TRANSACTION NO. _____

AGREEMENT FOR THE SALE OF REAL ESTATE

This Agreement is made and entered into by and between:

SELLERS:

LOIS M. GOLBEK, a single person
By: Daniel Golbek, Attorney-in-fact pursuant to a Power of Attorney dated March 12, 2024
317 S. Borton Ave.
Clyde, KS 66938

BUYERS:

Name: _____
Address: _____
_____
Phone: _____
E-mail: _____
Title: _____

In the construction of this Agreement, the use of the singular shall include the plural and gender shall be neutral.

PROPERTY TRANSFERRED

1. It is mutually agreed that the Sellers will sell to the Buyers, and the Buyers will buy from the Sellers the following described property as set out below:

   A. Legal Description of Real Estate:
   (The exact legal description is subject to change based on a record search and/or survey.)

   The South Half (S/2) of the Northwest Quarter (NW/4); the North Half (N/2) and the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) of Section Four (4), Township Five (5) South, Range One (1) West of the Sixth P.M., in Cloud County, Kansas, subject to an existing right-of-way contract of record in favor of The Kansas Pipeline & Gas Company.

   Subject to all easements, leases, restrictions and reservations visible and of record.

   B. All improvements and fixtures located thereon in their present "AS-IS" condition.

C. A survey is not provided and the Sellers do not guarantee any boundaries or acreage.

BOUNDARY LINES

1. The Seller makes no representation or warranty regarding the boundary lines. Buyer acknowledges that the acreage estimates in the marketing materials are estimates and that the purchase price does not change, regardless of the amount of actual acres. Should the Buyer desire to obtain a survey, the same shall be paid by the buyer and be informational only.

PURCHASE PRICE AND METHOD OF PAYMENT

1. The total purchase price to be paid for the property is **$**_____, with a ten percent (10%) down payment, due on the day of auction, in the amount of **$**_____ to be paid concurrently to the escrow agent, CLAY COUNTY ABSTRACT AND TITLE, Clay Center, Kansas with the execution of this agreement.

2. The balance due and payable, in the form of certified funds, at closing

CLOSING

1. This transaction shall close on or before March 5, 2026, at a specific time to be determined, at the CLAY COUNTY ABSTRACT AND TITLE COMPANY, 610 5th St. Clay Center, Kansas. The closing date may be extended by mutual agreement of the parties.

POSSESSION OF PROPERTY

1. The Buyer shall be entitled to possession of the property at closing and upon payment of the balance of the purchase price.

2. The current tenant has been properly notified pursuant to Kansas Law and their contract expires on March 1, 2026.

MINERAL RIGHTS

1. The Seller shall retain 49% of the Seller's interest in the mineral right in and upon said real estate and the Buyer shall receive the remaining 51% of the Seller's interest in the mineral rights in and upon said real estate for a period of ten (10) years. If no production occurs within that time, the Seller's retained interest will

automatically transfer to the Buyer. If production is established within those ten (10) years, the Seller shall continue to retain the 49% interest until production ceases.

GOVERNMENT PROGRAMS AND/OR PAYMENTS

1. To the extent that any portion of the subject property is enrolled in government sponsored programs contracts with the USDA, FSA, NRCS…etc. Buyer agrees to succeed in such government sponsored program contracts. The seller and/or the Real Estate Agent do not guarantee the eligibility or the success of the Buyer in any government sponsored programs. Buyer must adhere to all government sponsored program contract requirements and agrees to hold Seller and or participants harmless from any damage, claims, penalties, fines, or causes of action should the Buyer fail to comply, and penalties or forfeiture be imposed. Any governmental payments due from the USDA, FSA, NRCS…etc. pursuant to the federal farm program or any government sponsored program contracts that has not been received before the Closing Date shall still be paid to the respective operator/participant and/or landlord of the Real Estate, consistent with that which is reflected on the records of the USDA, FSA, USDA…etc. for 2025 and prior years and paid in 2026. Any governmental payments due that accrue after the Closing Date shall be payable to the Buyers.

TRANSFER OF TITLE

1. Contemporaneously with the execution of this agreement, the Seller shall execute a warranty deed to be deposited in escrow along with a copy of this agreement and upon payment of the total purchase price as provided herein to convey and warrant said property to the Buyer.

2. Notwithstanding any other provision herein, Buyer may modify the ultimate "Grantee" named in any deed to: (1) any LLC, Partnership or Corporation owned in whole or in part by Buyer, (2) Any trust created by or for the benefit of Buyer (in whole or in part), or (3) to include joint tenancy to any related person or business partner. Buyer shall provide written notification to the title company and the person or entity responsible for creating the deed of any "modification of Grantee" made under this paragraph.

