 - A. **Seller's Costs.** At Closing, Seller shall pay the fees for preparation of the Deed and issuance of the Title Policy (as hereinafter defined), and all costs relating to tax certificates, overnight courier fees and messenger charges on behalf of the Seller.
 - B. **Buyer's Costs.** At Closing, Buyer shall pay the recording costs of the Deed, overnight courier fees and messenger charges on behalf of the Buyer, escrow fees (if any), Closing Agent's closing fees, and all additional sale or closing fees.
8. **TERMS AND CONDITIONS:** Auction Terms and Conditions are hereby incorporated by reference and have been attached as **Exhibit "B"**. In the event of any conflict between the terms and conditions specified the Auction Terms and Conditions and those specified herein; the terms and conditions specified herein shall prevail. This is a cash sale with a down payment and balance due at Closing (as specified in Paragraph 2). This sale is not contingent upon financing or due diligence. **BUYER ACKNOWLEDGES AND AGREES THAT BUYER'S OBLIGATIONS UNDER THIS CONTRACT ARE NOT CONTINGENT UPON BUYER OBTAINING A LOAN FROM ANY LENDER. ACCORDINGLY, BUYER SHALL BE OBLIGATED TO PERFORM ITS OBLIGATIONS UNDER THIS CONTRACT WHETHER OR NOT BUYER CAN OBTAIN A LOAN TO FINANCE THE PURCHASE OF THE PROPERTY.**
9. **DOWN PAYMENT/DEPOSIT AND CLOSING AGENT:** Buyer and Seller hereby acknowledge and agree that Closing Agent shall hold and deliver the Down Payment/Deposit, in accordance with the terms and conditions of this Contract, and that Closing Agent shall be relieved of all liability and held harmless by both Seller and Buyer in the event Closing Agent makes a disbursement of the Down Payment/Deposit in accordance with the terms and provisions of this Contract. Closing Agent shall be relieved from any responsibility or liability and held harmless by both Seller and Buyer in connection with the discharge of any Closing Agent's duties hereunder provided that Closing Agent exercises ordinary and reasonable care in the discharge of said duties. Both parties understand that the Buyer's Down Payment/Deposit is non-refundable unless the Seller fails to close this transaction.

10. **DISCLAIMER OF WARRANTIES ("AS-IS" CONVEYANCE):**

- A. Buyer warrants and acknowledges to and agrees with Seller and Broker/Auctioneer that Buyer is purchasing the Property in an **"AS-IS, WHERE-IS"** condition **"WITH ALL FAULTS"** and specifically and expressly without any warranties, representations or guarantees, either expressed or implied, of any nature, or type whatsoever, from or on behalf of the Seller and the Deed will contain appropriate disclaimers to this effect.
- B. Seller's Disclosures:
 - (1) Seller is not aware of any flooding of the Property which has had a material adverse effect on the use of the Property.
 - (2) Seller is not aware of any pending or threatened litigation, condemnation, or special assessment affecting the Property.
 - (3) Seller is not aware of any environmental hazards that materially and adversely affect the Property.
 - (4) Seller is not aware of any dumpsite, landfill, or underground tanks or containers now or previously located on the Property.
 - (5) Seller is not aware of any wetlands, as defined by federal or state law or regulation, affecting the Property.
 - (6) Seller is not aware of any threatened or endangered species or their habitat affecting the Property.
 - (7) Seller is not aware that the Property is located wholly partly in a floodplain.

(8) Seller is is not aware that a tree or trees located on the Property has oak wilt.

If Seller is aware of any of the items above, explain (attach additional sheets if necessary):

(1) & (2) Seller is aware of flooding in low lying areas of property during heavy rainfall.

There is a seasonal playa on premises. (5) 10.5+- acres is designated as Pubfx, Freshwater Pond and PF, Other.

- C. Buyer acknowledges to and agrees with Seller and Broker/Auctioneer that with respect to the Property, Seller and Broker/Auctioneer have not, do not, and will not make any warranties or representations, expressed or implied, or arising by operation of law, including, but in no way limited to, and warranty as to the value, physical condition, square footage, environmental condition, zoning, good repair, operability, habitability, tenantability, suitability, merchantability, profitability, marketability, past or present compliance with any rules, regulations, covenants or restrictions, development potential or fitness for a particular use or purpose of the Property.
- D. Buyer acknowledges that it is Buyer's responsibility to make such legal, factual and other inquiries and investigations, as Buyer deems necessary with respect to the Property. Buyer acknowledges that Buyer has executed the Contract based solely on its own independent due diligence investigations and findings, and not in reliance on any information provided by **SELLER OR BROKER/AUCTIONEER** or their affiliates, agents, officers, employees or representatives. Buyer acknowledges that Buyer has not relied, and is not relying upon information, documents, sales brochures or other literature, maps or sketches, projection, pro forma, statement, representation, guarantee or warranty (whether express or implied, oral or written, material or immaterial) that may have been given or made by or on behalf of the Seller or Broker/Auctioneer.
- E. Buyer shall look only to Seller, and not to Broker/Auctioneer, as to all matters regarding this Contract and the Property. The Broker/Auctioneer shall not be responsible or liable in any way if the Seller fails or refuses to or cannot close this transaction.
- F. Without in any way limiting the generality of the preceding subparagraphs (a) through (d), Buyer specifically acknowledges and agrees that Buyer hereby waives, releases and discharges any claim it has, might have had, or may have against Seller and Broker/Auctioneer with respect to the condition of the Property, either patent or latent.

11. PROPERTY INSPECTION: It is Buyer's sole responsibility to perform all inspections (physical, legal, economic, environmental, archeological or otherwise) on the Property and to be satisfied as to its condition prior to making an offer on the Property; review all property information and due diligence materials; independently verify any information Buyer deems important including information available in public records; and inquire of public officials as to the applicability of and compliance with land use and environmental laws, building ordinances, zoning, health & safety codes, and any other local, state or federal laws and regulations.

Buyer is responsible for the costs of all inspections, surveys, engineering reports, environmental studies, including, but not limited to, lead-based paint tests, or for any other work performed at Buyer's request and Buyer shall pay for any damage which occurs to the Property or to any person as a result of such activities. Buyer shall not permit any claims or liens of any kind against the Property for inspections, surveys, engineering reports, or for any other work performed on the Property at Buyer's request. Buyer agrees to indemnify, protect and hold Seller and Broker/Auctioneer harmless against any liability, damage, cost or expense incurred, directly or indirectly, by Seller, as result of Buyer's inspection, examination, or survey of the Property, either prior to, on or after the date hereof. This indemnity includes Seller's right to recover all costs and expenses incurred by Seller to enforce this section, including Seller's reasonable attorney's fees. Buyer agrees to repair any damage caused by such inspections and to restore the Property to its condition prior to the inspection. This Paragraph shall expressly survive the Closing and any termination of the Contract.

12. TITLE: Buyer hereby agrees to accept title to the Property subject to (i) all standard exclusions and printed exceptions set forth in the Title Commitment, including all matters that would be disclosed by a current and accurate survey of the Property; (ii) liens for taxes not yet due and payable; (iii) easements for public utilities affecting the Property; (iv) all other easements or claims to easements, covenants, restrictions and rights-of-way affecting the Property; (v) rights and claims of parties in possession; and (vi) all title exceptions referenced in Schedule B of the Title Commitment (the foregoing title matters are herein referred to as the "Permitted Title Exceptions". Any applicable zoning ordinances, other land use laws and regulations, together with taxes for the current year and those matters, if any, which are waived by Buyer pursuant to this Paragraph, shall also be deemed Permitted Title Exceptions. At or prior to Closing, Seller shall satisfy all requirements on Schedule C which are the responsibility of Seller and Buyer shall satisfy all requirements on Schedule C which are the responsibility of Buyer. At Closing, Seller, at its cost, shall cause the title insurer to issue and deliver to Buyer an owner's policy of title insurance (the "Title Policy"), insuring Buyer's fee simple estate in the Property in the amount of the Total Purchase Price, subject to the Permitted Title Exceptions and any liens imposed by Buyer's financing.

Buyer also acknowledges and agrees that:

- A. Maps and depictions included in the marketing materials for the auction are for illustration purposes only and neither Seller, nor Broker/Auctioneer warrants or guarantees any of these materials or other information to be accurate or complete.
- B. Any fencing situated on the Property is not necessarily an indication of the Property boundary.
- C. Buyer shall be responsible for its own due diligence regarding the availability and/or accessibility of any utilities or the suitability for building on the Property. In addition, the Buyer shall be responsible for obtaining any and all permits for installation of utilities, wells, septic systems, and/or any costs related to such installation. Permits, tanks, meters, lines, and any other applicable fees shall be at the Buyer's expense.
- D. The Property is selling subject to any restrictive covenants and easements shown in the Title Commitment and the Survey.

13. TITLE DEFECTS: If the Title Commitment reveals a defect in title which is not one of the Permitted Title Exceptions, or if prior to the Closing a new defect in title is disclosed by an updated endorsement to the Title Commitment, which defect is not one of the Permitted Title Exceptions, prior to Closing Date, Buyer may either waive such defect or give written notice to Seller and Closing Agent no later than five (5) days from the receipt of the subject Title Commitment, whereupon Seller may, at its option, attempt to cure such defect prior to Closing or decline to cure such defect. If Seller is unable or unwilling to cure, on or before the Closing Date, any defect as to which Buyer has notified Seller as herein provided and if Buyer does not waive such defect on or prior to the Closing Date by written notice to the Seller, the Contract shall be terminated without liability to either party and the Down Payment/Deposit shall be returned to the Buyer. Seller shall have the right, at its sole election, to extend the Closing Date by not more than Sixty (60) Days to attempt to cure any such defect in title.

14. COMMISSIONS:

- A. **Agency Disclosure.** Broker/Auctioneer has acted as agent for Seller in this transaction and may be paid a commission by Seller pursuant to a separate written agreement between Seller and Broker/Auctioneer.
- B. **Commission/Buyer's Premium.** At Closing, Broker/Auctioneer shall be paid the commissions as outlined in a separate agreement (auction listing agreement).

15. FIXTURES AND PERSONAL PROPERTY: Only the Seller's fixtures currently attached to the Property will be conveyed to Buyer and no other personal property will be conveyed with the Property. Exclusions to the above have been attached as **Exhibit "D"** (if any).

16. BREACH OF CONTRACT BY SELLER: If Seller defaults in the performance of any of its obligations pursuant to this contract, and Closing fails to occur by reason thereof, Buyer, as its sole remedy, may terminate this Contract and receive the Down Payment/Deposit, or waive the default and proceed to Closing. In no event shall Seller or Broker/Auctioneer be liable for any damages including special, incidental or consequential damages, or economic loss and/or attorney fees.

