

MID-CONTINENT ENERGY EXCHANGE

Oil & Gas Asset Auctions



Data Package

Royalty & Mineral Assets Package

0.1% Royalty Interest Per Lot
Pratt County, KS

In this Document:

[Summary](#)

[Income](#)

[Reservoir Technical Analysis](#)

[Source Deed](#)

[Outgoing Conveyance](#)



Summary

Lot Summary (Per 0.1% Lot)

Lease Name:	Pratt County Mineral & Royalty Assets Package
County/State:	Pratt, KS
Legal Description:	See Exhibit A in the outgoing conveyance
Asset Type:	Royalty Interest
Decimal Interest:	0.001
Acreage:	23.68 Net Mineral Acres (2,720 gross acres) • 16 Non-Producing (1,440 gross acres*) • 7.68 Producing (1,280 gross acres)
Net Monthly Income:	See estimated income below
Operator:	Siroky Oil Management
Purchaser:	CHS McPherson Refinery, Inc. (Oil) & Superior Midstream Kansas (Gas)

* All of the 1,440 gross mineral acres non-producing that were open/unleased will now be leased with a new OGL with 3 years - 3/16ths royalty.

Estimated Net Monthly Income based on a 0.1% interest

@ \$70 Oil = \$96/mo

@ \$100 Oil = \$137/mo

Natural Gas add an additional \$6.50/mo

No Executive Rights (No lease bonus)

PLEASE NOTE THE INFORMATION INCLUDED IN THE DATA PACKAGE IS CUSTOMIZED TO SHOW 1% RI FIGURES. THIS AUCTION LOT IS FOR 0.1%.

Disclaimer: Bidders must conduct their own due diligence prior to bidding at the auction. Bidders shall rely upon their own evaluations of the properties and not upon any representation either oral or written provided here. This is a summary of information provided by the seller to Mid-Continent Energy Exchange.

PRATT COUNTY, KANSAS

MINERAL & ROYALTY ASSETS | BARNES TREND

NET MINERAL ACRES	ROYALTY INT.	DAILY GROSS BOPD	DAILY GROSS MCF/D
236.8	1.00%	44.91	93.00

Executive Summary: High-quality mineral position within a 2,720 gross-acre block. This offering combines stabilized PDP cash flow with strategic development upside, including Proved Developed Behind-Pipe (PDBP) opportunities, infield drilling, multi-zone waterflood opportunities, and verified Helium potential.

ACREAGE BREAKDOWN

Category	Net Mineral Acres (NMA)	Gross Acres	Description
Leased /Non-Producing	160	1,440	New 3 year lease (3/16ths Royalty); full Executive Rights if acquiring > 1% RI
HBP / Producing	76.80	1,280	Stabilized yield from core productive leases.
Total Position	236.80	2,720	Stacked Reservoir Potential

STRATEGIC VALUE DRIVERS

- **Seller Alignment:** Sellers offering 6% Royalty Interest and retaining 10.67% Royalty Interest and a combined 49.09% Working Interest (26.84% operating / 22.25% non-operating), and are committed to the immediate development of the K-Zone and the implementation of the Secondary Recovery / Pressure Maintenance of the Field.
- **Strategic Control:** 160 NMA of newly leased minerals (3 years) offer significant potential with 3/16ths royalty.
- **Growth Target:** Optimized development plan supports a target lift to over 100 Gross BOPD.
- **Price Resilience:** High Helium concentrations could provide a unique hedge against WTI & natural gas price volatility.

TECHNICAL UPSIDE & RESERVOIR GROWTH

- **Recovery Efficiency:** Analogous performance in the Barnes and Barnes Southwest fields demonstrates an average recovery of ~2,500 BO/acre. Historical underperformance on the Hirt Farms feature (~350 BO/acre) is likely due to a lack of development and limited zones opened, signifying considerable remaining upside.
- **Strategic Field Delineation:** Most recent DST of K-Zone in Hirt Farms#3 (not yet perforated) verified 1,220 psi BHP and gas flow rate of 18 mcf/d. The Hirt Farms A-1 is 2,170 ft North and 14 ft down dip, making ~170 TF/d (3% oil). A wedge well (Hirt Farms A-2) directly between wells exhibiting a water/oil transition & a oil/gas transition offers de-risked development of a virgin oil column.
- **Development Pipeline:** Identified infield location (Hirt Farms 'A' 2) and Proved Developed Behind-Pipe (PDBP) opportunities in 8 L/KC zones across 6 wells.
- **Secondary Recovery:** Engineered blueprint for Multi-Zone Pressure Maintenance via Hirt Farms A-1 conversion.
- **Helium Alpha:** Simpson Sand production rate of 100 MCF/d (1.5% He) before shut-in; I-Zone tested at 750 MCF/d (0.44% He).

PRODUCTION INVENTORY

DETAILED WELL PERFORMANCE & OPERATORS

CURRENT PRODUCTION AVERAGES

Well Name	Operator	Gross Daily (BOPD)	Formation	Status	Notes
Hirt Farms #1	Siroky Oil Mgt.	16.70	(H)(K)(M)	Producing	Evaluate PDBP potential in L-Zone.
Hirt Farms #2	Siroky Oil Mgt.	14.20	(J)(K)(M)	Producing	Evaluate PDBP potential in B, E', H, I, & L-Zones.
Hirt Farms #3	Siroky Oil Mgt.	5.84	(M)	Producing	Perforate K-Zone to target attic oil with 1,220# BHP.
Hirt Farms A-1	Siroky Oil Mgt.	4.00	(K)(M)	Producing	Primary candidate for conversion to injector.
Greengroup 1-24	Siroky Oil Mgt.	1.67	(H)(Miss)	Producing	Maintain stabilized production profile.
Barnes #1	Apollo	--	--	Producing	(recently started); Monitor initial flow and stabilize pressure.
Greengroup 14A-1H	Flatlander Energy	2.50	(Miss)	Producing	Stabilized Mississippian yield.
TOTAL PDP SYSTEM		44.91 BOPD / 93.00 MCFD (Stabilized low decline)			

DATA ROOM & DILIGENCE

Qualified buyers may request access to a secure Virtual Data Room (VDR) containing:

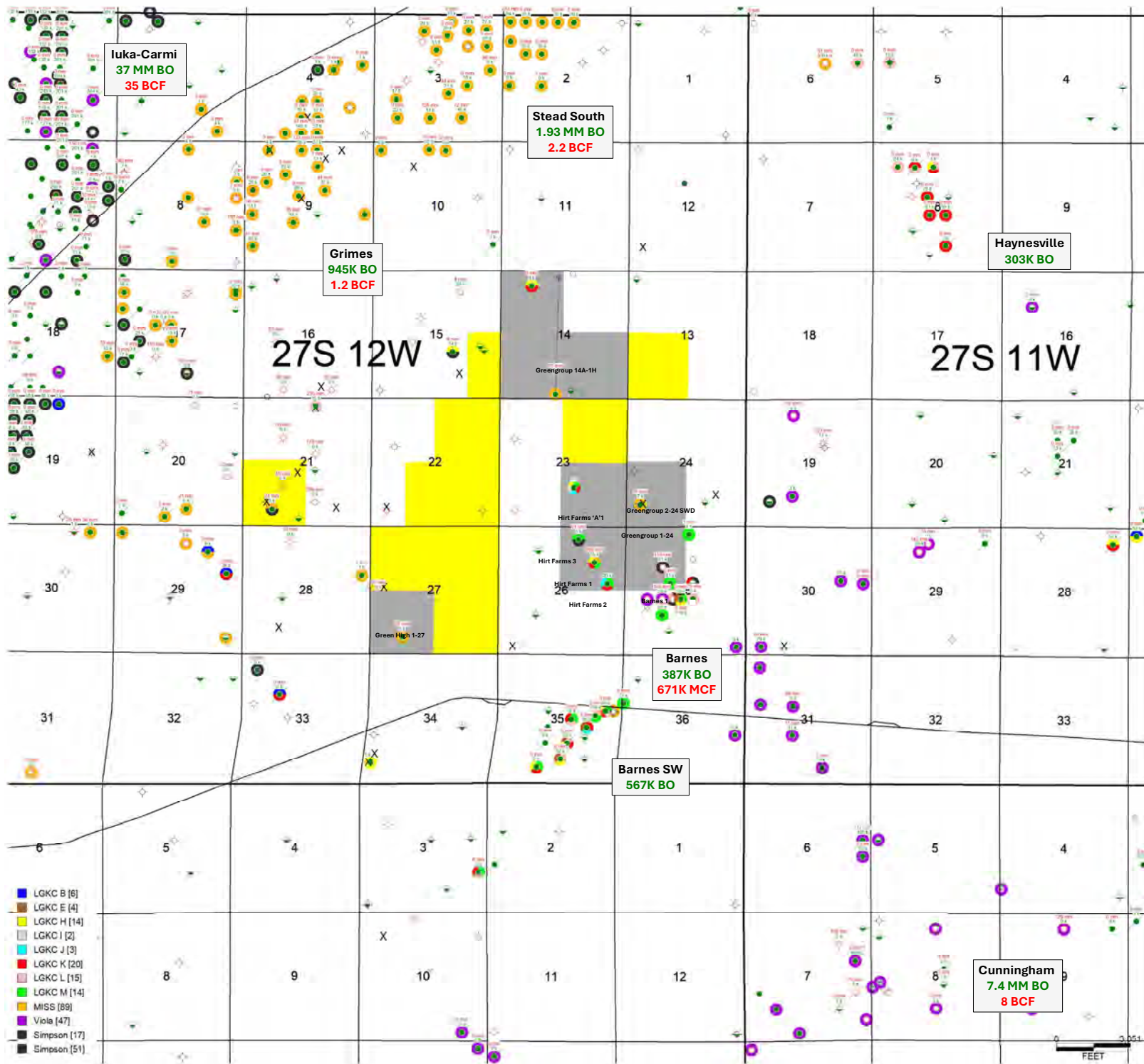
- Full 6-month production history and run tickets.
- Drill Stem Test (DST) reports and core analysis data.
- Well logs (Induction/Neutron-Density) for all core active wells.
- Geological structural maps and 3D seismic interpretations.
- Title opinions and land ownership documentation.

