

EXHIBIT
TRACT 1

WITNESSETH: That Seller hereby agrees to sell and convey marketable title by a Warranty Deed to the Buyer(s), or such other persons designated by Buyer(s), free and clear of all liens and encumbrances except easements and restrictions of record and subject to applicable zoning laws, and Buyer(s) agree to purchase all of the following described real estate, to-wit:

A tract of land in the North Half (N-1/2) of Section 22, Township 2 South, Range 7 East, of the 6th P.M., in Marshall County, Kansas, being more fully described as follows: BEGINNING at the Northeast (NE) corner of said Section 22, point being marked with a 1/2" Iron Pin; THENCE South 89°43'29" West along the North line of said Section 22 for 2104.70 feet to a 1/2" x 30" rebar with plastic cap (w/PC); THENCE South 08°59'33" West for 639.40 feet to a 1/2" x 30" rebar w/PC; THENCE South 34°54'59" West for 35.00 feet to a 1/2" x 30" rebar w/PC; THENCE North 89°15'00" West for 466.00 feet to a 1/2" x 30" rebar w/PC; THENCE South 01°15'00" East for 551.00 feet to a 1/2" x 30" rebar w/PC; THENCE South 39°29'59" East for 65.00 feet to a 1/2" x 30" rebar w/PC; THENCE North 72°17'29" East for 484.00 feet to a 1/2" x 30" rebar w/PC; THENCE South 73°29'49" East for 117.00 feet to a 1/2" x 30" rebar w/PC; THENCE South 03°25'01" East for 160.00 feet to a 1/2" x 30" rebar w/PC; THENCE North 89°35'00" East for 290.00 feet to a 1/2" x 30" rebar w/PC; THENCE North 79°53'25" East for 101.00 feet to a 1/2" x 30" rebar w/PC; THENCE South 80°49'44" East for 112.00 feet to a 1/2" x 30" rebar w/PC; THENCE South 89°58'00" East for 1575.00 feet to a 1/2" x 30" rebar w/PC on the East line of the Northeast Quarter (NE-1/4) of said Section 22; THENCE North 00°53'53" West along said East line for 1310.10 feet to the POINT OF BEGINNING. Containing 70.84 acres more or less.

Subject to the following described Access Easement: (In event the purchaser of Tract 1 and Tract 3 are different, then the following described access easement will be filed by Seller prior to closing granting an access easement to Tract 3 from 11th Road on the north end of Tract 1):

A tract of land in the Northeast Quarter (NE-1/4) of Section 22, Township 2 South, Range 7 East, of the 6th P.M., in Marshall County, Kansas, being more fully described as follows:

STARTING at the Northeast (NE) corner of said Section 22, point being marked with a 1/2" Iron Pin (IP);

Seller(s)
Initial

Buyer(s)
Initial

THENCE South 89°43'29" West along the North line of said Section 22 for 33.00 feet to a 1/2" x 30" iron pin with plastic cap (IP w/PC) on the West Right-of-Way (R/W) line of 11th Road, said point being the POINT OF BEGINNING;
 THENCE continuing South 89°43'29" West along said North line for 2071.70 feet to a 1/2" x 30" IP w/PC;
 THENCE South 08°59'33" West for 30.40 feet;
 THENCE North 89°43'29" East for 2076.92 feet to said West R/W line;
 THENCE North 00°53'53" West along said West R/W line for 33.00 feet to the POINT OF BEGINNING. Containing 1.43 acres more or less.

1. The purchase price is \$_____. The Buyer(s) will pay the sum of \$_____ (10% of the purchase price) to the Escrow Agent upon the execution of this contract. The Buyer(s) will pay the balance of the purchase price in the form of certified funds on or before December 4, 2019, and upon receipt of the Warranty Deed which conveys marketable record title to Buyer(s).

 Herbert J. Plegge – *Seller*
 Dated: _____

 _____ – *Buyer*
 Dated: _____

 _____ – *Buyer*
 Dated: _____