17. BREACH OF CONTRACT BY BUYER: In the event the purchase and sale contemplated in this Contract is not consummated as a result of Buyer's default, Buyer's Down Payment/Deposit shall be forfeited to Seller, and Seller shall have all rights as allowed by law to file for damages, specific performance or cancellation of this transaction, with Buyer to be responsible for all costs of suit, including attorney's fees and court costs.

In addition, in the event that Seller is unable to collect on any check delivered by Buyer to Seller or Closing Agent, then, at Seller's option, without notice, this Contract may be terminated immediately and any Down Payment/Deposit held by Seller or Closing Agent shall be paid to Seller, and Seller may pursue any rights and remedies available at law or in equity.

18. CASUALTY: Except as herein provided, all risk of loss with respect to the Property shall be borne by Seller until the Closing; thereafter all risk of loss shall be borne by Buyer. In the event that the Property is, in the opinion of Seller, significantly damaged or is destroyed by fire or other casualty or hazard prior to Closing, Seller shall have the option to restore the Property to its pre-casualty condition or to cancel this Contract and Buyer's Down Payment/Deposit shall be returned as a complete and final settlement to Buyer of all Seller's obligations hereunder. Should Seller desire to restore the Property to its pre-casualty condition, Seller shall so notify Buyer and thereafter have 120 days to complete such restoration, with the Closing Date to be postponed accordingly.

19. ACKNOWLEDGEMENT: The Buyer certifies that if Buyer is a natural person, he or she is of legal age and has full legal capacity and authority to understand, execute and deliver this Contract on behalf of himself or herself. If Buyer is a domestic or foreign entity (as defined by the Texas Business Organizations Code), Buyer represents to Seller that the party executing this Contract on behalf

of such entity has the authority to execute the Contract on behalf of such entity, and that such entity shall be bound by the terms and conditions contained herein.

20. WAIVER: No failure or delay on the part of Seller in exercising any right of Seller or any action on the part of Seller or any course of dealing or partial performance shall be deemed a waiver of any right of Seller set forth herein or a modification of any terms set forth herein.

21. AGREEMENT OF THE PARTIES:

- A. Entire Agreement; Amendment:** This written Contract and any Exhibits, Schedules and Addenda attached hereto and made a part of this Contract signed by Buyer constitute the entire and complete agreement between the parties hereto and supersede any prior oral or written agreements between the parties with respect to the Property. This Contract may not be amended, altered, modified or discharged except by an instrument in writing signed by the Buyer and Seller.
- B. Assignability:** Buyer may not assign this Contract or Buyer's rights hereunder without the prior written consent of Seller, which consent may be given or withheld in Seller's sole discretion.
- C. Binding Effect:** This Contract shall be binding upon and inure to the benefit of the parties hereto, and their respective successors, personal representatives, legal representatives, heirs and permitted assigns.
- D. Counterparts:** The Contract may be executed in one or more counterparts, each of which shall have the force and effect of an original, and all of which shall constitute but one document.
- E. Joint and Several:** All Buyers executing this Contract are jointly and severally liable for the performance of all its terms.
- F. Governing Law:** Texas law governs the interpretation, validity, performance, and enforcement of this Contract.
- G. Severability:** If a court finds any clause in this Contract invalid or unenforceable, the remainder of this Contract will not be affected, and all other provisions of this Contract will remain valid and enforceable.
- H. Resolution of Disputes:** Any dispute or claim in law or equity between Seller and Buyer directly or indirectly arising out of, or relating to, this Contract or any resulting transaction shall be decided by the District Court located in Lamb County, Texas. **EACH OF THE PARTIES HERETO WAIVE THE RIGHT TO TRIAL BY JURY. ALL MATTERS SHALL BE TRIED TO THE JUDGE AT A BENCH TRIAL.**
- I. Notices:** All notices under this Contract shall be deemed delivered when personally delivered or mailed postage prepaid, certified or registered mail, return receipt requested, or when delivery by a courier service to the addresses of the parties set forth in the preamble of this Contract. Either party may change its address for notice purposes by giving written notice thereof to the other party in accordance with the terms hereof. A copy of all notices given hereunder shall be delivered to Broker/Auctioneer and Closing Agent. Monty E. Edwards Broker (TX#515752) and Monty E. Edwards (TX#18341) are the Broker and Auctioneer of Record and United Country M. Edwards Realty & Auction is the Brokerage of Record (TX#9002391). In compliance with TDLR rule 67.100(c)(1), notice is hereby provided that this auction is covered by a Recovery Fund administered by the Texas Department of Licensing and Regulation, P.O. Box 12157, Austin, Texas 78711 (512) 463-2906. Any complaints may be directed to the same address.

<<< SIGNATURE PAGES FOLLOW >>>

IN WITNESS WHEREOF, the parties hereto have duly executed this Contract, as of the day and year first above written.

SELLER:

Seller's Name: Joe Kent

Seller's Address: 403 Utica Drive

Seller's City/ST/ZIP: Lubbock, TX 79416

Email: _____

Phone: _____

Signature _____

SELLER:

Seller's Name: Martha Lucy Kent

Seller's Address: 403 Utica Drive

Seller's City/ST/ZIP: Lubbock, TX 79416

Email: _____

Phone: _____

Signature _____

BUYER:

Buyer's Name: _____

Buyer's Address: _____

Buyer's City/ST/ZIP: _____

Email: _____

Phone: _____

Signature _____

BUYER:

Buyer's Name: _____

Buyer's Address: _____

Buyer's City/ST/ZIP: _____

Email: _____

Phone: _____

Signature _____

BUYER:

Buyer's Name: _____

Buyer's Address: _____

Buyer's City/ST/ZIP: _____

Email: _____

Phone: _____

Signature _____

BUYER:

Buyer's Name: _____

Buyer's Address: _____

Buyer's City/ST/ZIP: _____

Email: _____

Phone: _____

Signature _____

PRELIMINARY COMMITMENT FOR TITLE

THE FOLLOWING COMMITMENT FOR TITLE INSURANCE IS NOT VALID UNLESS YOUR NAME AND THE POLICY AMOUNT ARE SHOWN IN SCHEDULE A, AND OUR AUTHORIZED REPRESENTATIVE HAS COUNTERSIGNED BELOW.



COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

We, STEWART TITLE GUARANTY COMPANY, will issue our title insurance policy or policies (the Policy) to You (the proposed insured) upon payment of the premium and other charges due, and compliance with the requirements in Schedule C. Our Policy will be in the form approved by the Texas Department of Insurance at the date of issuance, and will insure your interest in the land described in Schedule A. The estimated premium for our Policy and applicable endorsements is shown on Schedule D. There may be additional charges such as recording fees, and expedited delivery expenses.

This Commitment ends ninety (90) days from the effective date, unless the Policy is issued sooner, or failure to issue the Policy is our fault. Our liability and obligations to you are under the express terms of this Commitment and end when this Commitment expires.

In witness whereof, the Company has caused this commitment to be signed and sealed as of the effective date of commitment as shown in Schedule A, the commitment to become valid and binding only when countersigned by an authorized signatory.

Countersigned by:

A handwritten signature of B. Thompson.

Authorized Countersignature

Rowe Abstract and Title Company
306 Phelps Avenue
Littlefield, TX 79339



A handwritten signature of Frederick H. Eppinger.

Frederick H. Eppinger
President and CEO

A handwritten signature of David Hisey.

David Hisey
Secretary

For coverage information or assistance resolving a complaint, call (800) 729-1902 or visit www.stewart.com.

CONDITIONS AND STIPULATIONS

1. If you have actual knowledge of any matter which may affect the title or mortgage covered by this Commitment, that is not shown in Schedule B, you must notify us in writing. If you do not notify us in writing, our liability to you is ended or reduced to the extent that your failure to notify us affects our liability. If you do notify us, or we learn of such matter, we may amend Schedule B, but we will not be relieved of liability already incurred.
2. Our liability is only to you, and others who are included in the definition of Insured in the Policy to be issued. Our liability is only for actual loss incurred in your reliance on this Commitment to comply with its requirements or to acquire the interest in the land. Our liability is limited to the amount shown in Schedule A of this Commitment and will be subject to the following terms of the Policy: Insuring Provisions, Conditions and Stipulations, and Exclusions.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at P.O. Box 2029, Houston, Texas 77252.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at P.O. Box 2029, Houston, Texas 77252.

STEWART TITLE GUARANTY COMPANY

IMPORTANT INFORMATION

FOR INFORMATION, OR
TO MAKE A COMPLAINT
CALL OUR TOLL-FREE TELE-
PHONE NUMBER

1-800-729-1902

ALSO
YOU MAY CONTACT
THE TEXAS DEPARTMENT
OF INSURANCE AT

1-800-252-3439

to obtain information on:

1. filing a complaint against an insurance company or agent,
2. whether an insurance company or agent is licensed,
3. complaints received against an insurance company or agent,
4. policyholder rights, and
5. a list of consumer publications and services available through the Department.

YOU MAY ALSO WRITE TO
THE TEXAS DEPARTMENT OF
INSURANCE
P.O. BOX 12030
AUSTIN, TEXAS 78711-2030
FAX NO. (512) 490-1007

AVISO IMPORTANTE

PARA INFORMACION, O
PARA SOMETER UNA QUEJA
LLAME AL NUMERO GRATIS

1-800-729-1902

TAMBIEN
PUEDE COMUNICARSE CON
EL DEPARTAMENTO DE SEGUROS
DE TEXAS AL

1-800-252-3439

para obtener informacion sobre:

1. como someter una queja en contra de una compania de seguros o agente de seguros,
2. si una compania de seguros o agente de seguros tiene licencia,
3. quejas recibidas en contra de una compania de seguros o agente de seguros,
4. los derechos del asegurado, y
5. una lista de publicaciones y servicios para consumidores disponibles a traves del Departamento.