DISCLAIMER & NON-WARRANTY

DISCLAIMER & NON-WARRANTY: This Offering Memorandum is provided for informational purposes only. **Forward-Looking Statements:** All estimates regarding future reserves, production targets, and potential revenue are based on historical data and geological interpretations which are subject to inherent uncertainty. Seller makes no guarantee, express or implied, regarding future production volumes, reservoir performance, or the ultimate recovery of hydrocarbons. **Due Diligence:** Buyer assumes all risk and is solely responsible for conducting its own independent technical, financial, and legal due diligence. This investment involves a high degree of risk and is suitable only for sophisticated investors. Seller and its affiliates shall not be held liable for any investment decisions or losses resulting from the use of this information.

PRATT COUNTY MINERAL & ROYALTY ACREAGE

2,720 Total Gross Acres



PRATT COUNTY MINERAL & ROYALTY ACREAGE

27S – 12W
Pratt County, KS



.86 ← Cum. Oil Prod
-2,097 ← Stark Sh Datum (SS)

Stark Structure
C.I. = 5 ft

Hirt Farms 1 - 53,300 BO since 2020 recompletion

Hirt Farms 2 - Completed Aug 2022

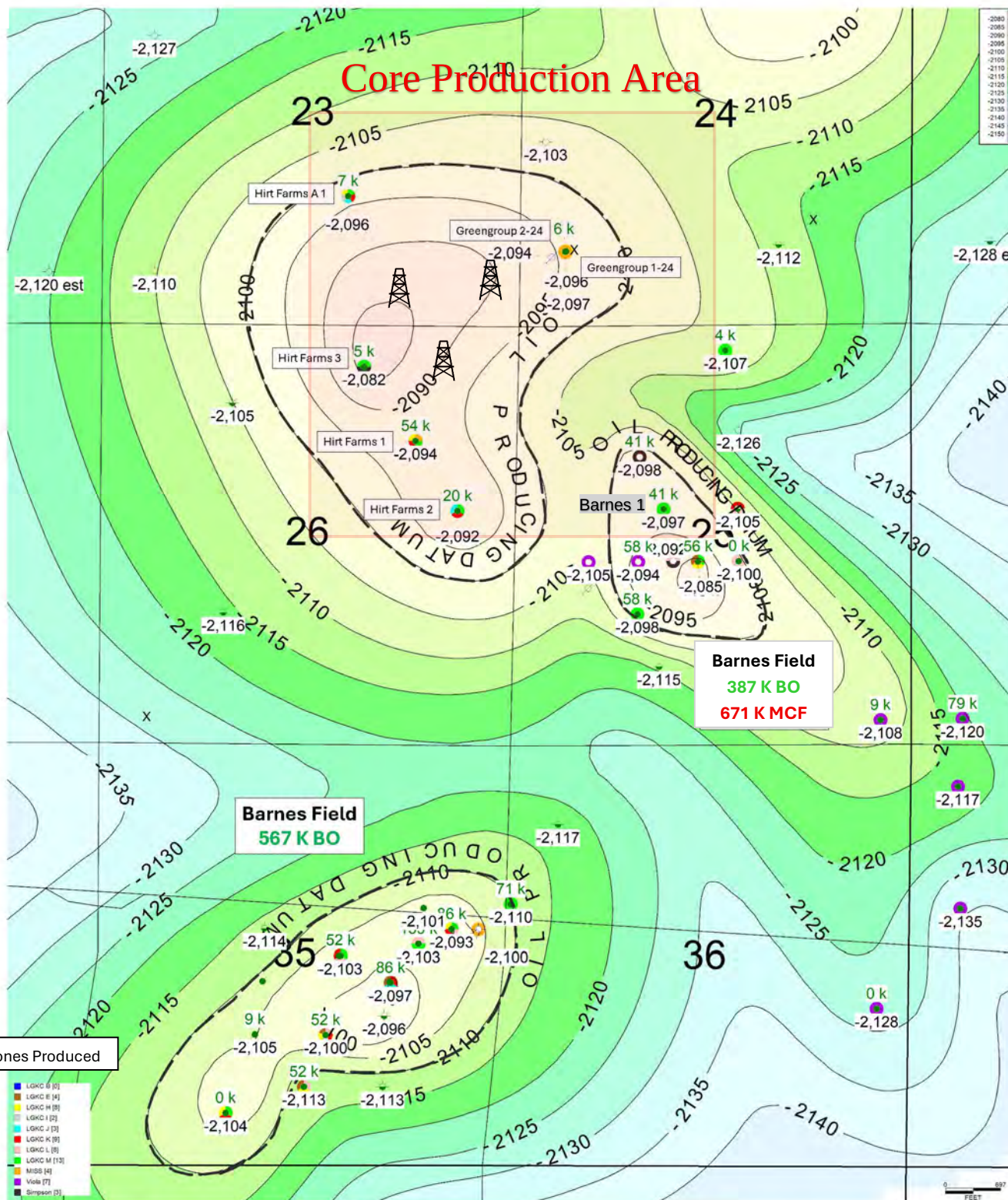
Hirt Farms 3 - Completed Sep 2024;
Primary zone PDBP

Hirt Farms A 1 – 2,300 BO Since Mar 2024 recompletion

Green Group 1-24 – Completed Sep 2018



May 2026





Income Information



CHS McPherson Refinery
ATTENTION CRUDE OIL ACCOUNTING
2000 S MAIN

Amount: \$16,660.99
Bank Transit: *****1992
Bank Account: *****205

McPHERSON, KANSAS 67460
REFER TO LEASE NO. AND OWNER NO. WHEN
WRITING OR CALLING FOR QUESTIONS OR
INFORMATION PLEASE CALL 1-620-241-9183

Advice # 109546
DATED 04/17/2026
Owner # 32701

LEASE #		LEASE NAME			LOCATION				OPERATOR			
PROD MO/YR	BBL/ MCF	PRICE	GROSS VALUE	LEASE TAXES	NET VALUE	DECIMAL OF INTEREST	INT TYPE	OWNER GROSS VALUE	TAX TYPE	OWNER TAX	OWNER NET VALUE	
104126	Hirt Farms 1			Pratt COUNTY, KS				Siroky Oil Management				
03-26	549.86	87.69	48215.09	79.18	46048.20	.1250000	RI	6026.89	KCC	9.90	5756.03	
				2087.71					SEV	260.96		
104126	Hirt Farms 1			Pratt COUNTY, KS				Siroky Oil Management				
03-26	549.86	87.69	48215.09	79.18	46048.20	.0417000	ORRI	2010.57	KCC	3.30	1920.21	
				2087.71					SEV	87.06		
106248	Hirt Farms 2			Pratt COUNTY, KS				Siroky Oil Management				
03-26	366.58	87.69	32143.40	52.79	30698.80	.1250000	RI	4017.92	KCC	6.60	3837.34	
				1391.81					SEV	173.98		
106248	Hirt Farms 2			Pratt COUNTY, KS				Siroky Oil Management				
03-26	366.58	87.69	32143.40	52.79	30698.80	.0417000	ORRI	1340.38	KCC	2.20	1280.14	
				1391.81					SEV	58.04		
106539	Hirt Farms A 1			Pratt COUNTY, KS				Siroky Oil Management				
03-26	135.33	87.69	11866.48	19.49	11333.17	.1667000	RI	1978.14	KCC	3.25	1889.24	
				513.82					SEV	85.65		
106787	Hirt Farms #3			Pratt COUNTY, KS				Siroky Oil Management				
03-26	141.69	87.69	12424.16	20.40	11865.79	.1667000	RI	2071.11	KCC	3.40	1978.03	
				537.97					SEV	89.68		

\$17,445.01 \$16,660.99

Greengroup, LLC
c/o Patrick N. Barker
6219 West Utica Court
Broken Arrow OK 74011

