

GF&A

LIVE & ONLINE

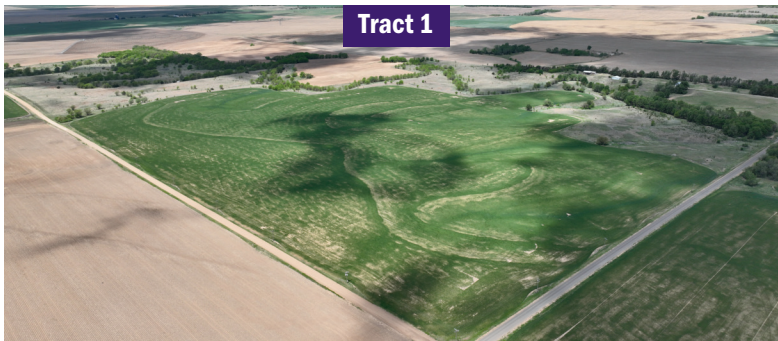
LAND AUCTION

255 ± ACRES, PRATT COUNTY, KS

Friday, June 7th, 2024 at 11:00 AM

LIVE LOCATION: Pratt Elks Lodge, 1103 W 5th St, Pratt, KS

Online Bidding: www.gavelroads.com



Tract 1



Tract 2

TRACT 1 Legal Description: Part of the SE ¼ of 32-27-14W in Pratt Co., KS (full legal description will be provided by Security 1st Title)

Location: From Pratt, KS, at the intersection of Highway 54 and 281, go 7 miles west to NW 70th St, then go north ½ mile and the property will be on the west side of the road.

Description: This 118 ± acre property showcases 100 tillable acres with rolling topography, presently cultivated with wheat, alongside 18 acres of grassland dotted with trees. It offers hunting opportunities and features blacktop frontage, with electricity readily available, making it an ideal choice for both farming and recreational use.

Possession: Possession will be after the 2024 wheat harvest. The seller will be reserving the 2024 wheat crop.

Taxes: \$986.59 - 2024 Taxes will be prorated to the date of closing.

Minerals: Seller's mineral interest will pass to the Buyer. ½ of the minerals are reserved by another party.

Soils: 60% Class 2 including Farnum and Funmar loams, Saltcreek and Naron fine sandy loams, Ost clay loam, and Blanket silt loam; 20% Class 3 including Albion-Kaski complex and Naron fine sandy loam; 20% Class 6 including Case-Clark clay loams.

FSA Information: FSA states 118.21 acres of farmland with 99.77 acres of cropland. Wheat base acres 63.8 with 33 PLC Yield; Grain Sorghum base acres 13.5 with 41 PLC Yield; Corn base acres 17.4 with 102 PLC Yield.



TRACT 2 Legal Description: Part of the NE ¼ of 32-27-14W in Pratt Co., KS (full legal description to be provided by Security 1st Title)

Location: From Pratt, KS, at the intersection of Highway 54 and 281, go 7 miles West to NW 70th St, then go North 1 ½ miles and the property will be on the west side of the road.

Description: This 137 ± acre property features 124 tillable acres and 13 acres of grass with a tree-filled retired silica pit, ideal for wildlife. It offers blacktop frontage and available electricity, perfect for both farming and recreational use.

Possession: Possession will be upon closing. The buyer will receive 1/3rd share of the crop and be responsible for 1/3rd of the fertilizer, crop insurance, and chemicals.

Taxes: \$1,295.71 - 2024 Taxes will be prorated to the date of closing.

Minerals: Seller's mineral interest will pass to the Buyer. ½ of the minerals are reserved by another party.

Soils: 64% Class 2 including Farnum and Funmar loams and Saltcreek and Naron fine sandy loams; 36% Class 3 including Hayes fine sandy loam, Albion-Kaski complex, Clark-Ost clay loams, and Clark clay loam.

FSA Information: FSA states 134.7 acres of farmland with 124.49 acres of cropland. Wheat base acres 83.40 with 33 PLC Yield; Grain Sorghum base acres 29.6 with 41 PLC Yield; Corn base acres 10.2 with 102 PLC Yield.

Terms: Earnest money required and shall be paid the day of the auction. Tract 1: \$15,000; Tract 2: \$15,000, with the balance due on or before July 8, 2024. The property is selling in "as is" condition and is accepted by the Buyer without any expressed or implied warranties. It is the Buyer's responsibility to have any and all inspections completed prior to bidding. The Buyer and Seller shall split equally in the cost of title insurance and the closing fee. Bidding is not contingent upon financing. If necessary, financing needs to be arranged and approved before the auction. Statements made on the day of the auction take precedence over all printed advertising and previously made oral statements. Gene Francis & Associates and Gavel Roads are agents of the Seller. There is no buyer's premium.