TAMBIEN PUEDE ESCRIBIR AL
DEPARTAMENTO DE SEGUROS DE
TEXAS
P.O. BOX 12030
AUSTIN, TEXAS 78711-2030
FAX NO. (512) 490-1007

STEWART TITLE GUARANTY COMPANY
TEXAS TITLE INSURANCE INFORMATION

<p>Title insurance insures you against loss resulting from certain risks to your title.</p> <p>The commitment for Title Insurance is the title insurance company's promise to issue the title insurance policy. The commitment is a legal document. You should review it carefully to completely understand it before your closing date.</p>	<p>El seguro de titulo le asegura en relacion a perdidas resultantes de ciertos riesgos que pueden afectar el titulo de su propiedad.</p> <p>El Compromiso para Seguro de Titulo es la promesa de la compania aseguradora de titulos de emitir la poliza de seguro de titulo. El Compromiso es un documento legal. Usted debe leerlo cuidadosamente y entenderlo completamente antes de la fecha para finalizar su transaccion.</p>
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Your commitment for Title Insurance is a legal contract between you and us. The Commitment is not an opinion or report of your title. It is a contract to issue you a policy subject to the Commitment's terms and requirements.

Before issuing a Commitment for Title Insurance (the Commitment) or a Title Insurance Policy (the Policy), the title insurance Company (the Company) determines whether the title is insurable. This determination has already been made. Part of that determination involves the Company's decision to insure the title except for certain risks that will not be covered by the Policy. Some of these risks are listed in Schedule B of the attached Commitment as Exceptions. Other risks are stated in the Policy as Exclusions. These risks will not be covered by the Policy. The Policy is not an abstract of title nor does a Company have an obligation to determine the ownership of any mineral interest.

MINERALS AND MINERAL RIGHTS may not be covered by the Policy. The Company may be unwilling to insure title unless there is an exclusion or an exception as to Minerals and Mineral Rights in the Policy. Optional endorsements insuring certain risks involving minerals, and the use of improvements (excluding lawns, shrubbery and trees) and permanent buildings may be available for purchase. If the title insurer issues the title policy with an exclusion or exception to the minerals and mineral rights, neither this Policy, nor the optional endorsements, ensure that the purchaser has title to the mineral rights related to the surface estate.

Another part of the determination involves whether the promise to insure is conditioned upon certain requirements being met. Schedule C of the Commitment lists these requirements that must be satisfied or the Company will refuse to cover them. You may want to discuss any matters shown in Schedules B and C of the Commitment with an attorney. These matters will affect your title and your use of the land.

When your Policy is issued, the coverage will be limited by the Policy's Exceptions, Exclusions and Conditions, defined below.

- EXCEPTIONS are title risks that a Policy generally covers but does not cover in a particular instance. Exceptions are shown on Schedule B or discussed in Schedule C of the Commitment. They can also be added if you do not comply with the Conditions section of the Commitment. When the Policy is issued, all Exceptions will be on Schedule B of the Policy.
- EXCLUSIONS are title risks that a Policy generally does not cover. Exclusions are contained in the Policy but not shown or discussed in the Commitment.
- CONDITIONS are additional provisions that qualify or limit your coverage. Conditions include your responsibilities and those of the Company. They are contained in the Policy but not shown or discussed in the Commitment. The Policy Conditions are not the same as the Commitment Conditions.

You can get a copy of the policy form approved by the Texas Department of Insurance by calling the Title Insurance Company at 1-800-729-1902 or by calling the title insurance agent that issued the Commitment. The Texas Department of Insurance may revise the policy form from time to time.

You can also get a brochure that explains the policy from the Texas Department of Insurance by calling 1-800-252-3439.

Before the Policy is issued, you may request changes in the Policy. Some of the changes to consider are:

- Request amendment of the "area and boundary" exception (Schedule B, paragraph 2). To get this amendment, you must furnish a survey and comply with other requirements of the Company. On the Owner's Policy, you must pay an additional premium for the amendment. If the survey is acceptable to the Company and if the Company's other requirements are met, your Policy will insure you against loss because of discrepancies or conflicts in boundary lines, encroachments or protrusions, or overlapping of improvements. The Company may then decide not to insure against specific boundary or survey problems by making special exceptions in the Policy. Whether or not you request amendment of the "area and boundary" exception, you should determine whether you want to purchase and review a survey if a survey is not being provided to you.
- Allow the Company to add an exception to "rights of parties in possession". If you refuse this exception, the Company or the title insurance agent may inspect the property. The Company may except to and not insure you against the rights of specific persons, such as renters, adverse owners or easement holders who occupy the land. The Company may charge you for the inspection. If you want to make your own inspection, you must sign a Waiver of Inspection form and allow the Company to add this exception to your Policy.

The entire premium for a Policy must be paid when the Policy is issued. You will not owe any additional premiums unless you want to increase your coverage at a later date and the Company agrees to add an Increased Value Endorsement.

COMMITMENT FOR TITLE INSURANCE

SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No. 25257	Effective Date: January 06, 2026 at 8:00 AM
	Issued January 13, 2026 at 5:11 PM

1. The policy or policies to be issued are:

- (a) OWNER'S POLICY OF TITLE INSURANCE (Form T-1)
(Not applicable for improved one-to-four family residential real estate)
Policy Amount: \$
PROPOSED INSURED:
- (b) TEXAS RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE
--ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)
Policy Amount: \$
PROPOSED INSURED:
- (c) LOAN POLICY OF TITLE INSURANCE (Form T-2)
Policy Amount: \$
PROPOSED INSURED:
Proposed Borrower:
- (d) TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (Form T-2R)
Policy Amount: \$
PROPOSED INSURED:
Proposed Borrower:
- (e) LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)
Binder Amount: \$
PROPOSED INSURED:
Proposed Borrower:
- (f) OTHER -
Policy Amount: \$
PROPOSED INSURED:

2. The interest in the land covered by this Commitment is:

Fee Simple

3. Record title to the land on the Effective Date appears to be vested in:

Joe Kent and Martha Lucy Kent, a married couple

4. Legal description of the land:

SEE EXHIBIT "A" ATTACHED HERETO

EXHIBIT "A"
LEGAL DESCRIPTION

BEING a 86.7 acre tract out of the North Half of Labor 9, League 231, King County School Land, Lamb County, Texas as recorded in Volume 716, Page 826, of the Official Public Records of Lamb County, Texas (LCOPR) together with a 0.39 acre tract (Volume 853, Page 601) out of the South part out of the Maxfield 2 acre tract as recorded in Volume 798, Page 468 LCOPR and less a 0.44 acre tract as deeded to Maxfield in Volume 853, Page 598 LCOPR, said 86.7 acres being described as follows:

BEGINNING at 1/2 inch iron rod with cap "C.E.C. 10194378" found at the midpoint of the West line of said Labor 9 for the Southwest corner:

THENCE N.2°30'43"E. 1156.7 feet to a 1/2 inch iron rod with cap "C.E.C. 10194378" found for the Northwest corner of said 0.39 acre tract;

THENCE S.87°02'37"E. at 295.16 feet pass the Northeast corner of said 0.39 acre tract and the Southwest corner of said 0.44 acre tract, in all, 363.52 feet to a 1/2 inch iron rod with cap "C.E.C. 10194378" found for a corner;

Thence N.52°25'31"E. 16.56 feet to a 1/2 inch iron rod with cap "C.E.C. 10194378" found for a corner;

Thence N.2°26'31"E. 226.51 feet to a 1/2 inch iron rod with cap "C.E.C. 10194378" found in the North line of said parent tract for the Northeast corner of said 0.44 acre tract;

THENCE S.87°02'36"E. 2401.44 feet along the South line of a 177.10 acre tract as described in Volume 747, Page 100, LCOPR to a 1/2 inch iron rod with cap "C.E.C. 10194378" found for the Northeast corner;

THENCE S.2°29'49"W. 1389.72 feet along the West line of a 212.00 acre tract of land as described in Volume 418, Page 406, (LCOPR), Texas, to a 1/2 inch iron rod with cap "C.E.C. 10194378" found for the Southeast corner;

THENCE N.87°07'52"E. 2777.68 feet along the North line of a 88.55 acre tract of land as described in Instrument No. 2019-00000179, Deed Records of Lamb County, Texas, to the POINT OF BEGINNING, containing 86.7 acres of land, more or less including part of County Road 115 on the West.

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B

ISSUED BY
STEWART TITLE GUARANTY COMPANY

EXCEPTIONS FROM COVERAGE

In addition to the Exclusions and Conditions and Stipulations, your Policy will not cover loss, costs, attorney's fees, and expenses resulting from:

1. ~~The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):~~
2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements. Upon receipt of an approved survey, Schedule B, Item 2 may be modified to read in its entirety, "Shortages in area" (Loan Policy only or Owner's Title Policy with prescribed premium.)
3. Homestead or community property or survivorship rights, if any of any spouse of any insured. (Applies to the Owner's Policy only.)
4. Any titles or rights asserted by anyone, including but not limited to, persons, the public, corporations, governments or other entities,
 - a. to tidelands, or land comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays gulf or oceans, or
 - b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
 - c. to filled-in lands, or artificial islands, or
 - d. to statutory water rights, including riparian rights, or
 - e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.
- (Applies to the Owner's Policy only.)
5. Standby fees, taxes and assessments by any taxing authority for the year 2026, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year. (If Texas Short Form Residential Loan Policy of Title Insurance (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy" in lieu of "for the year 2026 and subsequent years.")
6. The terms and conditions of the documents creating your interest in the land.
7. Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to the Loan Title Policy Binder on Interim Construction Loan only, and may be deleted if satisfactory evidence to us before a binder is issued.)
8. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage. (Applies to Loan Policy only.)
9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Loan Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Loan Policy of Title Insurance (T-2R) only). Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Loan Policy of Title Insurance (T-2R).
10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):
 - a. Rights of parties in possession. **(Owner Title Policy only)**

**COMMITMENT FOR TITLE INSURANCE
SCHEDULE B**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

EXCEPTIONS FROM COVERAGE

- b. Any visible and apparent roadway or easement over or across the property, the existence of which does not appear of record.
- c. All rules and regulations as promulgated by the High Plains Underground Water Conservation District No. 1.
- d. Dedication of roads and/or right-of-ways as shown in plat recorded in Volume 25, Page 310, Deed Records of Lamb County, Texas.
- e. N/2 of N/2: Reservation of an undivided 1/2 interest in and to the royalty of all the oil, gas and other minerals as shown in instrument dated January 6, 1964, from Floyd Rogers and Marjorie Rogers, Guardians to Leroy Maxfield, and recorded in Volume 243, Page 578, Deed Records of Lamb County, Texas. TITLE to said interest not checked subsequent to date of aforesaid interest.
- f. S/2 of N/2: Reservation of an undivided 1/2 interest in and to the royalty of all the oil, gas and other minerals as shown in instrument dated January 6, 1964, from Floyd Rogers and Marjorie Rogers, Guardians to Glen Batson, and recorded in Volume 243, Page 582, Deed Records of Lamb County, Texas. TITLE to said interest not checked subsequent to date of aforesaid interest.
- g. Right-of-Way Easement for electric utility service as shown in instrument acknowledged March 26, 2012, from Joe Kent to Lamb County Electric Cooperative, Inc., and recorded in Volume 686, Page 40, Official Public Records of Lamb County, Texas.
- h. All easements and right-of-ways shown in Survey dated September 26, 2025, by Gene Burgess, Registered Professional Land Surveyor #5408.
- i. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all right, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.