YTD Owner Grs Val: \$50,134.30
YTD Owner Tax: \$2,282.61
YTD Owner Net Val: \$47,851.69

CHS McPherson Refinery Inc.
ATTENTION CRUDE OIL ACCOUNTING

2000 S MAIN

McPHERSON, KANSAS 67460

REFER TO LEASE NO. AND OWNER NO. WHEN
 WRITING OR CALLING FOR QUESTIONS OR
 INFORMATION PLEASE CALL 1-620-241-9183

Amount: \$10,316.44
 Bank Transit: *****1992
 Bank Account: *****205

Advice # 108741
 DATED 03/18/2026
 Owner # 32701

LEASE #		LEASE NAME			LOCATION				OPERATOR			
PROD MO/YR	BBL/ MCF	PRICE	GROSS VALUE	LEASE TAXES	NET VALUE	DECIMAL OF INTEREST	INT TYPE	OWNER GROSS VALUE	TAX TYPE	OWNER TAX	OWNER NET VALUE	
104126	Hirt Farms 1			Pratt COUNTY, KS				Siroky Oil Management				
02-26	466.77	60.46	28222.92	67.21	26933.66	.1250000	RI	3527.87	KCC	8.40	3366.71	
				1222.05					SEV	152.76		
104126	Hirt Farms 1			Pratt COUNTY, KS				Siroky Oil Management				
02-26	466.77	60.46	28222.92	67.21	26933.66	.0417000	ORRI	1176.90	KCC	2.80	1123.14	
				1222.05					SEV	50.96		
106248	Hirt Farms 2			Pratt COUNTY, KS				Siroky Oil Management				
02-26	311.18	60.46	18815.28	44.81	17955.77	.1250000	RI	2351.91	KCC	5.60	2244.47	
				814.70					SEV	101.84		
106248	Hirt Farms 2			Pratt COUNTY, KS				Siroky Oil Management				
02-26	311.18	60.46	18815.28	44.81	17955.77	.0417000	ORRI	784.60	KCC	1.87	748.76	
				814.70					SEV	33.97		
106539	Hirt Farms A 1			Pratt COUNTY, KS				Siroky Oil Management				
02-26	140.28	60.46	8481.93	20.20	8094.46	.1667000	RI	1413.94	KCC	3.37	1349.35	
				367.27					SEV	61.22		
106787	Hirt Farms #3			Pratt COUNTY, KS				Siroky Oil Management				
02-26	154.28	60.46	9328.43	22.22	8902.29	.1667000	RI	1555.05	KCC	3.71	1484.01	
				403.92					SEV	67.33		

\$10,810.27 \$10,316.44

Greengroup, LLC
 c/o Patrick N. Barker
 6219 West Utica Court
 Broken Arrow OK 74011

YTD Owner Grs Val: \$32,689.29
 YTD Owner Tax: \$1,498.59
 YTD Owner Net Val: \$31,190.70

CHS McPherson Refinery Inc.
ATTENTION CRUDE OIL ACCOUNTING

2000 S MAIN

McPHERSON, KANSAS 67460

REFER TO LEASE NO. AND OWNER NO. WHEN
 WRITING OR CALLING FOR QUESTIONS OR
 INFORMATION PLEASE CALL 1-620-241-9183

Amount: \$9,896.47
 Bank Transit: *****1992
 Bank Account: *****205

Advice # 108228
 DATED 02/18/2026
 Owner # 32701

LEASE #		LEASE NAME			LOCATION				OPERATOR			
PROD MO/YR	BBL/ MCF	PRICE	GROSS VALUE	LEASE TAXES	NET VALUE	DECIMAL OF INTEREST	INT TYPE	OWNER GROSS VALUE	TAX TYPE	OWNER TAX	OWNER NET VALUE	
104126	Hirt Farms 1			Pratt COUNTY, KS				Siroky Oil Management				
01-26	577.04	56.03	32333.08	83.09	30849.97	.1250000	RI	4041.63	KCC	10.39	3856.24	
				1400.02					SEV	175.00		
104126	Hirt Farms 1			Pratt COUNTY, KS				Siroky Oil Management				
01-26	577.04	56.03	32333.08	83.09	30849.97	.0417000	ORRI	1348.29	KCC	3.47	1286.44	
				1400.02					SEV	58.38		
106248	Hirt Farms 2			Pratt COUNTY, KS				Siroky Oil Management				
01-26	384.70	56.03	21555.38	55.40	20566.63	.1250000	RI	2694.42	KCC	6.92	2570.83	
				933.35					SEV	116.67		
106248	Hirt Farms 2			Pratt COUNTY, KS				Siroky Oil Management				
01-26	384.70	56.03	21555.38	55.40	20566.63	.0417000	ORRI	898.86	KCC	2.31	857.63	
				933.35					SEV	38.92		
106787	Hirt Farms #3			Pratt COUNTY, KS				Siroky Oil Management				
01-26	148.71	56.03	8332.56	21.41	7950.35	.1667000	RI	1389.04	KCC	3.57	1325.33	
				360.80					SEV	60.14		

40% = 2758.59
~~1158.41~~

\$10,372.24

\$9,896.47

Greengroup, LLC
 c/o Patrick N. Barker
 6219 West Utica Court
 Broken Arrow OK 74011

YTD Owner Grs Val: \$21,879.02
 YTD Owner Tax: \$1,004.76
 YTD Owner Net Val: \$20,874.26

CHS McPherson Refinery Inc.
ATTENTION CRUDE OIL ACCOUNTING

2000 S MAIN

McPHERSON, KANSAS 67460

REFER TO LEASE NO. AND OWNER NO. WHEN
 WRITING OR CALLING. FOR QUESTIONS OR
 INFORMATION PLEASE CALL 1-620-241-9183

Amount: \$10,977.79
 Bank Transit: *****1992
 Bank Account: *****205

Advice # 108714
 DATED 01/20/2026
 Owner # 32701

*Dec 2025
prod.*

LEASE #		LEASE NAME			LOCATION				OPERATOR			
PROD MO/YR	BBL/ MCF	PRICE	GROSS VALUE	LEASE TAXES	NET VALUE	DECIMAL OF INTEREST	INT TYPE	OWNER GROSS VALUE	TAX TYPE	OWNER TAX	OWNER NET VALUE	
104126	Hirt Farms 1			Pratt COUNTY, KS				Siroky Oil Management				
12-25	588.58	53.86	31702.74	84.76	30245.25	.1250000	RI	3962.84	KCC	10.59	3780.66	
				1372.73					SEV	171.59		
104126	Hirt Farms 1			Pratt COUNTY, KS				Siroky Oil Management				
12-25	588.58	53.86	31702.74	84.76	30245.25	.0417000	ORRI	1322.00	KCC	3.53	1261.23	
				1372.73					SEV	57.24		
106248	Hirt Farms 2			Pratt COUNTY, KS				Siroky Oil Management				
12-25	392.39	53.86	21135.16	56.50	20163.51	.1250000	RI	2641.89	KCC	7.06	2520.44	
				915.15					SEV	114.39		
106248	Hirt Farms 2			Pratt COUNTY, KS				Siroky Oil Management				
12-25	392.39	53.86	21135.16	56.50	20163.51	.0417000	ORRI	881.34	KCC	2.36	840.82	
				915.15					SEV	38.16		
106539	Hirt Farms A 1			Pratt COUNTY, KS				Siroky Oil Management				
12-25	143.00	53.86	7702.39	20.59	7348.29	.1667000	RI	1283.99	KCC	3.43	1224.96	
				333.51					SEV	55.60		
106787	Hirt Farms #3			Pratt COUNTY, KS				Siroky Oil Management				
12-25	157.56	53.86	8486.64	22.69	8096.48	.1667000	RI	1414.72	KCC	3.78	1349.68	
				367.47					SEV	61.26		

\$11,506.78

\$10,977.79

Greengroup, LLC
 c/o Patrick N. Barker
 6219 West Utica Court
 Broken Arrow OK 74011

YTD Owner Grs Val: \$11,506.78
 YTD Owner Tax: \$528.99
 YTD Owner Net Val: \$10,977.79