PROOF OF TITLE

1. The Sellers shall furnish the Buyers with a title insurance policy in the amount of the purchase price showing marketable title, subject only to the terms of this agreement and standard pre-printed exceptions.

2. The Buyers shall proceed with diligence to have said title insurance commitment examined, if they desire to do so, pay for same and return a copy of the title opinion to the Sellers and the escrow agent. If said examination is not completed within fifteen (15) days after receipt of notification that the commitment was available for examination the Buyers shall be deemed to have accepted the title as marketable not withstanding any title defects a future examination may reveal.

3. The Sellers shall have a reasonable amount of time in which to comply with any title requirements, and if there are any defects requiring a quiet title action, the Buyers will accept the order quieting the title as marketable, notwithstanding the provisions of K.S.A. 60-309. Any reasonable amount of additional expense incurred by the Buyers to assist with or ensure the title requirements are complied with, beyond the original examination of the title insurance commitment, shall be paid for by the Sellers and deducted by the escrow agent from the sale proceeds.

TAXES

1. The Sellers shall pay the 2025 and all prior years real estate taxes and the Buyers shall pay the 2026 and all future years real estate taxes.

INSURANCE

1. The Sellers shall keep the present paid up insurance in force until closing.

UN-INHABITABLE HOUSE

1. The home located on this property is un-inhabitable and the sellers will assume no liability for the structure.

UTILITIES

1. The Sellers shall arrange for a final read out of all utilities, if any, pay for same to the date of possession and is entitled to a refund of any security deposits. The Buyers shall transfer all utilities into their own name, make any security deposits required and pay for all utility bills after the date of possession. Each of the parties shall coordinate and cooperate with one another to accomplish this transfer.

EXPENSES

1. The **BUYERS** and the **SELLERS** shall each pay one-half of the following:
   A. Escrow and closing fees.
   B. Title Insurance premium.

2. The **SELLERS** shall pay the following expenses:
   A. Any expenses for clearing title.
   B. Fee to Ryan & Mullin, P.A. for preparation of contract documents.
   C. Any legal and accounting fees for personal representation.
   D. Real estate commission Midwest Land and Home.

3. The **BUYERS** shall pay the following expenses:
   A. Examination of Title Insurance Commitment, if desired.
   B. Any legal and accounting fees for personal representation.
   C. Filing fee for recording deed.
   D. Any and all loan and/or financing costs.
   E. Filing fee for recording the mortgage, if any.
   F. Mortgage Insurance premium, if any.

DISCLOSURE AND DEFECTS

1. Said property was advertised and offered for sale at a public auction on January 22, 2026, and the Buyers acknowledge having sufficient opportunity to inspect the property, bid the highest price for same and accept the property in an "AS IS - WHERE IS" condition.

2. Sellers have not made and do not make and hereby disclaim any representations or warranties of any nature with respect to the condition or durability of any improvements or mechanical, electrical, plumbing or HVAC systems, the condition, size, location, value or income from the property, expressed or implied, direct or indirect.

DEFAULT

1. If the Buyers fail to make the payments or perform any of their obligations required by this agreement, the Sellers may at their option terminate the contract and the Buyers shall forfeit the down payment and any improvements made by them, and if in possession, the Sellers shall have the right to reenter and take immediate possession of the premises.

2. If the Sellers fail within a reasonable period of time to perform any of its obligations required by this agreement the Buyers may at their option terminate the contract and the Buyers shall be entitled to a refund of the down payment, and any other payments made together with all interest earned in the escrow account.

3. If there is a default on the contract, the defaulting party will be notified in writing by certified mail or personal delivery of the cancellation of this agreement and forfeiture of the earnest money deposit or refund of payments made. Failure of the

defaulting party to respond within seven (7) days after the receipt of notice, shall constitute consent to the forfeiture of the earnest money deposit or refund of payments made as stated in the certified notice letter.

LEAD BASED PAINT DISCLOSURE

1. Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Sellers of any interest in residential real property is required to provide the Buyers with any information on lead-based paint hazards from risk assessments or inspections in the Sellers possession and notify the Buyers of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

2. SELLERS DISCLOSURE:
   A. Presence of lead-based paint and/or lead-based paint hazards (CHECK ONE BELOW):

   ____ Known lead-based paint and/or lead-based paint hazards are present in the housing (EXPLAIN)

   _____

   ▬▬ Sellers have no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

   B. Records and reports available to the Sellers (CHECK ONE BELOW):

   ____ Sellers have provided the Buyers with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

   _____

   ▬▬ Sellers have no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

3. BUYERS ACKNOWLEDGMENT (CHECK ONE BELOW)
   ____ Buyers have received copies of all information listed above.

____ Buyers have received the pamphlet Protect Your Family From Lead in Your Home.

____ Buyers have received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards;

OR

▬▬ Buyers have waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

4. AGENT'S ACKNOWLEDGMENT (INITIAL)

▬▬ Agent has informed the Sellers of their obligation under 24 U.S.C. 4852(d) and they are aware of their responsibility to ensure compliance and to the best of their knowledge such information is true and correct.