GENE FRANCIS & ASSOCIATES
REAL ESTATE BROKERS & AUCTIONEERS



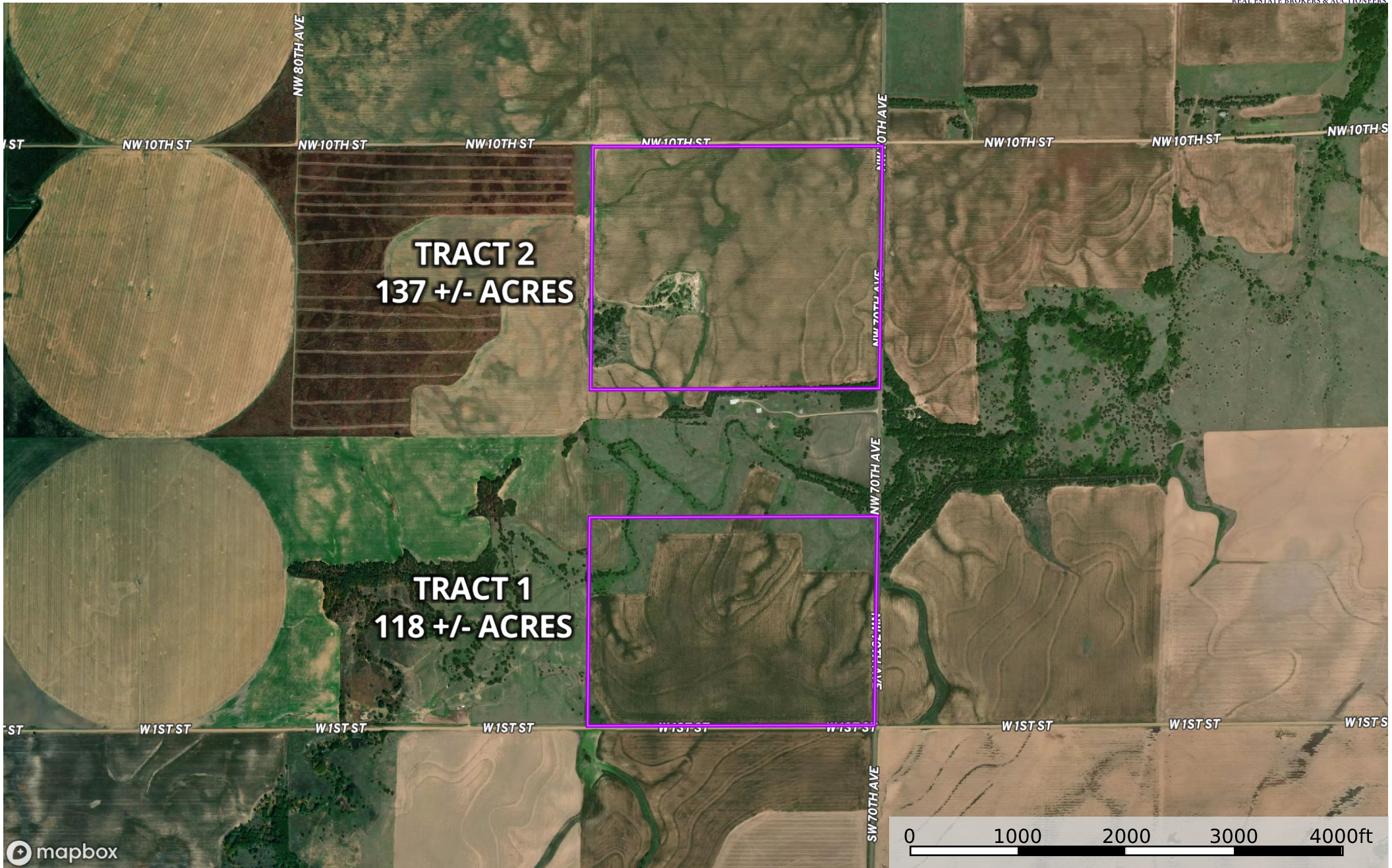
GAVEL ROADS
ONLINE AUCTIONS

Alex Miller

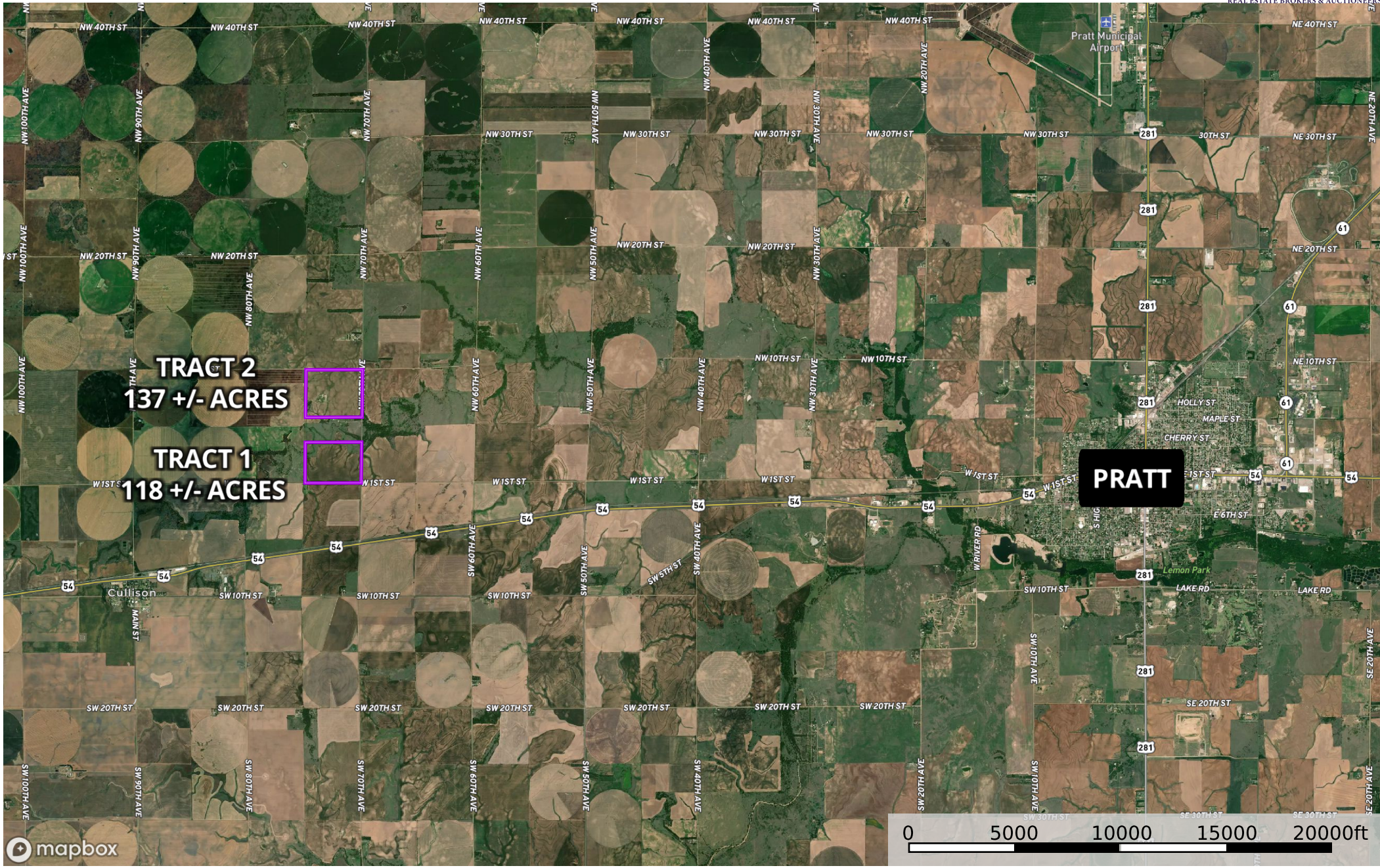
REALTOR® & Auctioneer
(620) 728-8431

www.genefrancis.com

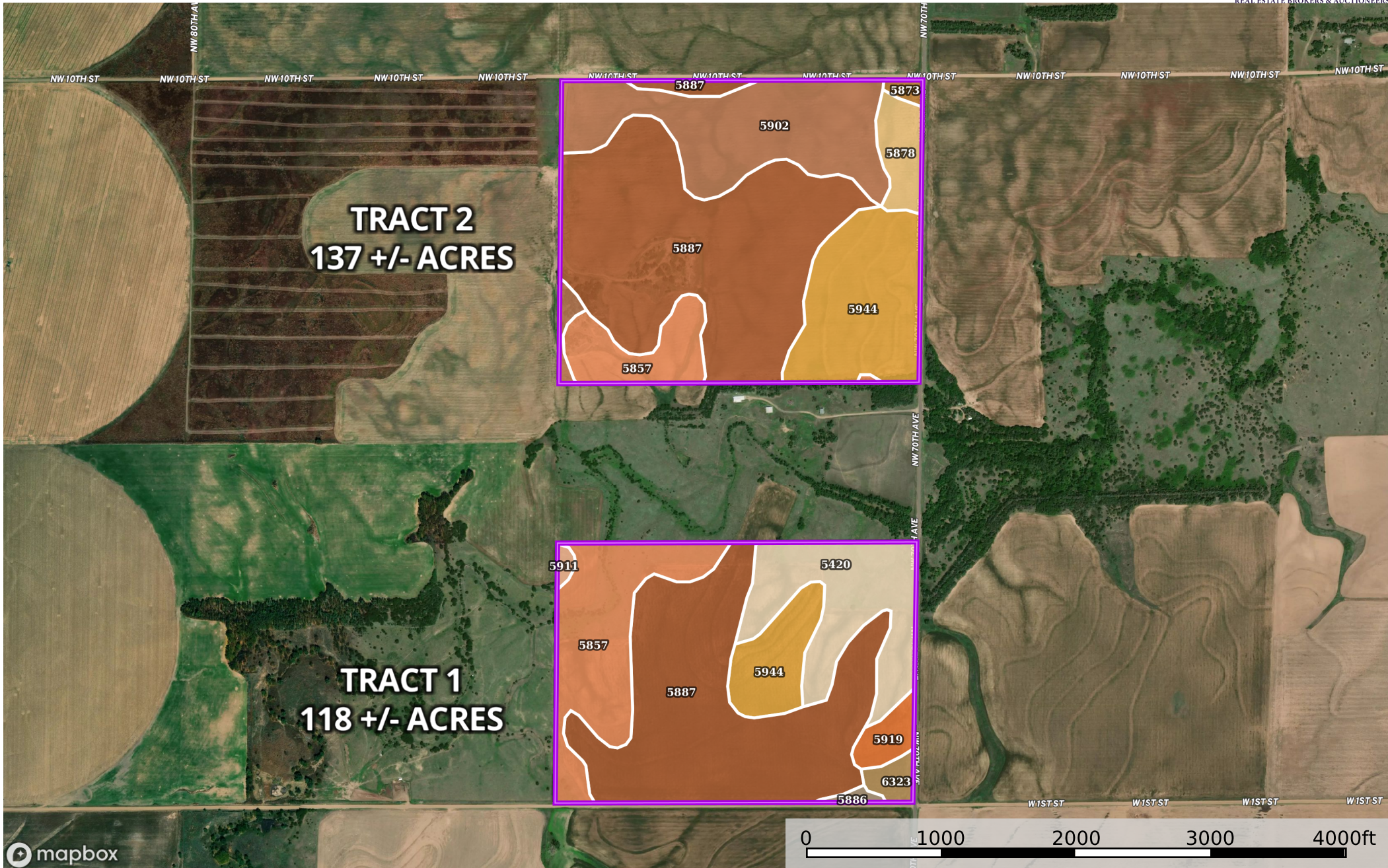




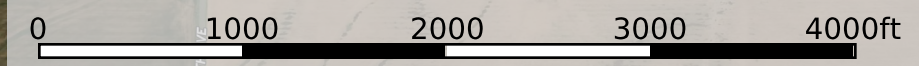
Boundary 2 Boundary 1



Boundary 2 Boundary 1



mapbox



Boundary 2 Boundary 1

 All Polygons 254.83 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5887	Farnum and Funmar loams, 1 to 3 percent slopes	117.59	46.14	0	62	2c
5944	Saltcreek and Naron fine sandy loams, 1 to 3 percent slopes	33.75	13.24	0	57	2e
5857	Albion-Kaski complex, 0 to 15 percent slopes	33.62	13.19	0	50	3e
5902	Hayes fine sandy loam, 1 to 5 percent slopes	33.16	13.01	0	50	3e
5420	Case-Clark clay loams, 7 to 15 percent slopes	22.67	8.9	0	59	6e
5878	Clark-Ost clay loams, 0 to 1 percent slopes	5.7	2.24	0	67	3e
5919	Ost clay loam, 1 to 3 percent slopes	3.58	1.4	0	69	2e
6323	Blanket silt loam, 1 to 3 percent slopes	2.32	0.91	0	63	2e
5873	Clark clay loam, 1 to 3 percent slopes	0.96	0.38	0	66	3e
5886	Farnum and Funmar loams, 0 to 1 percent slopes	0.75	0.29	0	63	2c
5911	Naron fine sandy loam, 3 to 7 percent slopes	0.73	0.29	0	59	3e
TOTALS		254.83(*)	100%	-	58.15	2.65

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

 Boundary 1 117.45 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5887	Farnum and Funmar loams, 1 to 3 percent slopes	54.13	46.08	0	62	2c
5857	Albion-Kaski complex, 0 to 15 percent slopes	23.56	20.06	0	50	3e
5420	Case-Clark clay loams, 7 to 15 percent slopes	22.67	19.3	0	59	6e
5944	Saltcreek and Naron fine sandy loams, 1 to 3 percent slopes	9.71	8.27	0	57	2e