COMMITMENT FOR TITLE INSURANCE SCHEDULE C

**ISSUED BY
STEWART TITLE GUARANTY COMPANY**

Your Policy will not cover loss, costs, attorneys' fees, and expenses resulting from the following requirements that will appear as Exceptions in Schedule B of the Policy, unless you dispose of these matters to our satisfaction, before the date the Policy is issued:

1. Documents creating your title or interest must be approved by us and must be signed, notarized and filed for record.
2. Satisfactory evidence must be provided that:
 - a. no person occupying the land claims any interest in that land against the persons named in paragraph 3 of Schedule A,
 - b. all standby fees, taxes, assessments and charges against the property have been paid,
 - c. all improvements or repairs to the property are completed and accepted by the owner, and that all contractors, subcontractors, laborers and suppliers have been fully paid, and that no mechanic's, laborer's or materialman's liens have attached to the property,
 - d. there is legal right of access to and from the land,
 - e. (on a Loan Policy only) restrictions have not been and will not be violated that affect the validity and priority of the insured mortgage.
3. You must pay the seller or borrower the agreed amount for your property or interest.
4. Any defect, lien or other matter that may affect title to the land or interest insured, that arises or is filed after the effective date of this Commitment.
5. Note: Procedural Rule P-27 as provided for in Section 2561.202, Texas Insurance Code requires that "Good Funds" be received and deposited before a Title Agent may disburse from its Trust Fund Account. Procedural Rule P-27 provides a list of the types of financial documents and instruments which satisfy this requirement. Please be advised that we reserve the right to determine on a case-by-case basis what form of good funds is acceptable.
6. Our examination does not cover any financing statements filed in the Office of the Secretary of State of the State of Texas, nor any examination of bankruptcy proceedings in the United States Bankruptcy Court.

COMMITMENT FOR TITLE INSURANCE

SCHEDULE D

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Policy Commitment No.: 25257

The information contained in this Schedule (D) does not affect title to or the lien upon the land described in Schedule A hereof, to be insured in any policy(ies) of title insurance to be issued in accordance with this Commitment.

As to **Stewart Title Guaranty Company**, the "Underwriter" herein, the following disclosures are made as of **January 1, 2025**:

A-1. Shareholders owning or controlling, or holding, directly or indirectly, ten percent (10%) or more of the shares of **Stewart Title Guaranty Company** as of the last day of the year preceding the date hereinabove set forth are as follows:

Stewart Information Services Corporation -100%

A-2. The members of the Board of Directors of **Stewart Title Guaranty Company** as of the last day of the year preceding the date hereinabove set forth are as follows: Frederick H. Eppinger, David C. Hisey, Elizabeth Giddens, Erin Scheckler, Iain M. Bryant, Brian K. Glaze, Pamela B. O'Brien, and Mary P. Thomas.

A-3. The designated officers of **Stewart Title Guaranty Company** as of the last day of the year preceding the date hereinabove set forth are as follows: Frederick H. Eppinger, Chief Executive Officer & President; David C. Hisey, Chief Financial Officer - Secretary & Assistant Treasurer; Scott Gray, Senior Vice President - Finance, Treasurer & Assistant Secretary; Brian K. Glaze, Corporate Controller & Assistant Treasurer - Banking Relations; Elizabeth Giddens, Chief Legal Officer; John Hamm, Chief Information Officer; Genady Vishnevetsky, Chief Information Security Officer; Emily Kain, Chief Human Resources Officer; Erin Scheckler, Group President; Iain M. Bryant, Group President - Agency Services; Pamela O'Brien, Senior Vice President - General Counsel; Mary P. Thomas, Senior Vice President - Chief Compliance & Regulatory Officer; Kelly Rickenbach, Senior Vice President - Chief Claims Counsel; Charles M. Craig, Senior Vice President - Associate General Counsel & Senior Underwriting Counsel; Wilhelmina Kightlinger, Senior Vice President - Chief Underwriting Counsel; John Rothermel, Senior Vice President - Senior Underwriting Counsel; Heidi Junge, Senior Vice President - Regional Underwriting Counsel.

As to Rowe Abstract and Title Company (Title Insurance Agent), the following disclosures are made:

B-1: Shareholders, owners, partners or other persons having, owning or controlling one percent (1%) or more of Title Insurance Agent are as follows:

Bridgette Thompson

B-2: Shareholders, owners, partners, or other persons having, owning or controlling ten percent (10%) or more of any entity that has, owns or controls one percent (1%) or more of Title Insurance Agent are as follows:

B-3: If Title Insurance Agent is a corporation, the following is a list of the members of the Board of Directors:

Bridgette Thompson

B-4: If Title Insurance Agent is a corporation, the following is a list of its officers:

Bridgette Thompson

C-1. You are entitled to receive advance disclosure of settlement charges in connection with the proposed transaction to which this commitment relates. Upon your request, such disclosure will be made to you. Additionally, the name of any person, firm or corporation receiving a portion of the premium from the settlement of this transaction will be disclosed on the closing or settlement statement.

You are further advised that the estimated title premium* is:

Owner's Policy	_____
Loan Policy	_____
Endorsement Charges	\$0.00
Other	_____
Total	\$0.00

Of this total amount 15% will be paid to Stewart Title Guaranty Company; 85% will be retained by the issuing Title Insurance Agent; and the remainder of the estimated premium will be paid to other parties as follows:

Amount		To Whom	For Services
(or %)			

**COMMITMENT FOR TITLE INSURANCE
SCHEDULE D**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Policy Commitment No.: 25257

	(or %)			
	(or %)			

"The estimated premium is based upon information furnished to us as of the date of this Commitment for Title Insurance. Final determination of the amount of the premium will be made at closing in accordance with the Rules and Regulations adopted by the Commissioner of Insurance."

STEWART TITLE GUARANTY COMPANY

DELETION OF ARBITRATION PROVISION

(Not applicable to the Texas Residential Owner's Policy)

ARBITRATION is a common form of alternative dispute resolution. It can be a quicker and cheaper means to settle a dispute with your Title Insurance Company. However, if you agree to arbitrate, you give up your right to take the Title Insurance Company to court and your rights to discovery of evidence may be limited in the arbitration process. In addition, you cannot usually appeal an arbitrator's award.

Your policy contains an arbitration provision (shown below). It allows you or the Company to require arbitration if the amount of insurance is \$2,000,000 or less. If you want to retain your right to sue the Company in case of a dispute over a claim, you must request deletion of the arbitration provision before the policy is issued. You can do this by signing this form and returning it to the Company at or before the closing of your real estate transaction or by writing to the Company.

The arbitration provision in the Policy is as follows:

"Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured, unless the Insured is an individual person (as distinguished from an Entity). All arbitrable matters when the Amount of Insurance is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction."

SIGNATURE

DATE

STEWART INFORMATION SERVICES CORPORATION

Updated August 24, 2023

GRAMM-LEACH BLILEY PRIVACY NOTICE

This Stewart Information Services Corporation Privacy Notice ("Notice") explains how we and our affiliates and majority-owned subsidiary companies (collectively, "Stewart," "our," or "we") collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of your personal information. Pursuant to Title V of the Gramm-Leach Bliley Act ("GLBA") and other Federal and state laws and regulations applicable to financial institutions, consumers have the right to limit some, but not all sharing of their personal information. Please read this Notice carefully to understand how Stewart uses your personal information.

The types of personal information Stewart collects, and shares depends on the product or service you have requested.

Stewart may collect the following categories of personal and financial information from you throughout your transaction:

1. Identifiers: Real name, alias, online IP address if accessing company websites, email address, account name, unique online identifier, or other similar identifiers.
2. Demographic Information: Marital status, gender, date of birth.
3. Personal Information and Personal Financial Information: Full name, signature, social security number, address, driver's license number, passport number, telephone number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, credit reports, or any other information necessary to complete the transaction.

Stewart may collect personal information about you from:

1. Publicly available information from government records.
2. Information we receive directly from you or your agent(s), such as your lender or real estate broker,
3. Information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Stewart may use your personal information for the following purposes:

1. To provide products and services to you in connection with a transaction.
2. To improve our products and services.
3. To communicate with you about our affiliates', and others' products and services, jointly or independently.

Stewart may use or disclose the personal information we collect for one or more of the following purposes:

- a. To fulfill or meet the reason for which the information is provided.
- b. To provide, support, personalize, and develop our website, products, and services.
- c. To create, maintain, customize, and secure your account with Stewart.
- d. To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- e. To prevent and/or process claims.
- f. To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf pursuant to valid service provider agreements.
- g. As necessary or appropriate to protect the rights, property or safety of Stewart, our customers, or others.
- h. To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- i. To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business.
- j. To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- k. Auditing for compliance with federal and state laws, rules, and regulations.
- l. Performing services including maintaining or servicing accounts, providing customer service, processing, or fulfilling orders and transactions, verifying customer information, processing payments.
- m. To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal information or use the personal information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent throughout the course of your transaction (for example, your realtor, broker, or a lender). Stewart may disclose your personal information to a non-affiliated third-party service providers and vendors to render services to complete your transaction.

We share your personal information with the following categories of third parties:

- a. Non-affiliated service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- b. To enable Stewart to prevent criminal activity, fraud, material misrepresentation, or nondisclosure.
- c. Stewart's affiliated and subsidiary companies.
- d. Parties involved in litigation and attorneys, as required by law.
- e. Financial rating organizations, rating bureaus and trade associations, taxing authorities, if required in the transaction.
- f. Federal and State Regulators, law enforcement and other government entities to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order.

The law does not require your prior authorization or consent and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or browsing information with non-affiliated third parties, except as required or permitted by law.

Right to Limit Use of Your Personal Information

You have the right to opt-out of sharing of your personal information among our affiliates to directly market to you. To opt-out of sharing your information with affiliates for direct marketing, you may send an "opt out" request to OptOut@stewart.com, or contact us through other available methods provided under "Contact Information" in this Notice. We do not share your Personal Information with nonaffiliates for their use to directly market to you without your consent.

How Stewart Protects Your Personal Information

Stewart maintains physical, technical, and administrative safeguards and policies to protect your personal information.