IRS SECTION 1031 TRANSACTIONS

1. (a) In the event, BUYER informs SELLER that this contract will constitute a part of an IRS Section 1031 real estate transaction in which the BUYER is to be involved as the Exchanger then the SELLER will need to cooperate with the BUYER and the Qualified Intermediary for the BUYER in completing such exchange. (b) SELLER will cooperate with the BUYER and the Qualified Intermediary in any and every way necessary and require for BUYER to complete the IRS Section 1031 Tax Deferred Exchange as referred to in (a) above.

IRS SECTION 1031 EXCHANGE

1. Seller and Buyer acknowledge that the electing party may elect to effect the sale and purchase of the Property as an exchange pursuant to Section 1031 of the Internal Revenue Code, provided the electing party utilizes the services of a "qualified intermediary" as defined in the Treasury Regulation ∋1.103.(k)-(g)(4)(iii) ("intermediary") to effectuate such Section 1031 exchange and will cooperate in the accomplishment of that purpose provided only that (i) the other party shall not be required to be vested in title to any parcel other than the Property, (ii) the other party shall incur no liability or expense beyond those inherent in an acquisition of the Property for a cash payment nor be delayed in the Closing. (iii) the electing party shall have given the other party notice of its intentions to close this transaction as an exchange not less than five days prior to the Closing; such notice shall be given by either certified mail, postage prepaid, return receipt requested, facsimile or overnight delivery by a nationally recognized

service. The electing party may assign this Agreement to an Intermediary without the other party's consent for purposes of effectuating a 1031 exchange. Notwithstanding an assignment to or substitution of the Intermediary to act in place of the electing party, the electing party agrees to unconditionally guarantee the full and timely performance by the intermediary of the representations, warranties, obligations and undertakings of the Intermediary regarding a Section 1031 exchange, and in the event of breach, the other party may proceed directly against the electing party without the need to join the Intermediary. The other party agrees to execute such documents as are reasonably necessary or appropriate and to otherwise cooperate with the electing party to effectuate a Section 1031 exchange, and the electing party of such Section 1031 exchange except insofar as such liability is attributable to the failure of the other party to perform as required hereunder.

BROKERAGE RELATIONSHIP DISCLOSURE

1. Pursuant to applicable state law, Midwest Land & Home, notifies the undersigned Purchaser in writing as part of this contract as follows: The licensee will be acting as an agent of the Seller with the duty to represent the Seller's interest, the licensee will not be acting as the agent of the undersigned Purchaser, and all information given to licensee will be disclosed to Seller.

DISCLOSURES/AGENTS/COMMISSION

1. The real estate firm/firms involved in this transaction are agents only, not parties to this contract, and will in no case be held liable to either party for performance of any term or condition of this contract or for damages for non-performance. Purchaser acknowledges that said firm/firms have made no representations and have given no express or implied warranties with regard to the condition of the Real Estate. The parties agree that the real estate firm/firms shall not be responsible for the conduct of third parties providing specialized services whether those services were arranged by Seller, Purchaser, or the real estate firm/firms on behalf of either.

2. The parties agree that the real estate licensees involved in this transaction are not experts regarding any environmental or health hazards in and on Real Property. The parties shall seek expert advice and obtain inspections to determine such conditions exist in and on the Real Property. If inspections were not performed regarding all or part of the Real Property prior to signing this contract, Purchaser is bound by whatever information an inspection would have revealed and waives any claim, right or cause of action relating to or arising from any condition of the Real Property that would have been apparent had such inspections been performed.

COMMISSION

1. Notwithstanding any other provisions set forth herein, SELLER shall be responsible for the real estate commission payable to Midwest Land and Home.

ESCROW INSTRUCTIONS

1. It is further mutually agreed that an executed copy of this agreement and the executed deed are to be deposited in escrow with CLAY COUNTY ABSTRACT AND TITLE COMPANY, Clay Center, Kansas. The escrow agent is intended to be an independent third party to hold all documents deposited therein, receive and record payments and deduct expenses as provided by the terms of this agreement. The escrow agent is specifically under no duty to enforce any payments or institute any action legally, administratively, or otherwise to enforce the terms of this agreement.