3/9/12
 Page 1 of 1

CHS McPherson Refinery Inc.
ATTENTION CRUDE OIL ACCOUNTING

2000 S MAIN

McPHERSON, KANSAS 67460

REFER TO LEASE NO. AND OWNER NO. WHEN
 WRITING OR CALLING. FOR QUESTIONS OR
 INFORMATION PLEASE CALL 1-620-241-9183

Amount: \$10,943.45
 Bank Transit: *****1992
 Bank Account: *****205

Advice # 108036
 DATED 12/18/2025
 Owner # 32701

LEASE #		LEASE NAME			LOCATION				OPERATOR			
PROD MO/YR	BBL/ MCF	PRICE	GROSS VALUE	LEASE TAXES	NET VALUE	DECIMAL OF INTEREST	INT TYPE	OWNER GROSS VALUE	TAX TYPE	OWNER TAX	OWNER NET VALUE	
103466	Green Group 1-24				Pratt COUNTY, KS			Siroky Oil Management				
11-25	156.81	55.45	8695.11	22.58	8672.53	.1667000	RI	1449.47 KCC		3.76	1445.71	
104126	Hirt Farms 1				Pratt COUNTY, KS			Siroky Oil Management				
11-25	471.79	55.45	26160.53	67.94	24959.84	.1250000	RI	3270.07 KCC		8.49	3119.99	
				1132.75				SEV		141.59		
104126	Hirt Farms 1				Pratt COUNTY, KS			Siroky Oil Management				
11-25	471.79	55.45	26160.53	67.94	24959.84	.0417000	ORRI	1090.89 KCC		2.83	1040.82	
				1132.75				SEV		47.24		
106248	Hirt Farms 2				Pratt COUNTY, KS			Siroky Oil Management				
11-25	314.52	55.45	17440.36	45.29	16639.90	.1250000	RI	2180.05 KCC		5.66	2079.99	
				755.17				SEV		94.40		
106248	Hirt Farms 2				Pratt COUNTY, KS			Siroky Oil Management				
11-25	314.52	55.45	17440.36	45.29	16639.90	.0417000	ORRI	727.26 KCC		1.89	693.88	
				755.17				SEV		31.49		
106539	Hirt Farms A 1				Pratt COUNTY, KS			Siroky Oil Management				
11-25	139.28	55.45	7723.08	20.06	7368.61	.1667000	RI	1287.44 KCC		3.34	1228.35	
				334.41				SEV		55.75		
106787	Hirt Farms #3				Pratt COUNTY, KS			Siroky Oil Management				
11-25	151.34	55.45	8391.80	21.79	8006.65	.1667000	RI	1398.91 KCC		3.63	1334.71	
				363.36				SEV		60.57		

\$11,404.09 \$10,943.45

Greengroup, LLC
 c/o Patrick N. Barker
 6219 West Utica Court
 Broken Arrow OK 74011

YTD Owner Grs Val: \$172,637.35
 YTD Owner Tax: \$7,595.63
 YTD Owner Net Val: \$165,041.72

CHS McPherson Refinery Inc.
ATTENTION CRUDE OIL ACCOUNTING
2000 S MAIN

Amount: \$10,803.50
Bank Transit: *****1992
Bank Account: *****205

McPHERSON, KANSAS 67460
REFER TO LEASE NO. AND OWNER NO. WHEN
WRITING OR CALLING. FOR QUESTIONS OR
INFORMATION PLEASE CALL 1-620-241-9183

Advice # 108523
DATED 11/18/2025
Owner # 32701

LEASE #		LEASE NAME			LOCATION				OPERATOR			
PROD MO/YR	BBL/ MCF	PRICE	GROSS VALUE	LEASE TAXES	NET VALUE	DECIMAL OF INTEREST	INT TYPE	OWNER GROSS VALUE	TAX TYPE	OWNER TAX	OWNER NET VALUE	
104126	Hirt Farms 1			Pratt COUNTY, KS				Siroky Oil Management				
10-25	545.33	55.99	30533.98	78.53	29133.33	.1250000	RI	3816.75	KCC	9.82	3641.66	
				1322.12					SEV	165.27		
104126	Hirt Farms 1			Pratt COUNTY, KS				Siroky Oil Management				
10-25	545.33	55.99	30533.98	78.53	29133.33	.0417000	ORRI	1273.27	KCC	3.27	1214.87	
				1322.12					SEV	55.13		
106248	Hirt Farms 2			Pratt COUNTY, KS				Siroky Oil Management				
10-25	363.55	55.99	20355.98	52.35	19422.22	.1250000	RI	2544.50	KCC	6.54	2427.78	
				881.41					SEV	110.18		
106248	Hirt Farms 2			Pratt COUNTY, KS				Siroky Oil Management				
10-25	363.55	55.99	20355.98	52.35	19422.22	.0417000	ORRI	848.84	KCC	2.18	809.90	
				881.41					SEV	36.76		
106539	Hirt Farms A 1			Pratt COUNTY, KS				Siroky Oil Management				
10-25	143.81	55.99	8052.20	20.71	7682.83	.1667000	RI	1342.30	KCC	3.45	1280.73	
				348.66					SEV	58.12		
106787	Hirt Farms #3			Pratt COUNTY, KS				Siroky Oil Management				
10-25	160.41	55.99	8981.67	23.10	8569.66	.1667000	RI	1497.24	KCC	3.85	1428.56	
				388.91					SEV	64.83		

\$11,322.90 \$10,803.50

Greengroup, LLC
c/o Patrick N. Barker
6219 West Utica Court
Broken Arrow OK 74011

YTD Owner Grs Val: \$161,233.26
YTD Owner Tax: \$7,134.99
YTD Owner Net Val: \$154,098.27

SIROKY OIL MANAGEMENT INC
 PO Box 464, 10213 Bluestem Blvd.
 Pratt, KS 67124
 Phone: (620)672-5625
 Fax: (620)672-6814

Operating Statement

09/30/2025

Greengroup, LLC
 6219 W Utica Ct
 Broken Arrow, OK 74011-

GREE1

Operating Month: 09/2025

Description	Interest	Gross	Your Share
Unit: HIRT FARMS 1 (Royalty)			
GAS SALES			
08/2025 1950.30 MMBTU @ 3.2660	0.1667000000	6,369.69	1,061.83
STATE TAX (GAS)			
	0.1667000000	-268.55	-44.77
GAS PURCHASE FEE			
	0.1667000000	-1,353.02	-225.55
Net Revenue This Unit		4,748.12	791.51
Unit Total			
Amount You Receive This Unit			791.51

Summary Of All Units For	Greengroup, LLC
SALES	1,061.83
COST OF SALE	-270.32
Total Amount You Receive	791.51

SIROKY OIL MANAGEMENT INC
 PO Box 464, 10213 Bluestem Blvd.
 Pratt, KS 67124
 Phone: (620)672-5625
 Fax: (620)672-6814

Operating Statement

10/31/2025

Greengroup, LLC
 6219 W Utica Ct
 Broken Arrow, OK 74011-

GREE1

Operating Month: 10/2025

Description	Interest	Gross	Your Share
Unit: GREEN GROUP 1-24 (Royalty)			
GAS SALES			
09/2025 0.37 MMBTU @ 3.0000000	0.1667000000	1.11	0.19
GAS PURCHASE FEE			
	0.1667000000	-0.25	-0.04
Net Revenue This Unit		0.86	0.15
Unit Total			
Amount You Receive This Unit			0.15

Unit: HIRT FARMS 1 (Royalty)

GAS SALES			
09/2025 1838.01 MMBTU @ 3.0781	0.1667000000	5,657.63	943.13
STATE TAX (GAS)			
	0.1667000000	-236.53	-39.43
GAS PURCHASE FEE			
	0.1667000000	-1,280.61	-213.48
Net Revenue This Unit		4,140.49	690.22
Unit Total			
Amount You Receive This Unit			690.22

Summary Of All Units For	Greengroup, LLC
SALES	943.32
COST OF SALE	-252.95
Total Amount You Receive	690.37

SIROKY OIL MANAGEMENT INC
 PO Box 464, 10213 Bluestem Blvd.
 Pratt, KS 67124
 Phone: (620)672-5625
 Fax: (620)672-6814

Operating Statement

11/30/2025

Greengroup, LLC
 6219 W Utica Ct
 Broken Arrow, OK 74011-

GREE1

Operating Month: 11/2025

Description	Interest	Gross	Your Share
Unit: GREEN GROUP 1-24 (Royalty)			
GAS SALES			
10/2025 1.77 MMBTU @ 2.9378531	0.1667000000	5.20	0.87
STATE TAX (GAS)			
	0.1667000000	-0.05	-0.01
GAS PURCHASE FEE			
	0.1667000000	-1.23	-0.21
Net Revenue This Unit		3.92	0.65
Unit Total			
Amount You Receive This Unit			0.65

Unit: HIRT FARMS 1 (Royalty)

GAS SALES			
10/2025 1898.66 MMBTU @ 3.0253	0.1667000000	5,744.12	957.54
STATE TAX (GAS)			
	0.1667000000	-240.95	-40.17
GAS PURCHASE FEE			
	0.1667000000	-1,309.90	-218.36
Net Revenue This Unit		4,193.27	699.01
Unit Total			
Amount You Receive This Unit			699.01

Summary Of All Units For		Greengroup, LLC
SALES		958.41
COST OF SALE		-258.75
Total Amount You Receive		699.66

SIROKY OIL MANAGEMENT INC
 PO Box 464, 10213 Bluestem Blvd.
 Pratt, KS 67124
 Phone: (620)672-5625
 Fax: (620)672-6814