5919	Ost clay loam, 1 to 3 percent slopes	3.58	3.05	0	69	2e
6323	Blanket silt loam, 1 to 3 percent slopes	2.32	1.98	0	63	2e
5886	Farnum and Funmar loams, 0 to 1 percent slopes	0.75	0.64	0	63	2c
5911	Naron fine sandy loam, 3 to 7 percent slopes	0.73	0.62	0	59	3e
TOTALS		117.45(*)	100%	-	58.82	2.98

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

 Boundary 2 137.38 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5887	Farnum and Funmar loams, 1 to 3 percent slopes	63.46	46.19	0	62	2c
5902	Hayes fine sandy loam, 1 to 5 percent slopes	33.16	24.14	0	50	3e
5944	Saltcreek and Naron fine sandy loams, 1 to 3 percent slopes	24.04	17.5	0	57	2e

5857	Albion-Kaski complex, 0 to 15 percent slopes	10.06	7.32	0	50	3e
5878	Clark-Ost clay loams, 0 to 1 percent slopes	5.7	4.15	0	67	3e
5873	Clark clay loam, 1 to 3 percent slopes	0.96	0.7	0	66	3e
TOTALS		137.3 8(*)	100%	-	57.58	2.36

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : MR DANIEL CLARE BOLEN
CRP Contract Number(s) : None
Recon ID : 20-151-2021-130
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
252.91	224.26	224.26	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	224.26	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	WHEAT, CORN, SORGH

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	147.20	0.00	33	0
Corn	27.60	0.00	102	0
Grain Sorghum	43.10	0.00	41	0
TOTAL	217.90	0.00		

NOTES

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Tract Number : 1520

Description : D-6,2B, N/2NE/4&N/S/2 NE/4 32-27-14
FSA Physical Location : KANSAS/PRATT
ANSI Physical Location : KANSAS/PRATT
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : PHEASANT FARMS INC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
134.70	124.49	124.49	0.00	0.00	0.00	0.00	0.0