Contact Information

If you have specific questions or comments about this Notice, the ways in which Stewart collects and uses your information described herein, or your choices and rights regarding such use, please do not hesitate to contact us at:

Phone: Toll Free at 1-866-571-9270
Email: Privacyrequest@stewart.com

Postal Address: Stewart Information Services Corporation
Attn: Mary Thomas, Chief Compliance and Regulatory Officer
1360 Post Oak Blvd., Ste. 100, MC #14-1
Houston, TX 77056

STEWART INFORMATION SERVICES CORPORATION PRIVACY NOTICE FOR CALIFORNIA RESIDENTS

Stewart Information Services Corporation and its affiliates and majority-owned subsidiary companies (collectively, "Stewart", "our," or "we") respect and are committed to protecting your privacy. Pursuant to the California Consumer Privacy Act of 2018 ("CCPA") and the California Privacy Rights Act of 2020 ("CPRA"), we are providing this **Privacy Notice** ("CCPA Notice"). This CCPA Notice explains how we collect, use, and disclose personal information, when and to whom we disclose such information, and the rights you, as a California resident have regarding your Personal Information. This CCPA Notice supplements the information contained in Stewart's existing privacy notice and applies solely to all visitors, users, consumers, and others who reside in the State of California or are considered California Residents as defined in the CCPA ("consumers" or "you"). All terms defined in the CCPA & CPRA have the same meaning when used in this Notice.

Personal and Sensitive Personal Information Stewart Collects

Stewart has collected the following categories of **personal and sensitive personal information** from consumers within the last twelve (12) months:

- A. Identifiers.** A real name, alias, postal address, unique personal identifier, online identifier, Internet Protocol address, email address, account name, Social Security number, driver's license number, passport number, or other similar identifiers.
- B. Personal information categories listed in the California Customer Records statute (Cal. Civ. Code § 1798.80(e)).** A name, signature, Social Security number, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information.
- C. Protected classification characteristics under California or federal law.** Age, race, color, ancestry, national origin, citizenship, marital status, sex (including gender, gender identity, gender expression), veteran or military status.
- D. Commercial information.** Records of personal property, products or services purchased, obtained, or considered, or other purchasing or consuming histories or tendencies.
- E. Internet or other similar network activity.** Browsing history, search history, information on a consumer's interaction with a website, application, or advertisement.
- F. Geolocation data**
Stewart obtains the categories of personal and sensitive information listed above from the following categories of sources:
 - Directly and indirectly from customers, their designees, or their agents (For example, realtors, lenders, attorneys, brokers, etc.)
 - Directly and indirectly from activity on Stewart's website or other applications.
 - From third parties that interact with Stewart in connection with the services we provide.

Use of Personal and Sensitive Personal Information

Stewart may use or disclose the personal or sensitive information we collect for one or more of the following purposes:

- a. To fulfill or meet the reason for which the information is provided.
- b. To provide, support, personalize, and develop our website, products, and services.
- c. To create, maintain, customize, and secure your account with Stewart.
- d. To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- e. To prevent and/or process claims.
- f. To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf pursuant to valid service provider agreements.
- g. As necessary or appropriate to protect the rights, property or safety of Stewart, our customers, or others.
- h. To provide you with support and to respond to your inquiries, including to investigate and address your concerns

and monitor and improve our responses.

- i. To personalize your website experience and to deliver content and product and service offerings relevant to your interests, including targeted offers and ads through our website, third-party sites, and via email or text message (with your consent, where required by law).
- j. To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business.
- k. To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- l. Auditing for compliance with federal and state laws, rules, and regulations.
- m. Performing services including maintaining or servicing accounts, providing customer service, processing, or fulfilling orders and transactions, verifying customer information, processing payments, providing advertising or marketing services or other similar services.
- n. To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal or sensitive information or use the personal or sensitive information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent throughout the course of your transaction (for example, a realtor, broker, or a lender).

We share your personal information with the following categories of third parties:

- a. Service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- b. Affiliated Companies.
- c. Parties involved in litigation and attorneys, as required by law.
- d. Financial rating organizations, rating bureaus and trade associations.
- e. Federal and State Regulators, law enforcement and other government entities

In the preceding twelve (12) months, Stewart has disclosed the following categories of personal information:

- Category A: Identifiers
- Category B: California Customer Records personal information categories
- Category C: Protected classification characteristics under California or federal law
- Category D: Commercial Information
- Category E: Internet or other similar network activity
- Category F: Non-public education information

A. Your Consumer Rights and Choices Under CCPA and CPRA

The CCPA and CPRA provide consumers (California residents as defined in the CCPA) with specific rights regarding their personal information. This section describes your rights and explains how to exercise those rights.

i. Access to Specific Information and Data Portability Rights

You have the right to request that Stewart disclose certain information to you about our collection and use of your personal information over the past 12 months. Once we receive and confirm your verifiable consumer request, Stewart will disclose to you:

- The categories of personal information Stewart collected about you.
- The categories of sources for the personal information Stewart collected about you.
- Stewart's business or commercial purpose for collecting that personal information.
- The categories of third parties with whom Stewart shares that personal information.
- The specific pieces of personal information Stewart collected about you (also called a data portability request).
- If Stewart disclosed your personal data for a business purpose, a listing identifying the personal information categories that each category of recipient obtained.

ii. Deletion Request Rights

You have the right to request that Stewart delete any personal information we collected from you and retained, subject to

certain exceptions. Once we receive and confirm your verifiable consumer request, Stewart will delete (and direct our service providers to delete) your personal information from our records, unless an exception applies.

Stewart may deny your deletion request if retaining the information is necessary for us or our service providers to:

1. Complete the transaction for which we collected the personal information, provide a good or service that you requested, take actions reasonably anticipated within the context of our ongoing business relationship with you, or otherwise perform our contract with you.
2. Detect security incidents, protect against malicious, deceptive, fraudulent, or illegal activity, or prosecute those responsible for such activities.
3. Debug products to identify and repair errors that impair existing intended functionality.
4. Exercise free speech, ensure the right of another consumer to exercise their free speech rights, or exercise another right provided for by law.
5. Comply with the California Electronic Communications Privacy Act (Cal. Penal Code § 1546 seq.).
6. Engage in public or peer-reviewed scientific, historical, or statistical research in the public interest that adheres to all other applicable ethics and privacy laws, when the information's deletion may likely render impossible or seriously impair the research's achievement, if you previously provided informed consent.
7. Enable solely internal uses that are reasonably aligned with consumer expectations based on your relationship with us.
8. Comply with a legal obligation.
9. Make other internal and lawful uses of that information that are compatible with the context in which you provided it.

iii. Opt-Out of Information Sharing and Selling

Stewart does not share or sell information to third parties, as the terms are defined under the CCPA and CPRA. Stewart only shares your personal information as commercially necessary and in accordance with this CCPA Notice.

iv. Correction of Inaccurate Information

You have the right to request that Stewart correct any inaccurate information maintained about you.

v. Limit the Use of Sensitive Personal Information

You have the right to limit how your sensitive personal information, as defined in the CCPA and CPRA is disclosed or shared with third parties.

Exercising Your Rights Under CCPA and CPRA

If you have questions or comments about this notice, the ways in which Stewart collects and uses your information described herein, your choices and rights regarding such use, or wish to exercise your rights under California law, please submit a verifiable consumer request to us by the available means provided below.

1. Emailing us at OptOut@stewart.com; or
2. Visiting <https://www.stewart.com/en/quick-links/ccpa-request.html>

Only you, or someone legally authorized to act on your behalf, may make a verifiable consumer request related to your personal information. You may also make a verifiable consumer request on behalf of your minor child, if applicable.

To designate an authorized agent, please contact Stewart through one of the methods mentioned above.

You may only make a verifiable consumer request for access or data portability twice within a 12-month period. The verifiable consumer request must:

- Provide sufficient information that allows us to reasonably verify you are the person about whom we collected personal information or an authorized representative.
- Describe your request with sufficient detail that allows us to properly understand, evaluate, and respond to it.

Stewart cannot respond to your request or provide you with personal information if we cannot verify your identity or authority to make the request and confirm the personal information relates to you.

Making a verifiable consumer request does not require you to create an account with Stewart.

Response Timing and Format

We endeavor to respond to a verifiable consumer request within forty-five (45) days of its receipt. If we require more time (up to an additional 45 days), we will inform you of the reason and extension period in writing.

A written response will be delivered by mail or electronically, at your option.

Any disclosures we provide will only cover the 12-month period preceding the verifiable consumer request's receipt. The response we provide will also explain the reasons we cannot comply with a request, if applicable.

Stewart does not charge a fee to process or respond to your verifiable consumer request unless it is excessive, repetitive, or manifestly unfounded. If we determine that the request warrants a fee, we will tell you why we made that decision and provide you with a cost estimate before completing your request.

Non-Discrimination

Stewart will not discriminate against you for exercising any of your CCPA rights. Unless permitted by the CCPA, we will not:

- Deny you goods or services.
- Charge you different prices or rates for goods or services, including through granting discounts or other benefits, or imposing penalties.
- Provide you with a different level or quality of goods or services.
- Suggest that you may receive a different price or rate for goods or services or a different level or quality of goods or services.

Record Retention

Your personal information will not be kept for longer than is necessary for the business purpose for which it is collected and processed. We will retain your personal information and records based on established record retention policies pursuant to California law and in compliance with all federal and state retention obligations. Additionally, we will retain your personal information to comply with applicable laws, regulations, and legal processes (such as responding to subpoenas or court orders), and to respond to legal claims, resolve disputes, and comply with legal or regulatory recordkeeping requirements.

Changes to This CCPA Notice

Stewart reserves the right to amend this CCPA Notice at our discretion and at any time. When we make changes to this CCPA Notice, we will post the updated Notice on Stewart's website and update the Notice's effective date.

Link to Privacy Notice

Stewart's Privacy Notice can be found on our website at <https://www.stewart.com/en/privacy.html>

Contact Information

Stewart Information Services Corporation
Attn: Mary Thomas, Chief Compliance and Regulatory Officer
1360 Post Oak Blvd., Ste. 100, MC #14-1
Houston, TX 77056

STG Privacy Notice 2 (Rev 01/26/09) Independent Agencies and Unaffiliated Escrow Agents

WHAT DO/DOES THE Rowe Abstract and Title Company 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 Rowe Abstract and Title Company, and its affiliates (" N/A "), 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 Rowe Abstract and Title Company, 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.