Operating Statement

01/31/2026

Greengroup, LLC
 6219 W Utica Ct
 Broken Arrow, OK 74011-

GREE1
 Operating Month: 01/2026

Description	Interest	Gross	Your Share
Unit: GREEN GROUP 1-24 (Royalty)			
GAS SALES			
11/2025 3.09 MMBTU @ 3.0873786	0.1667000000	9.52	1.59
12/2025 2.54 MMBTU @ 3.8188976	0.1667000000	9.70	1.62
STATE TAX (GAS)			
	0.1667000000	-0.09	-0.02
	0.1667000000	-0.09	-0.02
GAS PURCHASE FEE			
	0.1667000000	-2.18	-0.36
	0.1667000000	-1.68	-0.28
Net Revenue This Unit		15.18	2.53
Unit Total			
Amount You Receive This Unit			2.53

Unit: HIRT FARMS 1 (Royalty)

GAS SALES			
OCTOBER CORRECTION	0.1667000000	-20.65	-3.44
11/2025 1799.37 MMBTU @ 3.1832	0.1667000000	5,727.78	954.82
12/2025 1804.45 MMBTU @ 3.8967	0.1667000000	7,031.42	1,172.14
STATE TAX (GAS)			
STATE TAX (GAS)	0.1667000000	0.98	0.16
	0.1667000000	-244.16	-40.70
	0.1667000000	-313.89	-52.33
GAS PURCHASE FEE			
	0.1667000000	-1,258.87	-209.85
	0.1667000000	-1,184.51	-197.46
Net Revenue This Unit		9,738.10	1,623.34
Unit Total			
Amount You Receive This Unit			1,623.34

Summary Of All Units For		Greengroup, LLC
SALES		2,126.73
COST OF SALE		-500.86
Total Amount You Receive		1,625.87

SIROKY OIL MANAGEMENT INC
 PO Box 464, 10213 Bluestem Blvd.
 Pratt, KS 67124
 Phone: (620)672-5625
 Fax: (620)672-6814

Operating Statement

02/28/2026

Greengroup, LLC
 6219 W Ufca Ct
 Broken Arrow, OK 74011-

GREE1
 Operating Month: 02/2026

Description	Interest	Gross	Your Share
Unit: HIRT FARMS 1 (Royalty)			
GAS SALES			
01/2026 1691.86 MMBTU @ 3.8576	0.1667000000	6,526.67	1,088.00
STATE TAX (GAS)			
	0.1667000000	-289.36	-48.24
GAS PURCHASE FEE			
	0.1667000000	-1,158.91	-193.19
Net Revenue This Unit		5,078.40	846.57
Unit Total			
Amount You Receive This Unit			846.57

Summary Of All Units For	Greengroup, LLC
SALES	1,088.00
COST OF SALE	-241.43
Total Amount You Receive	846.57

SIROKY OIL MANAGEMENT INC
 PO Box 464, 10213 Bluestem Blvd.
 Pratt, KS 67124
 Phone: (620)672-5625
 Fax: (620)672-6814

Operating Statement

03/31/2026

Greengroup, LLC
 6219 W Utica Ct
 Broken Arrow, OK 74011-

GREE1

Operating Month: 03/2026

Description	Interest	Gross	Your Share
Unit: HIRT FARMS 1 (Royalty)			
GAS SALES			
02/2026 1523.42 MMBTU @ 5.7691	0.1667000000	8,788.77	1,465.09
STATE TAX (GAS)			
	0.1667000000	-404.14	-67.37
GAS PURCHASE FEE			
	0.1667000000	-1,039.29	-173.25
Net Revenue This Unit		7,345.34	1,224.47
Unit Total			
Amount You Receive This Unit			1,224.47

Summary Of All Units For	Greengroup, LLC
SALES	1,465.09
COST OF SALE	-240.62
Total Amount You Receive	1,224.47

Flatlander Energy, LLC

March 16, 2026

P.O. Box 784

Blackwell, OK 74631

Statement of Disbursement

Greengroup, LLC

6219 W. Utica Ct.

Broken Arrow, OK 74011

Production Date	Well	Operator Net	Royalty Interest	Total
10/2025	Greengroup #14A-1H	\$2,689.05	0.18750000%	\$504.19
11/2025	Greengroup #14A-1H	\$2,373.28	0.18750000%	\$444.99
12/2025	Greengroup #14A-1H	\$1,109.93	0.18750000%	\$208.11
1/2026	Greengroup #14A-1H	\$3,126.45	0.18750000%	\$586.20
			Subtotal:	\$1,743.49
			Ad Valorem Tax:	(-\$139.47)
		CR# 1781	Total:	\$1,604.02

deposited
F.B.
3/31/26

CVR Supply & Trading, L
 % ExTex Division Order Services
 P.O. Box 17870
 Golden, CO 80402
 (303)463-8799

ACH Payment

Greengroup LLC
 6219 W Utica Ct
 Broken Arrow, OK 74011

Account: 698017

From: CVR Supply & Trading, LLC
 To: Greengroup LLC

For Checks Dated 03/20/2026
 Account: 698017 Page 1

Prd Date	Prod	Price Per	Volume/Share
LEASE: (806182) Greengroup 14A-1H County: PRATT, KS			
API: 15-151-22422-0			
02/2026	OIL	\$/BBL:62.85	168.23 /31.54
	Roy NRI:	0.18750000	

Description	Property Amt	Your Share
Oil Sales:	10,572.77	1,982.39
Severance:	457.80-	85.83-
KS KCC:	24.23-	4.55-
Net Income:	10,090.74	1,892.01

Amount to be transferred to your account (xxxx0000)

Owner#:	Check#/Date	Gross Revenue:	Working	Royalty	Deductions	Withholding	Pmt Amount
698017	E007612617	Check Totals:		1,982.39	90.38		1,892.01
	03/20/2026	2026 Totals:		1,982.39	90.38		1,892.01

Flatlander Energy, LLC

November 24, 2025

P.O. Box 784

Blackwell, OK 74631

Statement of Disbursement

Greengroup, LLC

6219 W. Utica Ct.

Broken Arrow, OK 74011

Production Date	Well	Operator Net	Royalty Interest	Total
7/2025	Greengroup #14A-1H	\$2,403.52	0.18750000%	\$450.66
8/2025	Greengroup #14A-1H	\$2,423.92	0.18750000%	\$454.48
9/2025	Greengroup #14A-1H	\$2,358.24	0.18750000%	\$442.17
			Total:	\$1,347.31

gas
prod.

Rec'd check #1664
for this payment.
mailed to Furiin Bank
12/2/2025

CVR Supply & Trading, L
% ExTex Division Order Services
P.O. Box 17870
Golden, CO 80402
(303)463-8799

ACH Payment

Greengroup LLC
6219 W Utica Ct
Broken Arrow, OK 74011

Account: 698017

From: CVR Supply & Trading, LLC
To: Greengroup LLC

For Checks Dated 12/19/2025
Account: 698017 Page 1

Prd Date	Prod	Price Per	Volume/Share
LEASE: (806182) Greengroup 14A-1H County: PRATT, KS			
API: 15-151-22422-0			
11/2025	OIL	\$/BBL:58.11	162.80 /30.53
	Roy NRI:	0.18750000	

Description	Property Amt	Your Share
Oil Sales:	9,460.45	1,773.83
Severance:	409.64-	76.80-
KS KCC:	23.44-	4.40-
Net Income:	9,027.37	1,692.63

Amount to be transferred to your account (xxxx0000)

Owner#:	Check#/Date	Gross Revenue:	Working	Royalty	Deductions	Withholding	Pmt Amount
698017	E007602150	Check Totals:		1,773.83	81.20		1,692.63
	12/19/2025	2025 Totals:		7,778.59	354.62		7,423.97

CVR Supply & Trading, LLC
% ExTex Division Order Services
P.O. Box 17870
Golden, CO 80402
(303)463-8799

ACH Payment

Greengroup LLC
6219 W Utica Ct
Broken Arrow, OK 74011

Account: 698017

From: CVR Supply & Trading, LLC
To: Greengroup LLC

For Checks Dated 09/19/2025
Account: 698017 Page 1

Prd Date Prod Price Per Volume/Share
LEASE: (806182) Greengroup 14A-1H County: PRATT, KS
API: 15-151-22422-0
08/2025 OIL \$/BBL: 63.78 161.73 /30.32
Roy NRI: 0.18750000

Description	Property Amt	Your Share
Oil Sales:	10,315.74	1,934.20
Severance:	446.67-	83.75-
KS KCC:	23.29-	4.37-
Net Income:	9,845.78	1,846.08

Amount to be transferred to your account (xxxx0000)

Owner#:	Check#/Date	Gross Revenue:	Working	Royalty	Deductions	Withholding	Pmt Amount
698017	E007590236	Check Totals:		1,934.20	88.12		1,846.08
	09/19/2025	2025 Totals:		6,004.76	273.42		5,731.34



Reservoir Technical Analysis



PRATT CO, KS MINERAL & ROYALTY ASSETS

Reservoir Technical Analysis & Development Highlights

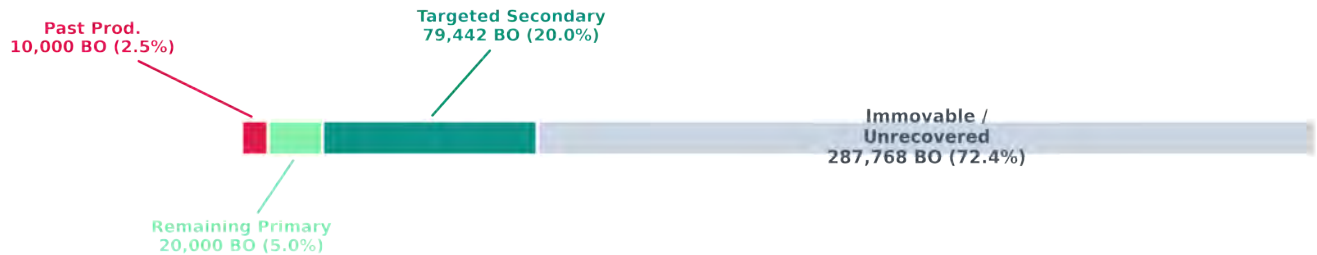
M-Zone Flood Project Highlights

The M-Zone development strategy leverages an active waterflood sweep mechanism driven by the A-1 injector. The targeted secondary recovery is projected to yield an ultimate economic volume of **79,442 BO**.