Abbreviated 156 Farm Record

Tract 1520 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	124.49	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	83.40	0.00	33
Corn	10.20	0.00	102
Grain Sorghum	29.60	0.00	41
TOTAL	123.20	0.00	

NOTES

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Tract Number : 11496

Description : D-6,2B S3/4 SE/4 32-27-14
FSA Physical Location : KANSAS/PRATT
ANSI Physical Location : KANSAS/PRATT
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : PHEASANT FARMS INC
Other Producers : ERNEST L SEYFERT
Recon ID : 20-151-2008-38

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
118.21	99.77	99.77	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	99.77	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	63.80	0.00	33
Corn	17.40	0.00	102
Grain Sorghum	13.50	0.00	41
TOTAL	94.70	0.00	

NOTES

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KANSAS

PRATT

Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 6390

Prepared : 4/25/24 3:29 PM CST

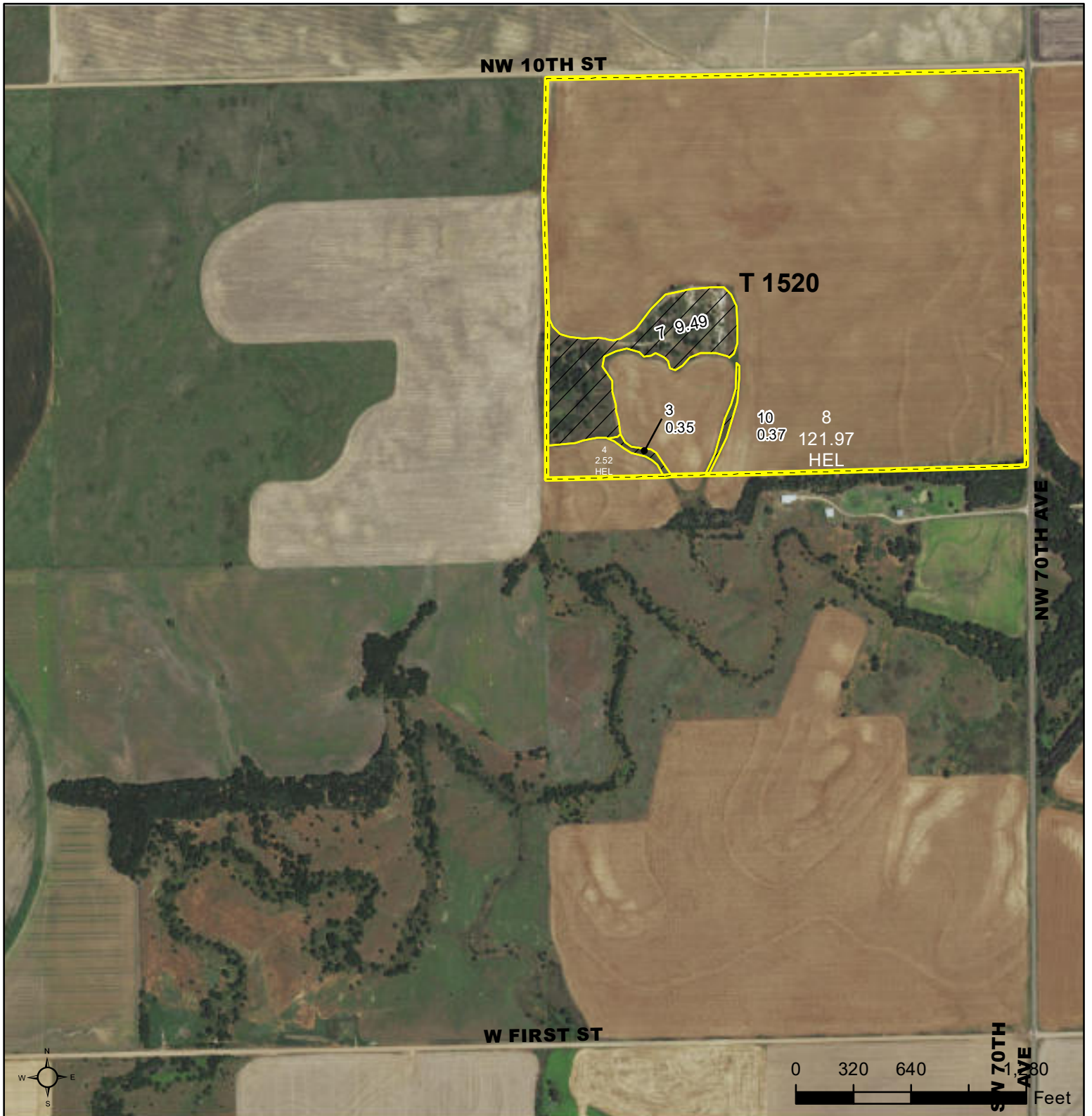
Crop Year : 2024

Abbreviated 156 Farm Record

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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 responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. 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 http://www.ascr.usda.gov/complaint_filing_cust.html 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 (866) 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) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.