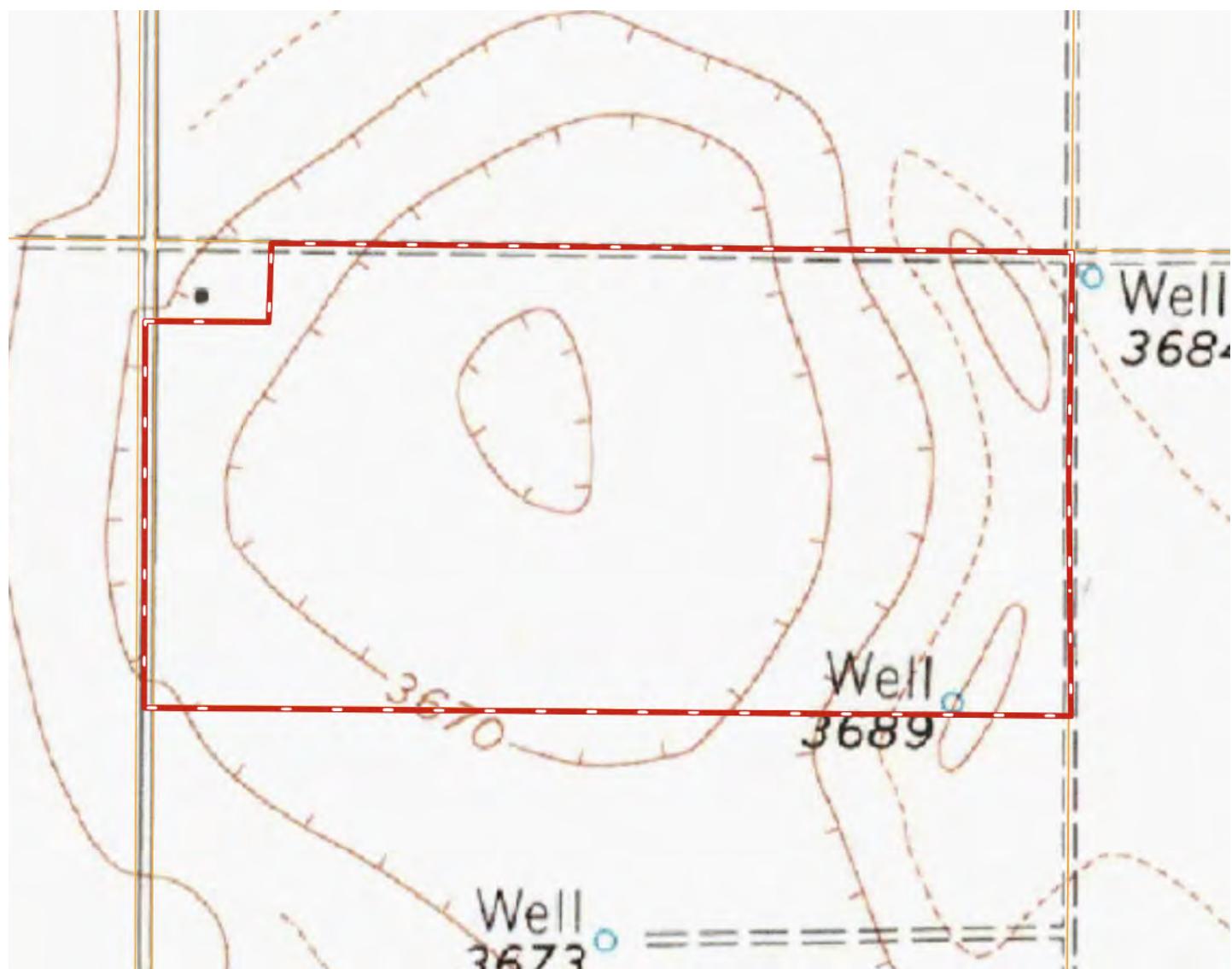
Reasons we can share your personal information	Do we share?	Can you limit this sharing?
For our everyday business purposes — to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing 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 non-financial 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 non-affiliates to market to you. Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

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

Sharing practices	
How often do/does Rowe Abstract and Title Company notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do/does Rowe Abstract and Title Company 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 do/does Rowe Abstract and Title Company collect my personal information?	We collect your personal information, for example, when you <ul style="list-style-type: none">• 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: Rowe Abstract and Title Company, 306 Phelps Avenue, Littlefield, TX 79339
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TRACT MAPS -TOPOGRAPHY



TRACT MAPS - SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
AmB	Amarillo loamy fine sand, 0 to 3 percent slopes	35.31	40.9	0	46	4e
ZfB	Zita fine sandy loam, 1 to 3 percent slopes	23.87	27.65	0	36	3e
Rf	Randall fine sandy loam, 0 to 1 percent slopes, overwash, occasionally ponded	10.48	12.14	0	41	5w
DrC	Drake soils, 3 to 5 percent slopes	8.67	10.04	0	42	6e
PfB	Midessa fine sandy loam, 1 to 3 percent slopes	8.01	9.28	0	40	3e

FSA 156 EZ - NOT CURRENTLY ENROLLED

TEXAS LAMB	 United States Department of Agriculture Farm Service Agency		FARM : 1390 Prepared : 1/15/26 1:30 PM CST Crop Year : 2026																																																																																																																																																																																																																																																																																																																																																										
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FSA 156 EZ - NOT CURRENTLY ENROLLED

TEXAS LAMB Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 1390 Prepared : 1/15/26 1:30 PM CST Crop Year : 2026
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Tract 593 Continued ...

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield

NOTES	

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the State or Local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (865) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

FSA 156 EZ - NOT CURRENTLY ENROLLED

TEXAS LAMB Form: FSA-156EZ See Page 2 for non-discriminatory Statements.	USDA United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 2310 Prepared : 1/15/26 12:09 PM CST Crop Year : 2026
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Operator Name : LAMB TX									
CRP Contract Number(s) : None									
Recon ID : None									
Transferred From : None									
ARCPLC G/M/F Eligibility : Eligible									
Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
42.52	41.53	41.53	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel Activity	SOD
0.00	0.00	41.53	0.00			0.00	0.00	0.00	0.00

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	None	None

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
NOTES				
<hr/> <hr/>				

Tract Number : 592
Description : N 1/3 OF LABOR # LG 231
FSA Physical Location : TEXAS/LAMB
ANSI Physical Location : TEXAS/LAMB
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract. Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : LAMB TX
Other Producers : None
Recon ID : None

Tract Land Data							
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
42.52	41.53	41.53	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	41.53	0.00	0.00	0.00	0.00	0.00

FSA 156 EZ - NOT CURRENTLY ENROLLED

TEXAS LAMB Form: FSA-156EZ	USDA United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 2310 Prepared : 1/15/26 1:29 PM CST Crop Year : 2026
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Tract 592 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
NOTES			

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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TEXAS HPWD WELL LOG MAP



HPWD WELL LOG - 49459

Form No. 355 AWP Replaces permit 1284 PINNERS X-FILE

Original—District Office Copy Cabinet 1
Drawer 2
VICT OFFICE ONLY

High Plains Underground Water Conservation District No. 1

Application for Water Well Permit

INSTRUCTIONS: Fill out in quadruplicate. Submit all copies to County Committee for approval. (PLEASE TYPE OR PRINT)

Mr. Charlotte Cole
712 W. 7th St., Littlefield, Texas

NAME OF LANDOWNER
hereby make application to HIGH PLAINS UNDERGROUND WATER CONSERVATION DISTRICT NO. 1. for a permit to drill the hereinafter described water well at the location indicated:

1. County Lamb
2. NW $\frac{1}{4}$, NE $\frac{1}{4}$, SW $\frac{1}{4}$, SE $\frac{1}{4}$ of Section Block
MARK ~~Block~~ County School Land
Survey N. Half
3. Labor 9 League 231

4. Proposed Use (Residential, Irrigation)
MARK OUT ONES THAT DO NOT APPLY

5. Drilling to start about 19

This well will be located: { miles N or S and miles E or W of the town of Sudan

20 miles N or S and miles E or W of the town of Sudan

Permit good for 120 days only from date of approval. town of Sudan, Texas

MARK DOT INSIDE CIRCLE @ within Red Square for proposed well location. (Red square indicates 1 quarter section or 1 labor North)

MARK X, showing 3 closest wells, and/or applications.

@		

1956

WEST

SOUTH

SCALE FOR ABOVE PLAT

1 1/10 inches	440 yards	Minimum for 10-inch well
1 inch	400 yards	Minimum for 8-inch well
3/4 inch	300 yards	Minimum for 6-inch well
5/8 inch	200 yards	Minimum for 5-inch well
1/2 inch	200 yards	Minimum for 3 or 4-inch well

Comments: No wells within 440 yards of proposed well. This replaces permit no. 1284.

Deposit transferred from 1284

I agree that this well will be drilled within ten (10) yards of the location specified and not elsewhere, and that I will furnish my County Committee the completed well registration and log immediately upon completion of this well and prior to the production of water. I hereby certify that I have read the foregoing statements, and that all data therein contained are true and correct to the best of my knowledge and belief.

Mail to: *Charlotte Cole, 712 W. 7th St., Sudan*

This notice given by: *Charlotte Cole, 712 W. 7th St., Sudan*

SIGNATURE (OWNER OR AGENT) *Charlotte Cole* TITLE *OWNER* ACCREDITED *✓*

Check here when well is located on the County map.

SMITH COUNTY CO - DIAL 405-9918 LUBBOCK

Form No. 356-1W Cabinet 1
Original—District Office Copy
Drawer 2
VICT OFFICE ONLY

High Plains Underground Water Conservation District No. 1
REGISTRATION and LOG OF WELL

DIRECTIONS: Fill out in quadruplicate. Submit all copies to County Committee for registration. (Please type or print.)

1. Well Owner Charlotte Cole Address 712 W. 7th St., Lfld.

2. Well located miles N miles S miles E miles W of the town of Sudan

3. County Lamb N. Half 9 League 231 Homestead

4. NW $\frac{1}{4}$, NE $\frac{1}{4}$, SW $\frac{1}{4}$, SE $\frac{1}{4}$ Section Block Survey King Co. School Land

20 measured yards from N or S line of this tract of land.

110 measured yards from E or W line of this tract of land.