M-Zone Volumetric Original Oil In Place (OOIP) = 397,210 STB

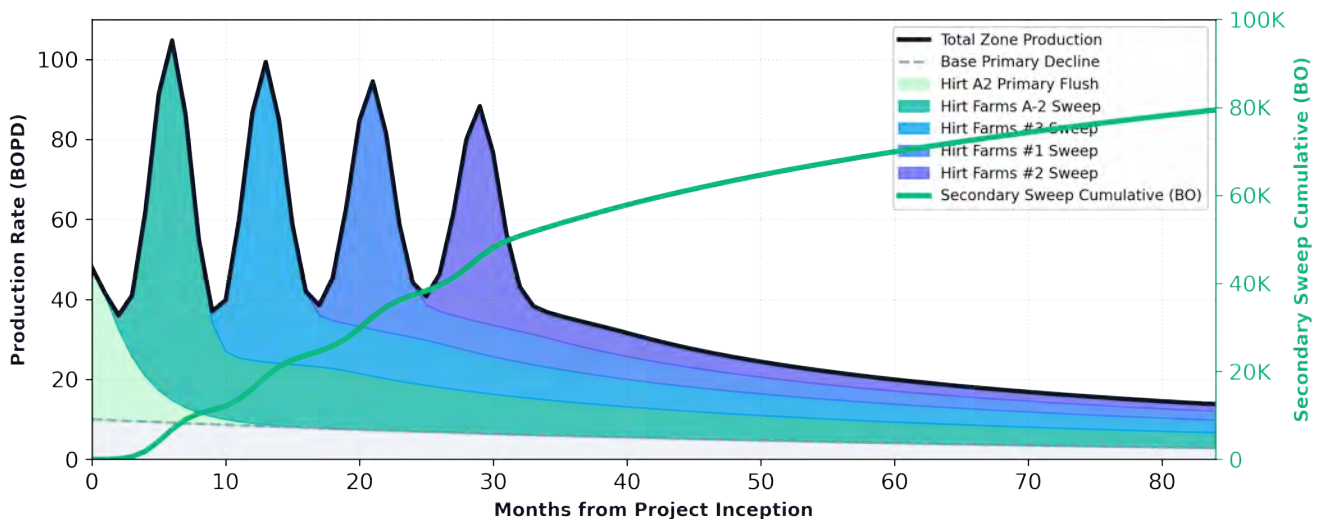
Formula:	$OOIP = [7758 \times \text{Area} \times h \times \phi \times (1 - Sw)] / \text{Boi}$	Area: 160 Ac	Avg Pay (h): 3.2 ft	Porosity (ϕ): 15.0%	Sw: 30.0%
----------	--	-----------------	------------------------	-------------------------------	--------------

M-Zone Distribution of OOIP



The production profile visually isolates the secondary sweep response interacting with the initial Hirt A-2 flush. It accurately maps the fluid front pushing laterally across the formation over 84 months. Cumulative tracking isolates specifically the secondary recovery volumes.

M-Zone Water Sweep Production Profile

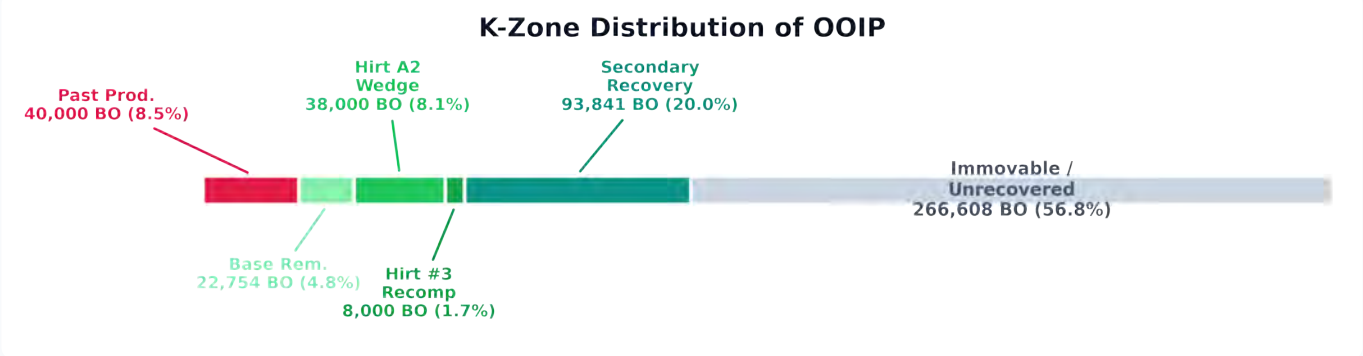


K-Zone Multi-Stage Project Highlights

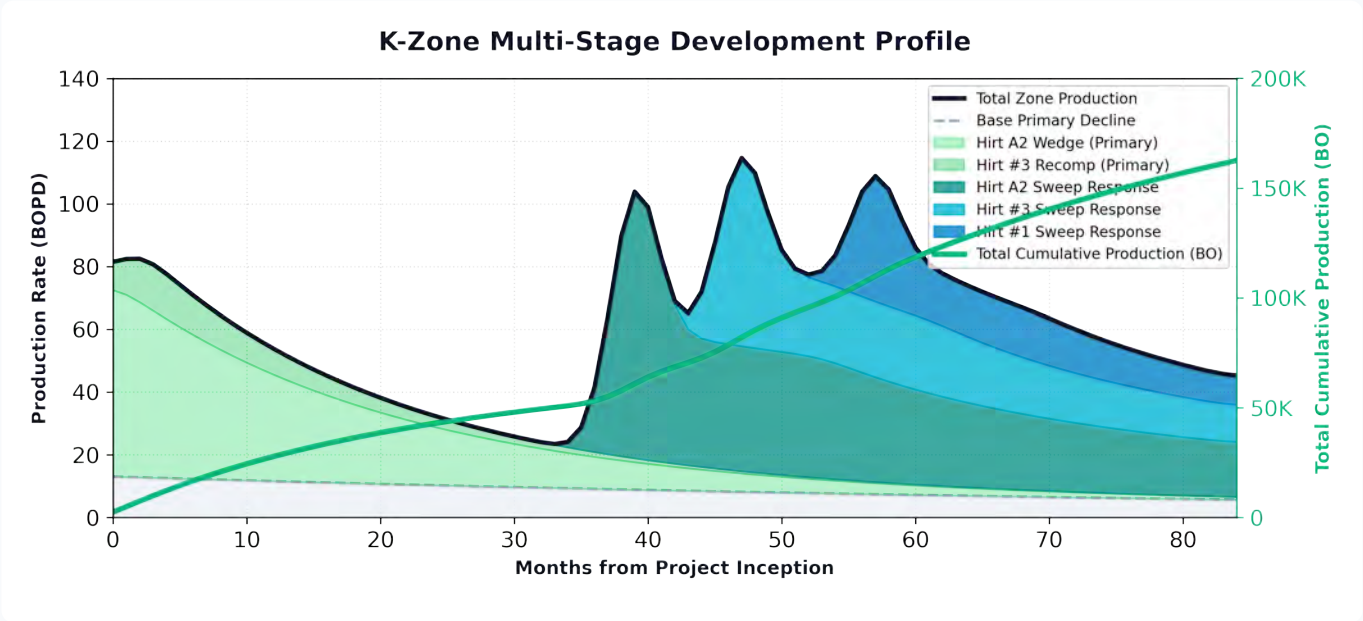
The K-Zone reservoir models an aggressive, multi-phased approach. The **Hirt Farms A-2 wedge well** is drilled and completed in **Month 0 (July)** , yielding an estimated **38,000 BO**. The **Hirt Farms #3 K-Zone recompletion** is completed in **Month 1** , contributing an additional **8,000 BO**.