Common Land Unit Tract Boundary

Non-Cropland
 Cropland

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 124.49 acres

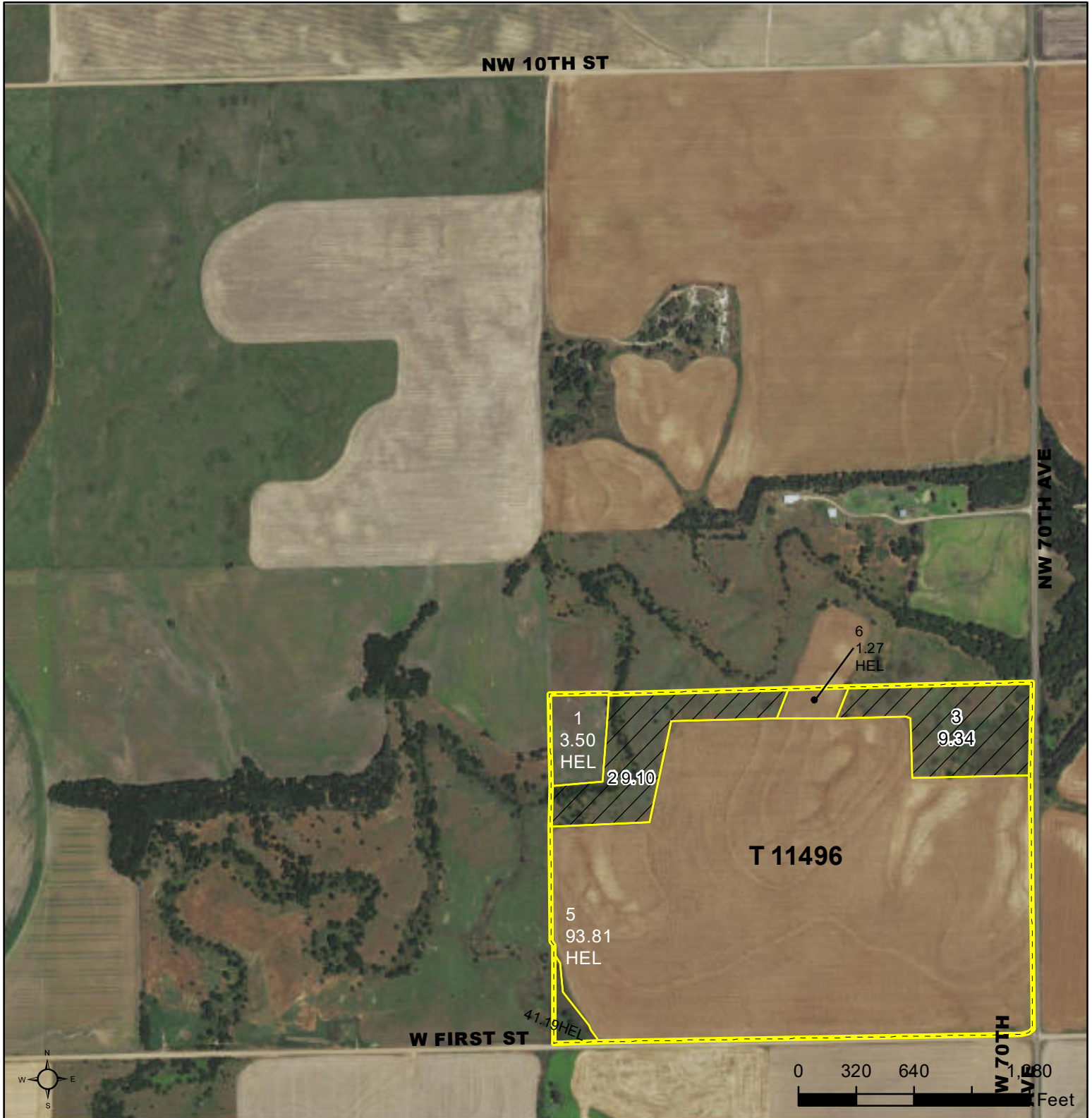
2024 Program Year
 Map Created September 19, 2023

Farm **6390**
 Tract **1520**

32-27-14

Displayed over 2021 NAIP

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Common Land Unit Tract Boundary

- Non-Cropland
- Cropland

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 99.77 acres

2024 Program Year
Map Created September 19, 2023

Farm 6390
Tract 11496

32-27-14

Displayed over 2021 NAIP

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PRATT COUNTY REAL ESTATE TAX STATEMENT

2023

Date: 4/30/2024

Statement #: 1049
Parcel #: 1205300
Property Address: 0 NW 1ST ST - PRATT, KS 67124
Deed Name: PHEASANT FARMS INC

Quick Ref.: R1516
CAMA #: 079-32-0-00-00-004.00-0-01
Levy: 150.16200

Tax Unit: 92 - TOWNSHIP #9 USD438SC

Real Estate

Amended

TAX SUMMARY

First Half Tax: 496.23
Second Half Tax: 490.36
Total Tax: 986.59

MAKE CHECKS PAYABLE TO:

Pratt County Treasurer, Amy Jones
PO Box 905
Pratt, KS - 67124
620-672-4116

Owner ID #: PHEA00001
Owner Name: PHEASANT FARMS INC
Care Of:
Owner Address: 10135 NW 70TH AVE
PRATT, KS 67124-7700

PROPERTY DESCRIPTION

Subdivision: 999 UNPLATTED Block: Lots: Section: 32 Township: 27 Range: 14
Legal: S32, T27, R14, ACRES 117.5, SE/4 EXC N 723 LESS RD R/W Total Acres: 117.50 Ag Acres:

PROPERTY CLASS	ASSD RATE	PRIOR YEAR	CURRENT YEAR	VALUE CHANGE	% CHANGE	CURRENT TAX
A AGRICULTURAL RURAL	30.0/25.0	7,563	6,531	-1,032	-13.65	980.72

THE FIRST \$4,836 IN RESIDENTIAL ASSESSED VALUE IS EXEMPT FROM THE STATEWIDE USD GENERAL FUND MILL LEVY.

SPECIAL ASSESSMENTS / NRA

SP. ASMN.: GROUNDWATER MANAGEMENT 5.87

Grand Total: 986.59

MILL LEVIES	PRIOR YEAR	CURRENT YEAR	% CHANGE
State	1.500000	1.500000	0.00
County	58.399000	58.379000	-0.03
Cemetery	0.384000	0.401000	4.43
Community College	36.490000	38.485000	5.47
School District	26.306000	30.760000	16.93
School District - General	20.000000	20.000000	0.00
Township	0.611000	0.637000	4.26

Grand Total: 143.69000 150.16200 4.50

TAX	PRIOR YEAR	CURRENT YEAR	\$ CHANGE	% CHANGE
State	11.34	9.80	-1.55	-13.58
County	441.69	381.27	-60.40	-13.68
Cemetery	2.90	2.62	-0.29	-9.66
Community College	275.98	251.35	-24.63	-8.92
School District	198.95	200.90	1.94	0.98
School District - General	151.26	130.62	-20.64	-13.65
Township	4.62	4.16	-0.46	-9.96
SPECIAL ASSESSMENTS	5.87	5.87	0.00	0.00

Grand Total: 1,092.61 986.59 -106.02 -9.70

REVENUE FROM PROPERTY TAX LEVIES	PRIOR YEAR	CURRENT YEAR	\$ CHANGE	% CHANGE
State	14,178.92	13,445.68	-733.25	-5.17
County	551,683.37	522,933.26	-28,750.11	-5.21
Cemetery	3,630.89	3,593.44	-37.44	-1.03
Community College	345,014.17	344,922.90	-91.28	-0.03
School District	248,668.66	275,455.14	26,786.48	10.77
School District - General	184,211.41	174,124.78	-10,086.63	-5.48
Township	8,220.20	8,560.53	340.33	4.14
SPECIAL ASSESSMENTS	42,060.73	212.02	-41,848.71	-99.50

Grand Total: 1,397,668.35 1,343,247.75 -54,420.60 -3.89

IF TAXES ARE NOT PAID BY THE DUE DATE, INTEREST PER ANNUM IS CHARGED.