5. ACTUAL LOCATION OF THIS WELL IS {

DRILLER'S LOG OF WELL

Method of Drilling		Method of Drilling			
FROM (FEET)	TO (FEET)	FROM (FEET)	TO (FEET)		
0	3	Top Soil	23	24	Red Bed
3	14	Caliche			
14	25	Mixed sand			
25	120	Sand			
120	125	Red Clay			
125	160	Sand			
160	167	Red Clay			
167	190	Sand			
190	193	Red Clay			
193	223	Coarse sand & gravel			

RECEIVED
LUBBOCK, TEXAS
MAR 13 1956
HIGH PLAINS UNDERGROUND
WATER CONSERVATION DISTRICT NO. 1

I hereby certify that this well was drilled by me (or under my supervision), and that each and all of the statements herein are true to the best of my knowledge and belief.

Driller *Burton Ranch, Littlefield* Date Drilled 1-23 1956

DESCRIPTION OF WELL

6. Casing: New, used, gas line, or ~~old~~ Diameter 16" in. Total length 325 ft.

7. Casing perforations: From 157 to 224 ft. Size $\frac{7}{8}$ Number per foot 5 ft.

8. Pump Column: Size 6 in. Total length 62 ft. Suction pipe: Size 6 in. Length 10 ft.

9. Pump bowl: Size 10" Number of stages 4 Pump discharge pipe: Size 6" in.

10. Depth to water level 120 ft. Pump discharge 600 GPM. Pumping level 122 ft.

11. Power Unit: Electrical, Natural Gas, ~~Butane~~ Other Horsepower 40

Signature *Transferred to 1284 for holding Littlefield Tex* OWNER OF AGENT *✓* TITLE *✓* ADDRESS *✓*

Final Completion of Well Date 1-25 1956

OUR AUCTION TEAM



MONTY EDWARDS - BROKER/AUCTIONEER

Monty is a member of the family of God through God's grace by his belief in his Savior, Jesus Christ. He wants to serve others in his vocation with integrity, honor and excellence. While Monty enjoys working around most all aspects of real estate, his passion is all things involving land. Monty is an avid wildlife enthusiast, and loves working in family business ranching, farming and raising horses. He has a passion for working with others and loves building lasting relationships with his clients. Monty believes good land stewardship and the ability of Americans to own land is one of the greatest opportunities we have as free citizens. He is proponent of educating landowners in all issues that pertain to them.

CARRIE HANLIN - REALTOR - OFFICE ADMIN

Carrie Hanlin is a PROUD West Texas native, which proves invaluable to her clients. Her extensive knowledge of the area, local business, schools and community leaders makes her the perfect candidate to help clients prove successful in the buying or selling of their home or land. Carrie is committed to listening to her clients' needs and utilizing her keen negotiating and communication skills to ensure successful transactions. She is currently employed by United Country Real Estate-M. Edwards Realty & Land where she plays an intricate role in the day to day operations of the brokerage.



MADILYN SMART - REALTOR - DIRECTOR OF MARKETING

Madilyn was born and raised in Lamb County where she still resides and works within the farming and ranching industry and has held a passion for the agricultural sector her whole life. Madilyn graduated from Texas Tech University with a bachelor's degree in Agricultural Communications. She specialized in videography and photography, allowing her to professionally and visually market local businesses and ag issues. She has been able to transition this into her real estate profession, where she can truly highlight and tell the stories of the properties she lists.

OUR AUCTION TEAM

SYDNEY CORNELIUS - MARKETING ASSISTANT

Sydney grew up around Abilene and Lubbock, Texas, and has been in the agricultural sector her entire life. That background has given her a strong appreciation for rural communities, hard work, and the stories behind the land and properties she helps market. Sydney is graduating from Texas Tech University in May 2026 with a bachelor's degree in Agricultural Business. Alongside her studies, she has specialized in photography and videography, allowing her to professionally and visually market real estate. With a natural eye for marketing, Sydney focuses on telling a story through her work and clearly communicating the features and value of each property.



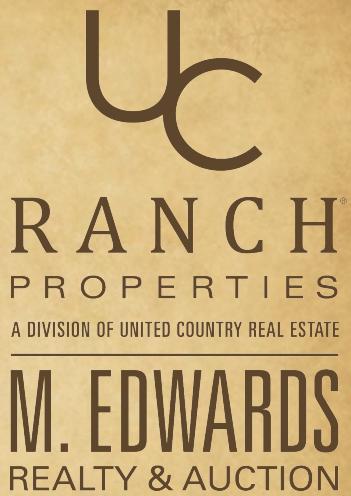
BRANDI EDWARDS - AUCTION CLERK

Brandi is the Human Resource Manager and Accounting Manager for M. Edwards Realty and Auction. She has had experience in crop insurance and worked briefly in a commodity brokerage office early in her career. She is the wife of Monty Edwards who is the Primary Broker of M. Edwards Realty and Auction.

MITCHELL EDWARDS - REALTOR - CORPORATE ACCOUNTING

Mitch grew up in Sudan and is a proud native of the Southern Texas Panhandle. He attended Texas Tech University and graduated in 2017 with a bachelor's in business administration and master's of science in accounting. He interned with PricewaterhouseCoopers in Dallas before returning to a local public accounting firm, Webb Webb & Wright CPA's, in Littlefield, TX. He became a licensed CPA in 2018. In 2019, he bought out a former partner, Richard Wright, and was a partner in the firm until his departure from the firm in October of 2024. He is an active member and treasurer of 5-Gen Ranch, LLC which is comprised of a farm, ranch and feedyard operation. In 2025 he began a new public accounting practice, Edwards Accounting, PC. Mitch obtained his real estate license in 2013 and has maintained it since.





RANCH SALES DATA

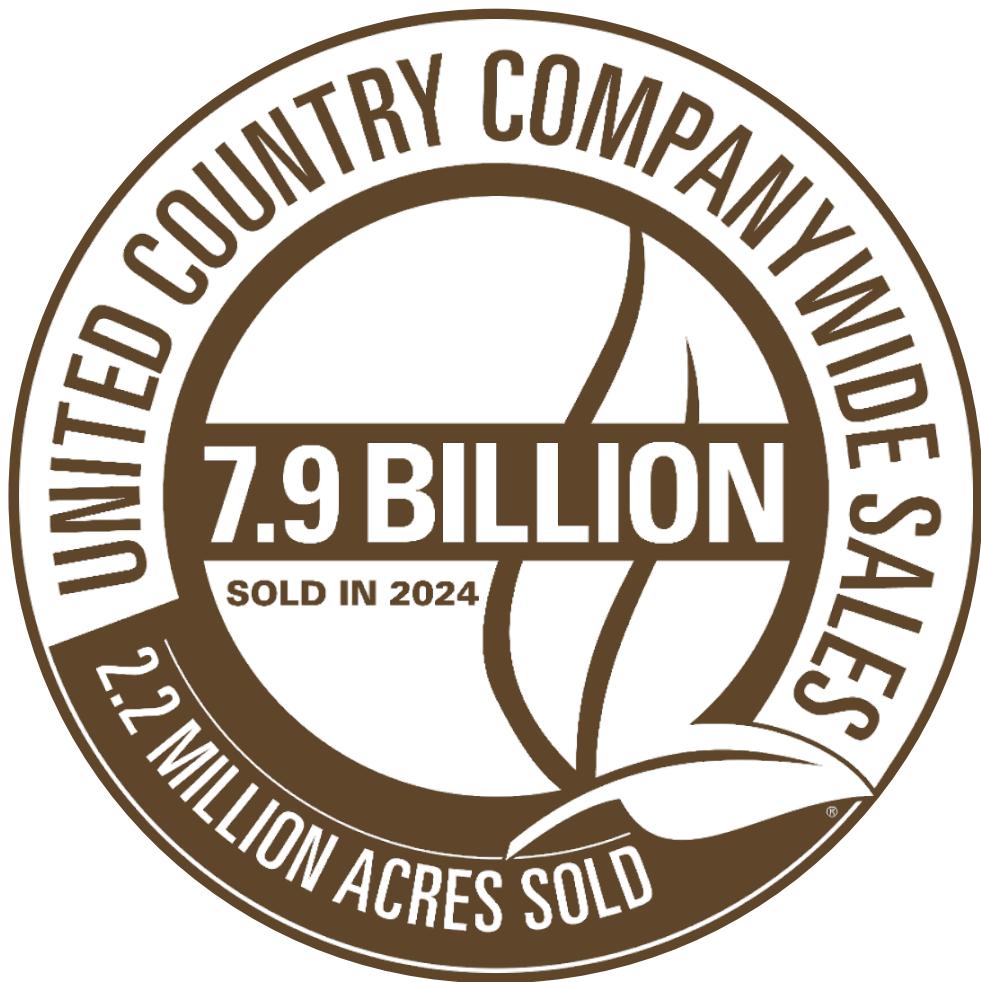
\$1.34 BILLION
RANCH SALES

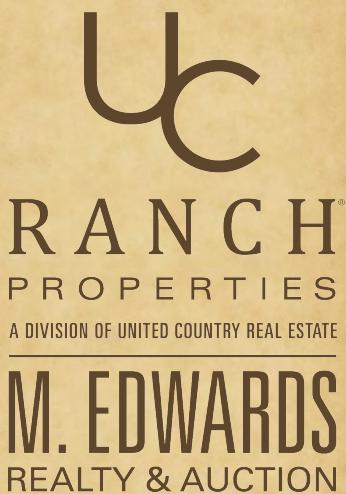
531 THOUSAND
ACRES SOLD

OVER 4,000
AUCTIONS CONDUCTED
ANNUALLY

UNITED COUNTRY GETS THE JOB DONE!

Since 1925, United Country has been the unrivaled national leader in Land sales.





UC RANCH PROPERTIES

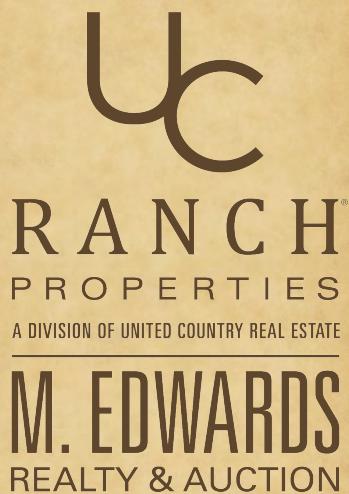
UC Ranch Properties™ is the Leading Ranch Real Estate Team and Marketing Program nationally for premier ranches. Focused on providing the most professional consultation, marketing and team-oriented approach for selling premier ranch properties and assisting buyers in locating their ideal ranch throughout the nation.

THE MOST EXPERIENCE, THE GREATEST SELECTION

Our agents provide unmatched ranch property experience, knowledge and results to guarantee unmatched service and consultation to our clients. The UC Ranch Properties team offers extensive expertise in real estate and property issues, ranch management, land use, agricultural, water and resource management, recreational use and more to assist you in properly valuing your ranch.