At **Month 36 (Year 3)** , operations convert the **A-1 well into an active K-Zone injector** to initiate the secondary sweep, pushing an ultimate targeted recovery of exactly **20.0% of OOIP**.

K-Zone Volumetric Original Oil In Place (OOIP) = 469,204 STB				
Formula:	$OOIP = [7758 \times Area \times h \times \phi \times (1 - Sw)] / Boi$	Area: 160 Ac	Avg Pay (h): 4.2 ft	Porosity (φ): 13.5% Sw: 30.0%



The primary natural pressure decline handles the first three years of operation prior to encountering the energy drive introduced by the Year 3 injector conversion.



M-Zone Reservoir Analysis

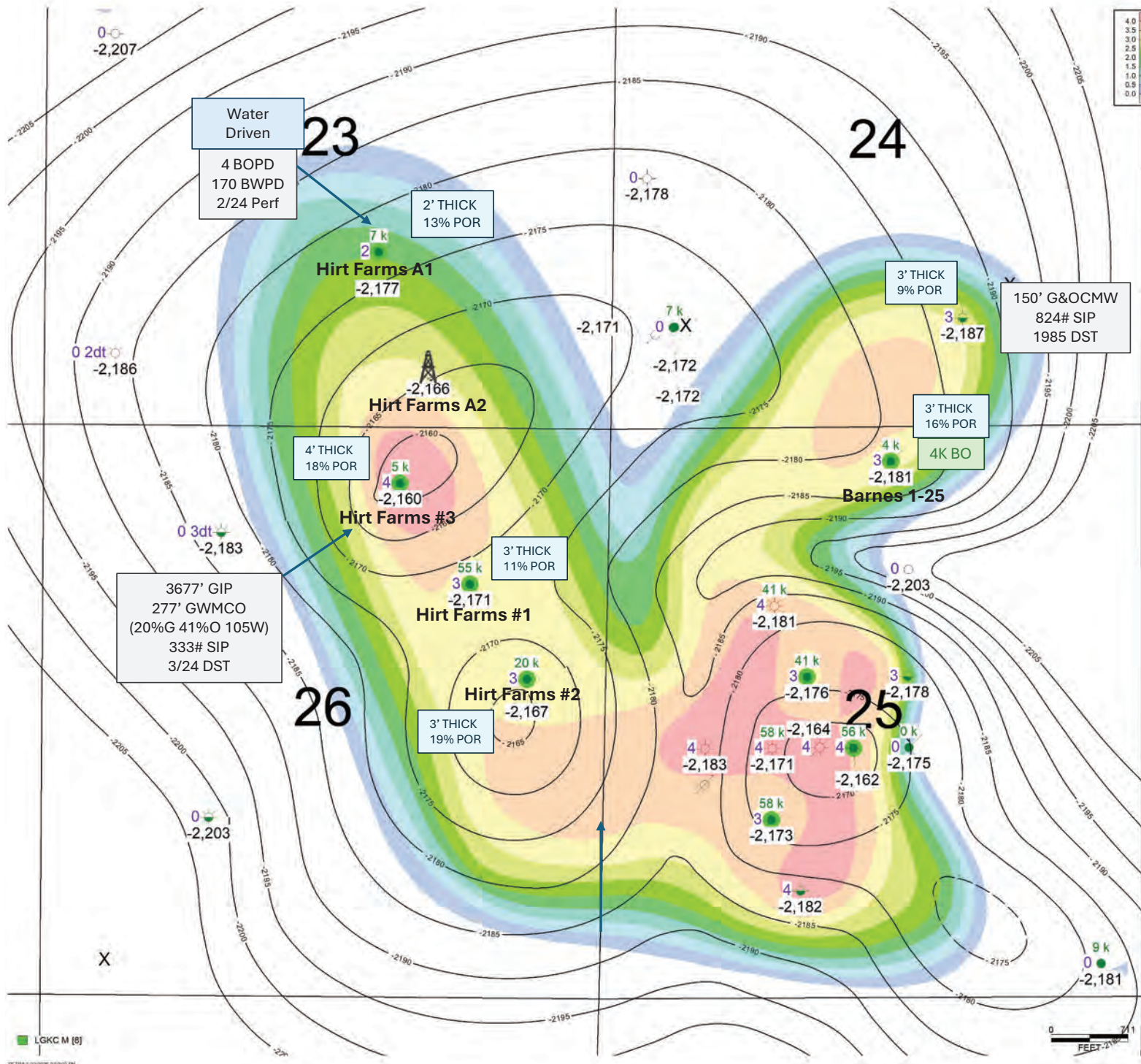
M-Zone Porosity Thickness (Color) On M-Zone Structure

Thickness Interval = 0.5 ft
Structure Interval = 5 ft

$\phi > 10\%$ mapped thickness

Implement water flood / Pressure maintenance program to recover 119K BO by:

1. Drill wedge well in SW SE of Sec 23 (Hirt A2)
2. Convert Hirt Farms A1 to dump flood to gravity feed formation water from the H, I & J zones into the M zone

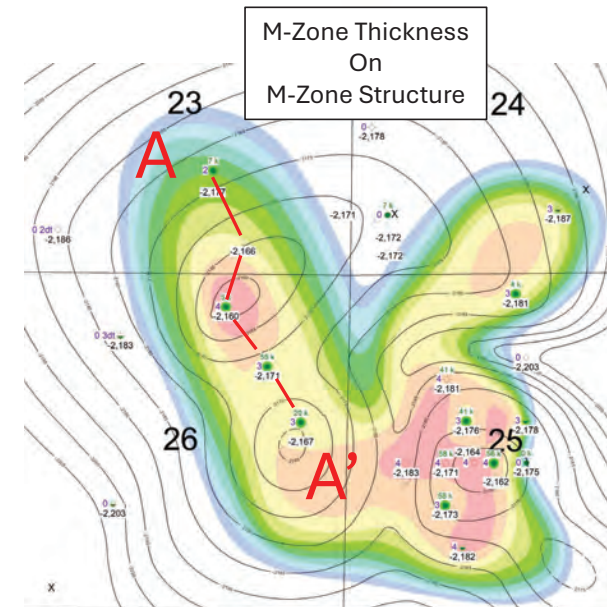
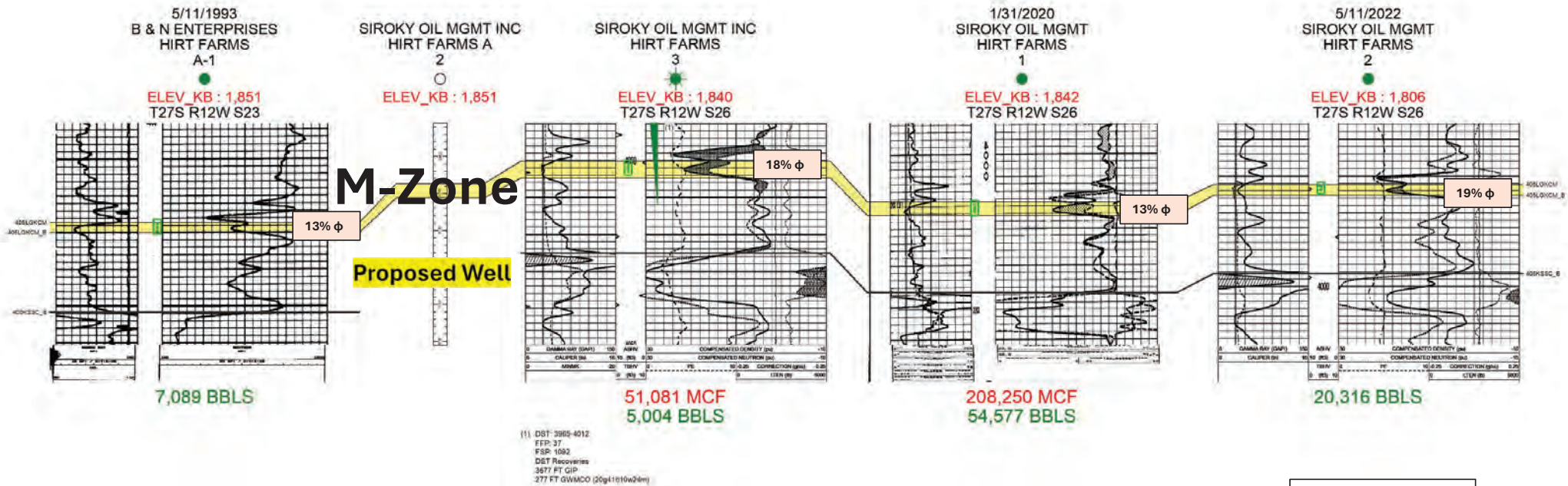


North to South Structural Cross-Section of Barnes Field NW Extension

M-Zone Carbonate Reservoir

A

A'