1st HALF / FULL PAYMENT COUPON - 2023

FIRST HALF DUE: 01/08/2024

TAXPAYER ID #: PHEA00001
STATEMENT #: 1049
PARCEL #: 1205300
QUICK REF.: R1516
PHEASANT FARMS INC



Real Estate

PAID ON
12/19/2023

1ST HALF PAYMENT DUE: 0.00

2nd HALF PAYMENT COUPON - 2023

SECOND HALF DUE: 05/10/2024

TAXPAYER ID #: PHEA00001
STATEMENT #: 1049
PARCEL #: 1205300
QUICK REF.: R1516
PHEASANT FARMS INC



Real Estate

PAID ON
04/29/2024

2ND HALF PAYMENT DUE: 0.00

PRATT COUNTY REAL ESTATE TAX STATEMENT

2023

Date: 4/30/2024

Statement #: 1028 Quick Ref.: R1513
 Parcel #: 1205201 CAMA #: 079-32-0-00-00-001.00-0-01
 Property Address: 0 NW 70TH AVE - Pratt, KS 67124
 Deed Name: PHEASANT FARMS INC Levy: 150.16200

Tax Unit: 92 - TOWNSHIP #9 USD438SC

Real Estate

Amended

TAX SUMMARY

First Half Tax: 651.29
 Second Half Tax: 644.42
 Total Tax: 1,295.71

MAKE CHECKS PAYABLE TO:

Pratt County Treasurer, Amy Jones
 PO Box 905
 Pratt, KS - 67124
 620-672-4116

Owner ID #: PHEA00001
 Owner Name: PHEASANT FARMS INC
 Care Of:
 Owner Address: 10135 NW 70TH AVE
 PRATT, KS 67124-7700

PROPERTY DESCRIPTION

Subdivision: 999 UNPLATTED Block: Lots: Section: 32 Township: 27 Range: 14
 Legal: S32, T27, R14, ACRES 137.4, NE/4 EXC S 433 LESS RD R/W Total Acres: 137.40 Ag Acres:

PROPERTY CLASS	ASSD RATE	PRIOR YEAR	CURRENT YEAR	VALUE CHANGE	% CHANGE	CURRENT TAX
A AGRICULTURAL RURAL	30.0/25.0	9,729	8,583	-1,146	-11.78	1,288.84

THE FIRST \$4,836 IN RESIDENTIAL ASSESSED VALUE IS EXEMPT FROM THE STATEWIDE USD GENERAL FUND MILL LEVY.

SPECIAL ASSESSMENTS / NRA

SP. ASMN.: GROUNDWATER MANAGEMENT 6.87

Grand Total: 1,295.71

MILL LEVIES	PRIOR YEAR	CURRENT YEAR	% CHANGE
State	1.500000	1.500000	0.00
County	58.399000	58.379000	-0.03
Cemetery	0.384000	0.401000	4.43
Community College	36.490000	38.485000	5.47
School District	26.306000	30.760000	16.93
School District - General	20.000000	20.000000	0.00
Township	0.611000	0.637000	4.26

Grand Total: 143.69000 150.16200 4.50

TAX	PRIOR YEAR	CURRENT YEAR	\$ CHANGE	% CHANGE
State	14.59	12.87	-1.72	-11.79
County	568.17	501.07	-67.10	-11.81
Cemetery	3.74	3.44	-0.29	-8.02
Community College	355.01	330.32	-24.69	-6.95
School District	255.93	264.01	8.08	3.16
School District - General	194.58	171.66	-22.92	-11.78
Township	5.94	5.47	-0.48	-7.91
SPECIAL ASSESSMENTS	6.87	6.87	0.00	0.00

Grand Total: 1,404.83 1,295.71 -109.12 -7.77

REVENUE FROM PROPERTY TAX LEVIES	PRIOR YEAR	CURRENT YEAR	\$ CHANGE	% CHANGE
State	14,178.92	13,445.68	-733.25	-5.17
County	551,683.37	522,933.26	-28,750.11	-5.21
Cemetery	3,630.89	3,593.44	-37.44	-1.03
Community College	345,014.17	344,922.90	-91.28	-0.03
School District	248,668.66	275,455.14	26,786.48	10.77
School District - General	184,211.41	174,124.78	-10,086.63	-5.48
Township	8,220.20	8,560.53	340.33	4.14
SPECIAL ASSESSMENTS	42,060.73	212.02	-41,848.71	-99.50

Grand Total: 1,397,668.35 1,343,247.75 -54,420.60 -3.89

IF TAXES ARE NOT PAID BY THE DUE DATE, INTEREST PER ANNUM IS CHARGED.

DETACH AND REMIT WITH PAYMENT
1st HALF / FULL PAYMENT COUPON - 2023
 FIRST HALF DUE: 01/08/2024

TAXPAYER ID #: PHEA00001
 STATEMENT #: 1028
 PARCEL #: 1205201
 QUICK REF.: R1513
 PHEASANT FARMS INC

1



Real Estate

**PAID ON
12/19/2023**

10135 NW 70TH AVE
PRATT, KS 67124-7700

1ST HALF PAYMENT DUE: 0.00

DETACH AND REMIT WITH PAYMENT
2nd HALF PAYMENT COUPON - 2023
 SECOND HALF DUE: 05/10/2024

TAXPAYER ID #: PHEA00001
 STATEMENT #: 1028
 PARCEL #: 1205201
 QUICK REF.: R1513
 PHEASANT FARMS INC

2



Real Estate

**PAID ON
04/29/2024**

10135 NW 70TH AVE
PRATT, KS 67124-7700

2ND HALF PAYMENT DUE: 0.00

Commitment Cover Page

Order Number: **3073543**

Delivery Date: **04/30/2024**

Property Address: **0 NE 1st St. & 0 NW 70th Ave., Pratt, KS 67124**

For Title Assistance

Lisa D. Lilja
1320 E 1st St
Pratt, KS 67124
Office: (620) 532-2011
llilja@security1st.com

Seller/Owner

Pheasant Farms Inc.

Agent for Seller

Gene Francis & Associates
Attention: Gene Francis
12140 W K-42 Hwy
Wichita, KS 67215
(316) 524-8345 (Work)
(316) 524-1412 (Work Fax)
gene@genefrancis.com

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions

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Title Fee Invoice

Date:	04/30/2024	Buyer(s):	A Legal Entity - To Be Determined
Order No.:	3073543	Seller(s):	Pheasant Farms, Inc., a Kansas Corporation
Issuing Office:	Security 1st Title 1320 E 1st St Pratt, KS 67124	Property Address:	0 NE 1st St. & 0 NW 70th Ave., Pratt, KS 67124

Title Insurance Fees	
ALTA Owner's Policy 07-01-2021 (TBD)	\$415.00
	Total TBD
If Security 1st Title will be closing this transaction, the fees listed above will be collected at closing. Otherwise, please remit payment to the issuing office above.	
Thank you for your order!	

Note: The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the effect of these documents on your property.