We also offer expertise and consultation on 1031, commercial use, easements, minerals and energy potential through our team of specialists and exclusive partnerships.





LEVERAGE THE MOST POWERFUL ADVERTISING PROGRAM

To provide maximum exposure for your ranch, I will recommend a customized marketing plan designed specifically to target qualified buyers. A unique property such as this requires more strategic and broader reaching advertising than a typical real estate listing.

Our exclusive program offers the widest range of marketing strategies including the most extensive website advertising platform, our national buyer database, targeted print advertising, national social media, digital marketing, professionally designed collateral (brochures, fliers and postcards), buyer mailing programs and more, giving your ranch marketing power no other real estate organization can match.

150,000+

EXCLUSIVE NATIONAL REAL ESTATE
CATALOG READERS

Sent to 6,000 largest land owners in the US

50+

NATIONAL MAGAZINE &
NEWSPAPER ADVERTISING
OF PROPERTIES

10 million

UC OWNED WEBSITE VISITORS ANNUALLY

250,000

SOCIAL MEDIA FOLLOWERS +
PAID PROMOTION

OUTSTANDING AUCTIONS

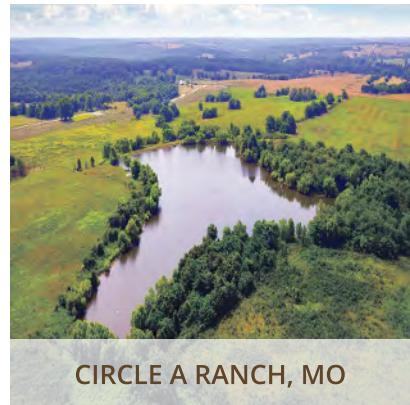


HURD CREEK RANCH COLORADO

926± Acres • Recreational Land

(Offered in 13 Tracts)

SOLD FOR \$8.9 MILLION

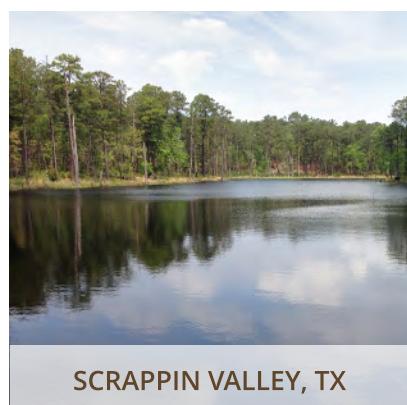


CIRCLE A RANCH MISSOURI

7,721± Acres • Working Cattle Ranch

(Offered in 18 Tracts)

SOLD FOR \$15.3 MILLION

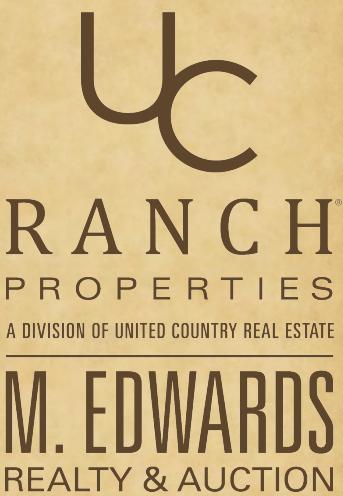


SCRAPPIN VALLEY TEXAS

11,200± Acres • Timberland & Resort Area

(Offered in 3 Tracts)

SOLD FOR \$16 MILLION



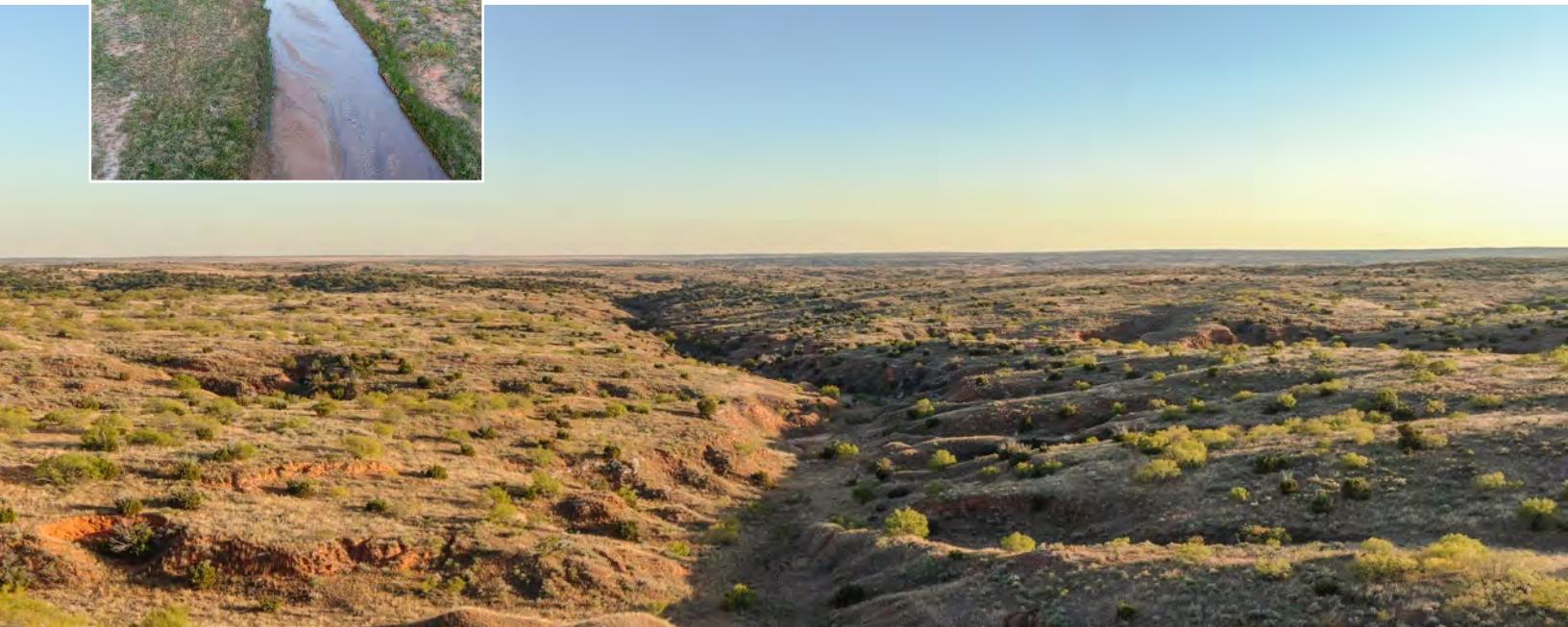
EXCLUSIVE RANCH BUYERS

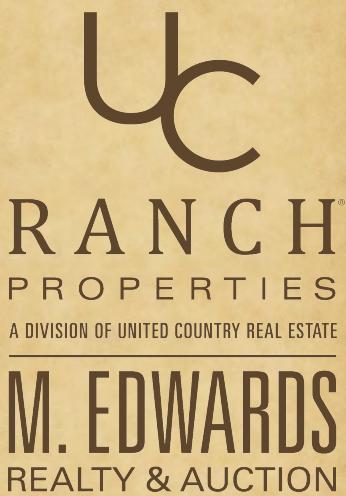
UC Ranch Properties offers the largest, private, opt-in buyer database, built through a broad range of unique marketing and advertising programs.

This database can be leveraged to expose your unique property to more ranch and land buyers nationally.

1 million⁺

EXCLUSIVE CONFIDENTIAL
BUYERS



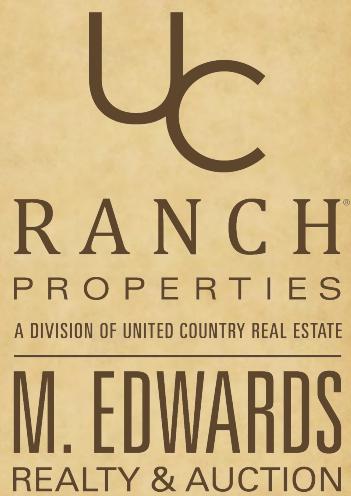


INCREDIBLE RESOURCES AND SUPPORT

UC Ranch Properties has the largest support team to leverage as needed to ensure your ranch has the marketing exposure it requires. In addition to the program outlined to this point, any custom marketing desired can be professionally designed and executed.

Utilize UC Ranch Properties' dedicated team of ranch property specialists as well as its support team of over 60 marketing and technology professionals to ensure that your property has the expertise and targeted focus it requires.

Additionally, Enhanced Marketing Solutions is an in-house real estate marketing agency providing custom collateral and strategic marketing campaigns that give clients any specialized advertising they need to attract ranch buyers nationally.



UC RANCH PROPERTIES OVERVIEW

3.6 million
ACRES SOLD

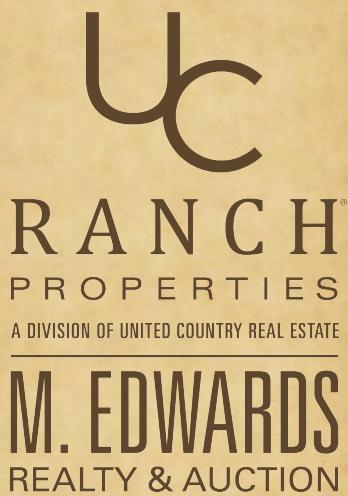
1000
ANNUAL RANCH LISTINGS

\$6.5 billion
IN RANCH SALES

\$4.4 million
AVERAGE SALE

\$341 million
LARGEST RANCH SOLD
6666's RANCH LIST PRICE

SINCE 1925, UC RANCH PROPERTIES HAS BEEN THE
UNRIVALED NATIONAL LEADER IN RANCH SALES



UNITED COUNTRY AUCTION SERVICES

United Country Auction Services is the largest real estate auction company in the nation. We have a proven program that delivers the most efficient, transparent and profitable method to sell qualified auction property. Auction marketing can set new market prices exceeding seller price expectations.

- Over \$1 billion in gross transaction volume annually
- Over 300 local auctioneers serving clients in all 50 states
- In addition to real estate, auction services are available for equipment, livestock, personal property, minerals, energy and other property assets
- Advanced online auction, multi-par, live and sealed bid options
- National database of auction buyers
- Team includes past and current Presidents, Chairmen, Directors and Committee Members of the National Auctioneer Association and State Associations
- Multiple International and State Auctioneer Champions
- Auctioneers Hall of Fame Members
- Prestigious and diverse client base ranging from individual property owners to Wal-Mart to global financial institutions
- Powerful and specific auction property marketing and technology services



Auction Services