

WR NASH RANCH, LLC GENERAL INFORMATION BRAZORIA & FORT BEND COUNTIES, TEXAS

WR Nash Ranch, LLC owns a large assortment of parcels of real estate consisting of +/-12,643 acres situated in Brazoria and/or Fort Bend Counties, commonly known as the "Nash Ranch" the "Property"). The Property includes a wide range in features, vegetation, and terrain. The Property owner ("Seller" under any Farm and Ranch Contract or other agreement by which you may submit an offer to purchase any portion of the Property, collectively a "Purchase Contract") provides the below information which applies to all or various portions of the Nash Ranch. The information may or may not apply to any specific portion of the Property you may be considering for purchase. You should rely exclusively on your own advisors, research, and resources to determine whether, and to what extent, this information applies to the portion of the Property which you are considering for purchase. This document is based upon information and belief only, and is for the limited purpose of identifying matters about which you may wish to conduct independent research. The Seller does not by this document make, and expressly disclaims, any and all warranties or representations of any kind or character except a special warranty as to title. Neither the Seller nor the marketing real estate agent (Steven J. Bilicek) are:

- A substitute for a professional real estate attorney;
 - An environmental or regulatory law expert;
 - A substitute for a professional property inspector, engineer, or surveyor;
 - A substitute for obtaining a professional title opinion; or
 - A substitute for obtaining the opinion of a professional oil and gas Landman.
- (1) Seller advises that certain areas of the Property have flooded from time to time. Seller has no specific knowledge as to what extent, and/or when, any such flooding occurred other than flooding associated with Hurricane Harvey in 2017. Seller has no knowledge of any flooding of the Property which has had a material adverse effect on the past or current use of the Property.
 - (2) The Property includes no improvements other than barns, fences, and windmills with the exception of two modest homes along County Road 25. It is recommended that all potential buyers seek out independent inspections of that portion of the Property and all related improvements which they are considering for purchase.
 - (3) Seller is not aware of the existence on the Property of any substances or materials that are hazardous to the ordinary person's health; toxic wastes or material; radon; asbestos; urea-formaldehyde; lead-based paint; anthrax; and any other substances commonly known to be pollutants or contaminants.
 - (4) Seller owns no minerals, mineral leases, or royalties with respect to the Property.
 - (5) Portions of the Property are currently subject to various farm leases and one grazing lease. Those portions of the Property which are currently subject to a farming lease are

also subject to government programs administered under the FSA-USDA offices in Brazoria and Fort Bend Counties.

- (6) There are multiple pipeline easements crossing the Property, many of which predate Seller's ownership of the Property by more than 60 years. Upon request the Seller will provide a list of all such easements of which the Seller has actual knowledge.
- (7) Seller is not aware of any environmental hazards or conditions which materially affect the Property.
- (8) Seller advises that in the past, garbage has been disposed of at various locations on the Property. To the extent the Seller is aware of those locations, Seller has attempted to clean them up. There is an underground gasoline storage tank at the site of the now removed ranch house. It is near the remaining barns and sheds approximately 1 mile north of the intersection of County Road 18 and County Road 25 on the west side of County Road 25. Seller is not aware of any other landfill or underground tanks or containers now or previously on the Property.
- (9) Seller advises that there are areas on the Property that may be considered wetlands under federal law and regulations and state law and regulations. Seller has not attempted to determine where any wetlands are located.
- (10) Seller is not aware of any threatened or endangered species or their habitat affecting the Property. A branch of the University of Houston Clear Lake recently conducted a search on a portion of the Property east of County Road 25 involving a study of Western Chicken Turtles. Seller is not aware of the result of that study.
- (11) Seller is not aware of any pending or threatened litigation involving the Property, other than a suit for condemnation of a pipeline right-of-way filed by Kinder Morgan Tejas Pipeline LLC under Cause No C160301 in the County Court at Law No. 2 and Probate Court of Brazoria County Texas. This suit seeks a 50 foot wide easement crossing property owned by the Seller in Abstracts 216 and 314, both of which are west of State Highway 36.

NOTICE: The information provided to all parties and contained herein has been gathered from sources deemed reliable; however, neither the Seller, Texas Ag Realty, LLC nor its principal can guarantee the accuracy of such information. The information contained herein is subject to changes, errors, omissions, prior sale, withdrawal of property from the market without prior notice, and approval of purchase by Seller. Prospective buyers should independently verify all information to their satisfaction. No representation is made as to the possible value of this investment or type of use, and prospective buyers are urged to consult with their tax and legal advisors before making a final determination. Real Estate buyers are hereby notified that real property and its rights and amenities in the State of Texas are subject to many forces and impacts whether natural, those caused by man, or otherwise; including, but not limited to, drought or other weather related events, disease (e.g., Oak Wilt, Anthrax, Chronic Wasting Disease), invasive species, illegal trespassing, previous owner actions, neighbor actions and government

actions. Prospective buyers of Texas real estate should investigate any concerns regarding a specific real property to their satisfaction. When buying investment property, the buyer's agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to the prospective real estate investor in order to participate in real estate commission. If this condition is not met, fee participation will be at the discretion of Seller and Texas Ag Realty, LLC. Texas Ag Realty, LLC reserves the right to require any or all interested buyer(s) of a particular portion, or all, of the Property to provide proof of financial ability to purchase such portion, or all, of the Property prior to the initial showing or any subsequent showing of any portion, or all, of the Property. Texas Ag Realty, LLC also reserves the right to refuse to show any portion, or all, of the Property to a potential buyer for any reason at Texas Ag Realty, LLC's sole and absolute discretion.

BUYER'S RECEIPT AND ACKNOWLEDGEMENT: As a potential buyer of a portion, or all, of the Property, I hereby acknowledge receipt of this information. I understand that except as stated in an executed Purchase Contract entered into between Buyer and Seller, the portion of the Property subject to the Purchase Contract will be sold in its present condition only, without warranties of guarantees of any kind by Seller. No representations concerning the condition of any portion of the Property are being relied upon by me except as stated in the Purchase Contract.

Buyer (Print Name & Sign)

Date

Buyer (Print Name & Sign)

Date