Vesting Documents:

[Pratt county recorded 10/20/1999 at book D135 page 299](#)

[Pratt county recorded 10/20/1999 at book D135 page 298](#)

[Pratt county at book D135 page 297](#)

[Pratt county recorded 10/20/1999 at book D135 page 295](#)

Tax Information:

1205201, 1205300

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ALTA COMMITMENT FOR TITLE INSURANCE

issued by
First American Title Insurance Company

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

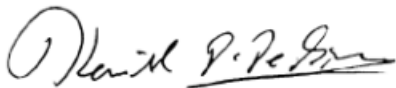
THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, FIRST AMERICAN TITLE INSURANCE COMPANY, a California Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.


If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

FIRST AMERICAN TITLE INSURANCE COMPANY

By: 
Kenneth D. DeGiorgio, President

By: 
Lisa W. Cornehl, Secretary

Issuing Agent: Security 1st Title

 Security 1st Title

Lisa D. Lilja
(620) 532-2011 (Work)
llilja@security1st.com

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Transaction Identification Data for reference only:

Issuing Agent:	Security 1st Title	Buyer:	A Legal Entity - To Be Determined
Issuing Office:	1320 E 1st St Pratt, KS 67124	Title Contact:	Lisa D. Lilja (620) 532-2011 (Work) lilja@security1st.com
ALTA Universal ID:	1186235		
Loan ID Number:			
Commitment No.:	KS-C3073543		
Property Address:	0 NE 1st St. & 0 NW 70th Ave. Pratt, KS 67124		

SCHEDULE A

1. Commitment Date:

04/25/2024 at 7:00 AM

2. Policy to be issued:

ALTA Owner's Policy 07-01-2021
Proposed Insured: A Legal Entity - To Be Determined
The estate or interest to be insured: Fee Simple

TBD

3. The estate or interest in the Land at the Commitment Date is:

Fee Simple

4. The Title is, at the Commitment Date, vested in:

Pheasant Farms, Inc., a Kansas Corporation

5. The Land is described as follows:

Property description set forth in Exhibit A attached hereto and made a part hereof.

Security 1st Title, LLC

By:



Commitment No.: KS-C3073543

Exhibit A

The Northeast Quarter (NE/4) of Section 32, Township 27 South, Range 14 West of the 6th P.M., Pratt County, Kansas, EXCEPT the South 433 feet thereof, which is a tract of land described as follows:

Beginning at the Southeast (SE) Corner of said Northeast Quarter (NE/4), thence North along the East boundary line of Section 32, a distance of 433 feet; thence due West to the West boundary line of the Northeast Quarter (NE/4) of said Section, thence South along said boundary line a distance of 433 feet to the Southwest corner of the Northeast Quarter (NE/4) of said Section 32, thence due East along the boundary line between the Northeast Quarter (NE/4) and the Southeast Quarter (SE/4) of said Section 32 to the point of beginning.

AND

The Southeast Quarter (SE/4) of Section 32, Township 27 South, Range 14 West of the 6th P.M., Pratt County, Kansas, EXCEPT a tract of land described as follows:

Beginning at the Northeast (NE) Corner of said Southeast Quarter (SE/4), thence West along the North line of said Southeast Quarter (SE/4) to the Northwest corner of said Southeast Quarter (SE/4), thence South along the West line of said Southeast Quarter (SE/4) 723 feet, thence due East to the East line of said Southeast Quarter (SE/4), thence North along the East line of said Southeast Quarter 723 feet to the point of beginning.



SCHEDULE B, PART I - Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, and recorded in the Public Records.
5. **Pheasant Farms, Inc. is a limited liability company. Furnish for examination, an authentic copy of the following documents:**

1. Articles of Organization, and any amendments thereto
2. Operating Agreement, and any amendments thereto

Any instrument to be executed, must:

1. Be executed in the limited liability company's name, and
2. Be signed by all members, if management has been retained by the members.
3. In the alternative, the Company may be willing to accept a Resolution, signed by all members, consenting to one person signing on behalf of the limited liability company.

We reserve the right to make any additional requirements we deem necessary.

6. Furnish Certificate for our file executed by the Secretary of State of Kansas evidencing that Pheasant Farms, Inc. is now in good standing in said State.
7. File a release of Mortgage dated October 18, 1999, recorded October 25, 1999, as Book 192, Page [223](#), made by Pheasant Farms, Inc., to The Peoples Bank, in the amount of \$60,000.00.
8. File a release of Mortgage dated March 18, 2005, recorded April 01, 2005, as Book 302, Page [627](#), made by Pheasant Farms, Inc., to The Peoples Bank, in the amount of \$47,000.00.
9. File a release of Mortgage dated May 14, 2009, recorded May 29, 2009, as Book 362, Page [362](#), made by Pheasant Farms, Inc., to The Peoples Bank, in the amount of \$100,000.00.
10. File a release of Mortgage dated October 20, 2017, recorded November 01, 2017, as Book 467, Page [616](#), made by Pheasant Farms, Inc., to The Peoples Bank, in the amount of \$100,000.00.
11. File a Warranty Deed from Pheasant Farms, Inc., a Kansas Corporation to A Legal Entity - To Be Determined.
12. Provide this company with a properly completed and executed Owner's Affidavit.

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13. Recording Information for Kansas Counties:

Deed: \$21.00 (first page) + \$17.00 (each additional page)

Mortgage: \$21.00 (first page) + \$17.00 (each additional page)

Mortgage Release: \$20.00 (first page) + \$4.00 (each additional page)

Mortgage Assignment: \$20.00 (first page) + \$4.00 (each additional page)

The above fees do not include all documents that may be filed in each county. Some fees may vary. For a full list of recording fees, services and format requirements, please contact the Register of Deeds Office for the specific county in question.

NOTE: The State of Kansas requires that any deed transferring real estate must be accompanied by a Real Estate Validation Questionnaire. This form must be executed by either the Grantor (Seller) or the Grantee (Buyer). Certain exemptions do apply. The official form can be obtained from the Register of Deeds or from Security 1st Title. Photocopies of the official form will not be accepted.

NOTE: For documents electronically recorded. There is an additional third-party service fee of \$5.00 per document, which is in addition to the County recording fees.

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SCHEDULE B, PART II—Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Rights or claims of parties in possession not shown by the Public Records.
3. Easements, or claims of easements, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection of the Land.
5. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records at Date of Policy.
6. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
7. **General taxes and special assessments for the fiscal year 2023 in the original amount of \$1,288.84 and \$6.87 (Groundwater).**

**First Installment: \$644.42 and \$6.87 Paid
Second Installment: \$644.42, DUE, but not delinquent
Property I.D. # 1205201 (NE/4-32-27-14)**

8. **General taxes and special assessments for the fiscal year 2023 in the original amount of \$980.72 and \$5.87 (Groundwater).**

**First Installment: \$490.36 and \$5.87, Paid
Second Installment: \$490.36, DUE, but not delinquent
Property I.D. # 1205300 (SE/4-32-27-14)**

9. **The terms and provisions contained in the document entitled "Condemnation of Land" filed as Misc. Book 26, Page [386](#).**
10. **Easement granted to Skelly Oil Company as set forth in Book 75, Page [203](#).**

11. Terms and provisions of the oil and gas leases executed between Pheasant Farms, Inc, lessor, and Fruehauf Production Company LLC, lessee, filed January 19, 2000 recorded in/on Book 250, Page [195](#), together with all subsequent assignments and conveyances.

