

Exhibit "A"

- 1) Buyer(s) & Sellers acknowledge that either party may elect to complete an IRS 1031 Tax Exchange and agree to work with each other in such exchange at no added expense to the other party(s).
- 2) Buyer(s) before closing may designate/assign additional parties, including Buyer's or an entity owned or controlled by Buyer(s).
- 3) Buyer(s) acknowledge that the property is being sold "as is" and it's the responsibility of the Buyer(s) to conduct all due diligence before the action if desired. The property at the auction is being sold not subject to any contingencies including "loan or inspection".
- 4) Any announcements at the live auction to take priority over any marketed materials
- 5) This document shall be binding upon the benefit of parties hereto, their heirs, personal representatives, successors and/or assigns.
- 6) Title Insurance to be split 50/50 between Seller(s) & Buyer(s).
- 7) 100% of the 2026 property taxes to be paid by the Buyer(s)
- 8) Sellers agree to grant early possession on the irrigated cropland acres upon Earnest Money deposit (10% of winning bid) to Buyer(s) for field work before closing. If for any reason the transaction does not close by Buyer(s) the Sellers shall not be responsible for any reimbursement of Buyers occurred expense of field work.
- 9) Buyer(s) & Sellers agree that exact boundaries, acreage, and legal description will be subject to a survey being completed before closing and paid for by Sellers if Tract #8 & Tract #9 are sold separately **Approximate boundaries showed in maps**.

Legal Description –

Township 5 North. Range 43 West of the 6th P.M.

Section 7: A tract of land located in the SW1/4 Section 7, Township 5 North, Range 43 West of the 6th P.M., Yuma County, Colorado, being more particularly described as follows: Commencing at the Southwest Corner of Section 7, Township 5 North, Range 43 West of the 6th P.M., Yuma County, Colorado; thence N 89°56'00" E on the South line of the SW1/4 of said section a distance of 1507.03 feet to the point of beginning; thence N 67°59'40" E a distance of 162.16 feet; thence N 89°03'01" E a distance of 492.22 feet; thence S 86°15'45" E a distance of 357.55 feet; thence S 70°42'44" E a distance of 134.12 feet to a point on said South line; thence S 89°56'00" W on said South line a distance of 1125.88 feet to the point of beginning.

Section 18: NW1/4, SW1/4, W1/2NE1/4, NW1/4SE1/4; EXCEPT a tract conveyed to Yuma County, Colorado in instrument recorded July 21, 1994 in Book 734 at Page 364, re-recorded October 19, 1994 in Book 737 at Page 361, Yuma County, Colorado records;

Section 19: N2NW1/4;

Township 5 North, Range 44 West of the 6th P.M.

Section 13: E2; EXCEPT a parcel of land in the S½ of the SE4 of Section 13, Township 5 North, Range 44 West of the 6th P.M., Yuma County, Colorado, more particularly described as: Beginning at the SW corner of said SE4; thence N 00°30'30" W, 1320.00 feet; thence S 89°52'40" E, 2490.26 feet; thence S 08°06'40" E, 303.27 feet to the point of curvature of a horizontal circular curve to the right, 472.88 feet along said curve whose radius is 380.21 feet, a central angle of 71°15'40" whose radius point bears S 81°53'20"W; thence S 63°09'00" W, 946.52 feet to the point of curvature of a horizontal circular curve to the right, 206.12 feet along said curve whose radius is 558.47 feet, a central angle of 21°08'50" whose radius point bears N 26°51'00"W; thence S 84°17'50" W, 237.04 feet to the point of curvature of a horizontal circular curve to the left, 147.38 feet along said curve whose radius is 526.95 feet, a central angle of 16°01'30" whose radius point bears S 05°42'10"E; thence S 68°16'20" W 215.33 feet; thence N 89°52'40" W along the South line of said SE14, 696.84 feet back to the true point of beginning; EXCEPT a tract conveyed to Yuma County, Colorado in instrument recorded July 21, 1994 in Book 734 at Page 364, re-recorded October 19, 1994 in Book 737 at Page 361, Yuma County, Colorado records;