2. Upon payment of the balance of the purchase price as provided herein, the escrow agent delivers to the Buyers the deeds and all other documents held by the escrow agent which the Buyers are entitled to and the escrow agent will deduct any authorized charges therefrom and deliver the balance of the purchase price and the down payment to the Sellers.

STATUTORY REQUIREMENTS

1. SOCIAL SECURITY NUMBERS: The parties will furnish the escrow agent with their social security account number in compliance with the tax reform act of 1984 and the Sellers will execute an Internal Revenue Service Form W-9 to be prepared by the escrow agent. The escrow agent is responsible for completion and filing of Internal Revenue Service Form 1099-S required to report the sale or exchange of real estate.

2. AGENCY DISCLOSURE. Sellers and Buyers acknowledge that the real estate licensee involved in this transaction is a Statutory Agent for the SELLERS ONLY and NOT for the BUYERS and that agency relationship was announced at the beginning of the auction. The Sellers and Buyers further acknowledge that as an agent of the Sellers the licensee has a duty to represent the Sellers interest and will not be an agent for or represent the interests of the Buyers and INFORMATION GIVEN BY THE BUYERS TO THE AGENT FOR THE SELLERS WILL BE DISCLOSED TO THE SELLERS.

3. AGENCY BROCHURE: The Parties acknowledge that the Real Estate Brokerage Relationships Brochure also known as the Agency Disclosure Brochure required by KSA 58-30,110 was available to prospective buyers during the auction.

4. LISTING AGREEMENT. The Sellers acknowledge entering into a written agency agreement with the real estate licensee prior to the licensee engaging in any statutory real estate activities for, or on behalf of the Sellers.

5. LEGAL ADVICE: By signing this contract the Buyer(s) and Seller(s) acknowledges being advised by the real estate licensee to retain an Attorney to answer any legal questions involved in this real estate transaction.

6. EXPERT ADVICE: By signing this contract the Buyer(s) and Seller(s) acknowledges being advised by the real estate licensee to obtain expert advice as to material matters about which the licensee knows, but the specifics of which are beyond the licensee's expertise.

7. NO WARRANTEES. The parties agree that neither the licensee, nor his or her representatives have made any representations, have given no express or implied warranties and have assumed no responsibility, indirectly or directly, with respect to the condition of the property.

8. Buyer and Seller agree that the real estate licensees involved in this transaction are not experts regarding whether any environmental or heath hazards, defect in the mechanical equipment or systems, structural defects, or damage from wood destroying organisms exist in and on the property. Buyer and Seller should seek expert advice and obtain inspections to determine in hazards, defect or damage exits in and on the property. If inspections are performed regarding all or part of the property, Buyer is bound by whatever information and inspection would have revealed, and waives any claim, right or cause of action relating to or arising from any condition of the property that would have been apparent had inspections been performed.

9. K.S.A. 58-3078: Kansas Law requires persons who are convicted of certain crimes, including certain sexually violent crimes, to register with the sheriff of the county in which they reside. If you, as the buyer, desire information regarding those registrants, you may find information on the homepage of the Kansas Bureau of Investigation (KBI) at *http://www.Kansas.gov/kbi* or by contacting the local sheriff's office.

10. Every buyer of residential real property is notified that the property may present exposure to dangerous concentrations of indoor radon gas that may place occupants at risk of developing radon-induced lung cancer. Radon, a class-A human carcinogen, is the leading cause of lung cancer in non-smokers and the second leading cause overall. Kansas law requires sellers to disclose any information known to the seller that shows elevated concentrations of radon gas in residential real property. The Kansas department of health and environment

recommends all home-buyers have an indoor radon test performed prior to purchasing or taking occupancy of residential real property. All testing for radon should be conducted by a radon measurement technician. Elevated radon concentrations can be easily reduced by a radon mitigation technician. For additional information go to www.kansasradonprogram.org.

11. The real estate firm/firms involved in this transaction are agents only and not parties to this contract and will in no case whatsoever be held liable to either party for performance of any term or condition of this agreement or for damages for non-performance. Buyer acknowledges that said firm/firms have made no representations and have given no express or implied warranties with regard to the condition of the subject property. Seller and Buyer agree that the real estate firm/firms shall not be responsible for the conduct of third parties providing specialized services wether those services were arranged by Seller, Buyer or the real estate firm/firms on behalf of either.