NOTE: If there is no production of oil and gas from all of the property covered by the above lease, if any set terms including options to renew in the lease have expired, and we are furnished with a properly executed affidavit of Non-Production, the above exception will not appear on the policy to be issued.

12. Terms and provisions of the oil and gas leases executed between Pheasant Farms, Inc, lessor, and Fruehauf Production Company LLC, lessee, filed January 19, 2000 recorded in/on Book 250, Page [200](#), together with all subsequent assignments and conveyances.

NOTE: If there is no production of oil and gas from all of the property covered by the above lease, if any set terms including options to renew in the lease have expired, and we are furnished with a properly executed affidavit of Non-Production, the above exception will not appear on the policy to be issued.

13. Terms and provisions of the oil and gas leases executed between Pheasant Farms, Inc, lessor, and Blue Baron Energy, LLC, lessee, filed June 6, 2011 recorded in/on Book 391, Page [329](#), together with all subsequent assignments and conveyances.

NOTE: If there is no production of oil and gas from all of the property covered by the above lease, if any set terms including options to renew in the lease have expired, and we are furnished with a properly executed affidavit of Non-Production, the above exception will not appear on the policy to be issued.

14. Rights of the owners of the mineral estate as conveyed or reserved on/in Book 167, Page [505](#) and Book D111, Page [677](#), and of the parties claiming thereunder.
15. The possible existence of overhead or underground utility lines serving adjacent land or extending from the insured land onto adjacent land.
16. Subject to existing road, street or highway rights of way.
17. Rights or claims of parties in possession not shown by the public records.
18. Any interest outstanding of record in and to all the oil, gas and other minerals in and under and that may be produced from said premises, together with all rights incident to or growing out of said outstanding minerals, including but not limited to outstanding oil and gas leases and easements.
19. The definition of land as described in the policy does not include any manufactured home or mobile home located on the insured premises, unless the personal title to the same has been cancelled by the Kansas Department of Motor Vehicles and filed with the PRATT County Register of Deeds.

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COMMITMENT CONDITIONS

1. DEFINITIONS

- a. “Discriminatory Covenant”: Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
 - b. “Knowledge” or “Known”: Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
 - c. “Land”: The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term “Land” does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
 - d. “Mortgage”: A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
 - e. “Policy”: Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
 - f. “Proposed Amount of Insurance”: Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
 - g. “Proposed Insured”: Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - h. “Public Records”: The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term “Public Records” does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
 - i. “State”: The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term “State” also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
 - j. “Title”: The estate or interest in the Land identified in Item 3 of Schedule A.
2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company’s liability and obligation end.
 3. The Company’s liability and obligation is limited by and this Commitment is not valid without:
 - a. the Notice;
 - b. the Commitment to Issue Policy;
 - c. the Commitment Conditions;
 - d. Schedule A;
 - e. Schedule B, Part I—Requirements; and
 - f. Schedule B, Part II—Exceptions.
 4. **COMPANY’S RIGHT TO AMEND**
The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to

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this Commitment.

5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE

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TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

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Privacy Notice

Last Updated and Effective Date: December 1, 2023

First American Financial Corporation and its subsidiaries and affiliates (collectively, “First American,” “we,” “us,” or “our”) describe in our full privacy policy (“Policy”), which can be found at <https://www.firstam.com/privacy-policy/>, how we collect, use, store, and disclose your personal information when: (1) when you access or use our websites, mobile applications, web-based applications, or other digital platforms where the Policy is posted (“Sites”); (2) when you use our products and services (“Services”); (3) when you communicate with us in any manner, including by e-mail, in-person, telephone, or other communication method (“Communications”); (4) when we obtain your information from third parties, including service providers, business partners, and governmental departments and agencies (“Third Parties”); and (5) when you interact with us to conduct business dealings, such as the personal information we obtain from business partners and service providers and contractors who provide us certain business services (“B2B”). This shortened form of the Policy describes some of the terms contained in the Policy.

The Policy applies wherever it is posted. To the extent a First American subsidiary or affiliate has different privacy practices, such entity shall have their own privacy statement posted as applicable.

Please note that the Policy does not apply to any information we collect from job candidates and employees. Our employee and job candidate privacy policy can be found [here](#).

What Type Of Personal Information Do We Collect About You? We collect a variety of categories of personal information about you. To learn more about the categories of personal information we collect, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Collect Your Personal Information? We collect your personal information: (1) directly from you; (2) automatically when you interact with us; and (3) from other parties, including business parties and affiliates.

How Do We Use Your Personal Information? We may use your personal information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, complying with relevant laws and our policies, and handling a claim. To learn more about how we may use your personal information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Disclose Your Personal Information? We do not sell your personal information or share your personal information for cross-context behavioral advertising. We may, however, disclose your personal information, including to subsidiaries, affiliates, and to unaffiliated parties, such as service providers and contractors: (1) with your consent; (2) in a business transfer; (3) to service providers and contractors; (4) to subsidiaries and affiliates; and (5) for legal process and protection. To learn more about how we disclose your personal information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Store and Protect Your Personal Information? The security of your personal information is important to us. That is why we take all commercially reasonable steps to make sure your personal information is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your personal information.

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How Long Do We Keep Your Personal Information? We keep your personal information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

Your Choices We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and disclosure of your personal information. You can learn more about your choices by visiting <https://www.firstam.com/privacy-policy/>.

International Jurisdictions: Our Services are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Services from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your information in accordance with the Policy. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Services, and your agreements with us.

Changes to Our Policy We may change the Policy from time to time. Any and all changes to the Policy will be reflected on this page and in the full Policy, and where appropriate provided in person or by another electronic method. **YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR SERVICES OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THE POLICY.**

For California Residents

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018, as amended by the California Privacy Rights Act and its implementing regulations. [To learn more, please visit https://www.firstam.com/privacy-policy/](https://www.firstam.com/privacy-policy/).

Contact Us: dataprivacy@firstam.com or toll free at 1-866-718-0097.

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PRIVACY POLICY

WHAT DOES SECURITY 1ST TITLE 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 Security 1ST Title, LLC, 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 Security 1st Title, 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 nonfinancial 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 nonaffiliates to market to you. Nonaffiliates are companies not related by common ownership or control. They can be financial and nonfinancial companies.	No	We don't share

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

Sharing practices	
How often does Security 1st Title notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How does Security 1st Title 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 does Security 1st Title collect my personal information?	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> • request insurance-related services • provide such information to us <p>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.</p>
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: Security 1st Title, 727 N. Waco, Suite 300, Wichita, KS 67203

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions

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