

EXHIBIT B
(Auction Day Announcements)

1. ONLINE BIDDING PROCEDURE.

- A. The Oasis Pasture, Irrigated and Hunting Land auction will be offered in three tracts and combinations. Bidding will be ONLINE-ONLY through the Hall and Hall Auctions bidding platform. Bidding will open at 8:00 AM CT on October 14th, 2026, and will “soft close” at 10:00 AM CT on October 14th, 2026.
- B. Bidding will remain open until there are no bids on any tract or combination of tracts for a period of 5 minutes after 10:00 AM CT on October 14th. This is accomplished through the bid extension feature of our bidding platform. Bid extensions continue and the auction does not end until there are no bids for 5 minutes.
- C. Bidder Requirements:
 - (1) Review and agree to the terms and conditions on the bidding platform at HallandHallauctions.com.
 - (2) Provide Hall and Hall Auctions with proof of available funds to purchase the property and/or a bank letter of approval with no contingencies if requested by Broker.
 - (3) Please register at least 24 hours in advance in order to ensure you are approved to bid.
- D. The Seller and Auction Company reserve the right, in their sole discretion, to reject any bid and/or stop any person from bidding if there is any reason to suspect an irregularity in the bidding or any question as to a bidder's qualifications, credentials, fitness, financial capacity, etc.
- E. Conduct of the Auction and the increments of bidding are at the discretion of the Auctioneer. The Auction Company reserves the right to enter bids on behalf of qualified internet bidders, telephone bidders and proxy bidders.

2. DILIGENCE.

- A. Auction Company has produced and made available certain disclosure statements and third-party documentation. All sketches, dimensions, and acreage measurements in the marketing and informational materials are approximate. It is the responsibility of each bidder to review the disclosure statements and other provided information prior to bidding. Bidders are responsible for conducting their own independent inspections, investigations,

inquiries, and due diligence concerning the property and the improvements, if any, thereon.

- B. All information provided is subject to the terms and conditions outlined in the Sale Contract
- C. The property and the improvements, if any, thereon, are being sold on an "AS IS, WHERE IS, WITH ALL FAULTS" basis. Neither Seller nor the Auction Company make any warranty or representation, either expressed or implied, with respect to the property and the improvements thereon.
- D. Bidding is not conditional upon financing. Bidders assume all responsibility for obtaining financing for the purchase of the property.

3. CONTRACT.

- A. Successful bidders shall enter into a Contract for Sale of Real Estate agreement in the form presented by the Seller immediately following the auction via Digital Signature. Contracts will be prepared for execution by the High Bidder in the name of which the high bid was declared. A 5% Buyer's Premium will be added to the High Bid to determine the Total Purchase Price of each contract.
- B. An earnest money deposit of 10% of the Total Purchase Price will be due upon signing the contract via money wire. The remainder of the Total Purchase Price will be payable at closing. Closing will take place on or before Friday, November 27th, 2026 or at such other earlier date as is agreeable to the Buyer and Seller(s). Possession shall be transferred at the date and time of closing, subject to the existing leases. Frazee Abstract & Title will hold the earnest money and conduct the closing at their office in Syracuse, Kansas.
- C. The 2026 real estate taxes due and payable in 2027 shall be prorated to the date of closing. The sale of the Property will include 100% of the Seller's owned mineral interests and 100% of the Seller's owned water interests.
- D. The Seller will furnish the successful Buyer(s) a current title insurance commitment prior to closing in the amount equal to the Total Purchase Price. Seller agrees to convey marketable title to the Property, subject to all reserved and severed mineral interests, easements, rights-of-way and similar encumbrances of record. Any fees charged by the title company/closing agents for handling the closing will be paid half by Seller and half by Buyer.
- E. Acceptance of any or all auction bid(s) is subject to approval by the Seller. Seller reserves the right to reject any and all bids for any reason, without prior notice.
- F. The Auction Company and listed Brokers are exclusive agents of the Seller.

4. PROPERTY SPECIFIC.

- A. As traditional in real estate sales, the personal property that is present but not attached to the property will not be included in the sale. However, any personal property that remains after closing will transfer to the buyer.

The Deer stand on Tract 1 belongs to a neighbor and will be removed.

The 17' water tank on Tract 3 belongs to a neighbor and will be removed.

- B. Not all Tract and Property boundary lines are fenced and if needed would be the responsibility of the Buyer(s) at Closing. Existing fence lines may not fall directly on the legal boundary.
- C. Tract 1 and parts of Tract 3 are enrolled in Conservation Reserve Programs (CRP) with the United States Department of Agriculture (USDA). Payments will be prorated to the date of closing. Buyers will be responsible for assuming the contracts with all their terms, conditions, and restrictions.

The CRP contract on Tract 1 requires that 10% of the property be fenced out and not grazed.

- D. The operational well on Tract 1 is owned and located on a neighbor's property. An agreement will need to be entered into with the neighbor to continue to use the well water provided by the neighbor.
- E. The pump motor on Tract 2 is the personal property of the farm tenant. The buyer of Tract 2 should expect the motor to be removed by the tenant.

The pump motor located in the shed on Tract 3 is not currently operational and shall become the property of the Buyer of Tract 2. The Buyer of Tract 2 will have thirty days following closing to remove the motor from the premises. If the motor is not removed within this period, it will be deemed abandoned by the Buyer of Tract 2 and become the property of the Tract 3 Buyer.

- F. Tract 2 is offered subject to an active farming lease until December 31st, 2026. The Buyer will be responsible for assuming the contract subject to all tenant rights, terms, conditions, and restrictions.
- G. Tract 3 is offered subject to a Surface Damage Agreement with Casillas Petroleum Corp. that intends to drill a well in the Northwest Quarter of Section 14. The Buyer will be responsible for assuming the contract subject to all its terms, conditions, and restrictions.