FINCEN REPORTING NOTICE AND ACKNOWLEDGEMENT

1. Buyer(s) and Seller(s) acknowledge that certain residential real estate transactions may be subject to reporting requirements under federal law, including those established by the Financial Crimes Enforcement Network (FinCEN) of the U.S. Department of the Treasury. These regulations are designed to collect information regarding the identity of purchasers, beneficial owners, and the method of payment in order to prevent money laundering and ensure transparency in real estate transactions.

2. The parties understand that the title company, settlement agent, or closing attorney involved in this transaction may be required to collect and report information to FinCEN regarding the Buyer(s), any beneficial owner(s), and the method of payment, particularly in cash or non-financed transactions.

3. Buyer(s) and Seller(s) agree to promptly cooperate and provide any information, identification, or documentation reasonably requested to ensure compliance with these federal requirements. Such cooperation may include completion of disclosure forms or verification of ownership entities.

4. The parties further acknowledge that compliance with FinCEN reporting is mandatory under federal law and does not constitute a breach of confidentiality or fiduciary duty by any broker, agent, title company, or settlement agent. No party to this transaction shall hold another party, brokerage, or closing agent liable for any act or disclosure made in good faith to comply with FinCEN or other federal anti-money laundering laws or regulations.

BINDING OBLIGATION

1. Time is of the essence of this agreement, and all rights and duties contained herein shall extend to and be binding upon the heirs, beneficiaries, fiduciaries, surviving joint tenants, successors and assigns of the respective parties. This agreement constitutes an entire agreement between the parties with respect to the subject matter hereof and supersedes any and all prior expressions and intent, understanding or agreement between the parties with respect to the subject matter hereof, including, but not limited to advertising and announcements made on the date of sale.

EXECUTION OF THIS AGREEMENT; ELECTRONIC SIGNATURES

1. (a)This agreement may be executed simultaneously in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. (b)This Agreement may be executed by DocuSign, facsimile, or electronic signature by any party and such signature will be deemed binding for all purposes hereof without delivery of an original signature being thereafter required.

   Executed by the parties on the dates shown below.

SELLERS:

_____

By: Daniel Golbek, Attorney-in-fact pursuant
to a Power of Attorney dated March 12, 2024

BUYERS

_____ DATE

_____ DATE

ESCROW AGENT:

The undersigned hereby acknowledges:

receipt of a signed copy of this AGREEMENT FOR THE SALE OF REAL ESTATE and earnest money deposit in the amount of $_____on the _____ day of _____, 2026;

and further accepts the terms and obligations of this AGREEMENT FOR THE SALE OF REAL ESTATE on this _____ day of _____, 2026.

CLAY COUNTY ABSTRACT AND TITLE
610 5th St., Clay Center, KS 67432

By_____
Escrow Agent

RECEIPT OF EARNEST MONEY DOWN PAYMENT

TRANSACTION NO. _____

SELLERS: LOIS GOLBEK
Daniel Golbek, Attorney-in-fact pursuant to a Power of Attorney dated March 12, 2024

BUYERS: _____

CONTRACT DATE: _____

DATE ESCROW AGENT
RECEIVED CONTRACT: _____

AMOUNT OF DOWN PAYMENT: _____

DATE ESCROW AGENT
RECEIVED DOWN PAYMENT: _____

CLAY COUNTY ABSTRACT AND TITLE COMPANY
Clay Center, Kansas

By: _____
Escrow Agent

WARRANTY DEED

DANIEL GOLBEK as Attorney-in-fact for LOIS M. GOLBEK pursuant to a Power of Attorney dated March 12, 2024,

CONVEY AND WARRANT TO

_____

_____

All the following described REAL ESTATE in the County of CLOUD and the State of KANSAS, to-wit:

The South Half (S/2) of the Northwest Quarter (NW/4); the North Half (N/2) and the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) of Section Four (4), Township Five (5) South, Range One (1) West of the Sixth P.M., in Cloud County, Kansas, subject to an existing right-of-way contract of record in favor of The Kansas Pipeline & Gas Company.

EXCEPT AND SUBJECT TO: ALL EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

FOR THE SUM OF ONE DOLLAR AND OTHER VALUABLE CONSIDERATIONS.

Dated: _____

_____
By: Daniel Golbek, Attorney-in-fact
pursuant to a Power of Attorney
dated March 12, 2024

STATE OF KANSAS, COUNTY OF _____, SS:

The foregoing WARRANTY DEED was acknowledged before me, a Notary Public, by DANIEL GOLBEK as Attorney-in-fact for LOIS M. GOLBEK pursuant to a Power of Attorney dated March 12, 2024, on the date shown above.

_____
(NOTARY PUBLIC)