K-Zone Reservoir Analysis

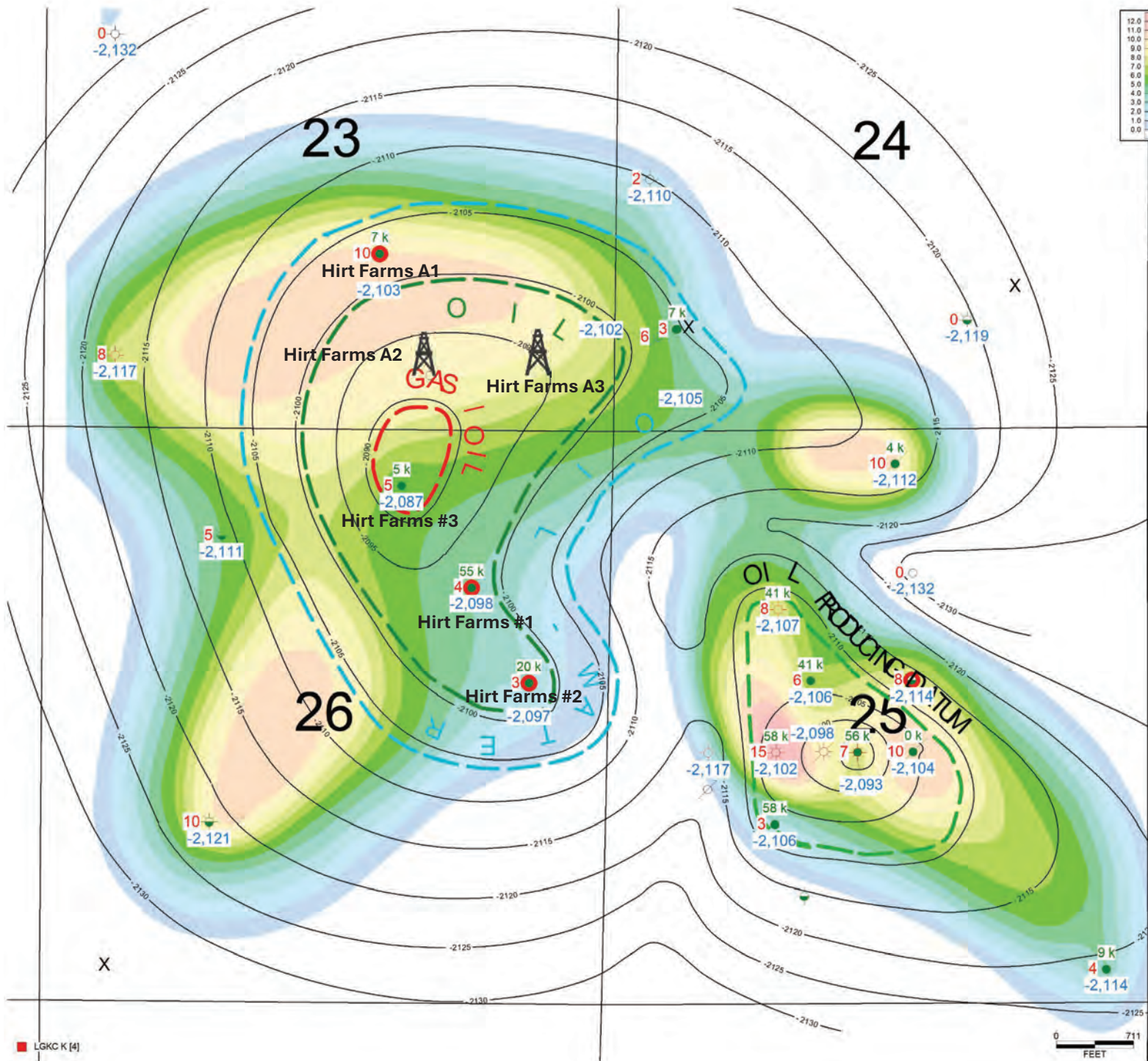
**K-Zone Porosity
Thickness (Color)
On K-Zone
Structure**

Thickness Interval = 0.5 ft
Structure Interval = 5 ft

$\phi > 10\%$ mapped thickness

Proposed Plan of Development

1. Perforate K Zone in HF #3
2. Drill Hirt Farms A2
3. Assess Drilling HF A3
4. Implement Water Flood / Pressure maintenance in K Zone after production has significantly declined



- **Perforate K Zone** in Hirt Farms #3
- **Drill wedge well** in SW SE of Sec 23 (Hirt A2)
- **Drill wedge well** in SE SE of Sec 23 (Hirt A3)
- **Convert well(s)** as needed for pressure maintenance & secondary recovery

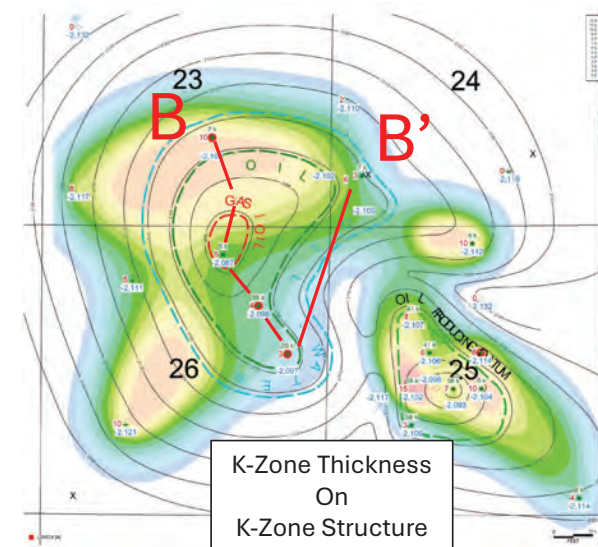
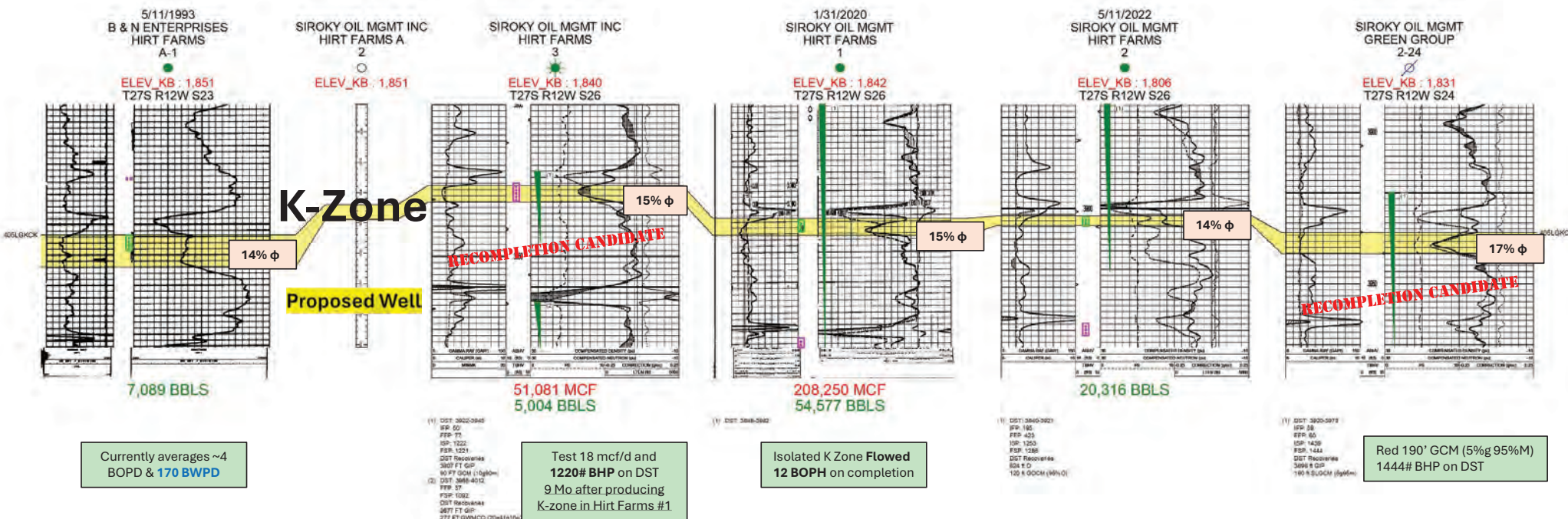


Structural Cross-Section of Barnes Field NW Extension

K-Zone Carbonate Reservoir

B

B'



DISCLAIMER OF TECHNICAL ESTIMATES

and Production Models

The information contained within this Reservoir Technical Analysis & Development Highlights brochure, including all Original Oil In Place (OOIP) calculations, anticipated recovery factors, and modeled production profiles, has been prepared internally by **Siroky Oil Management, Inc.** for informational and marketing purposes only.

NATURE OF ESTIMATES

The technical data and volumetric calculations presented herein utilize standard textbook reservoir engineering formulas, extensive available field data, and conservative recovery metrics historically associated with Lansing-Kansas City reservoirs in the State of Kansas. While these estimates are believed to be reasonable and grounded in industry-standard evaluation practices, they have been generated internally by the selling partners and have not been audited, reviewed, or verified by an independent, third-party professional reservoir engineering firm.

INHERENT SUBSURFACE RISKS

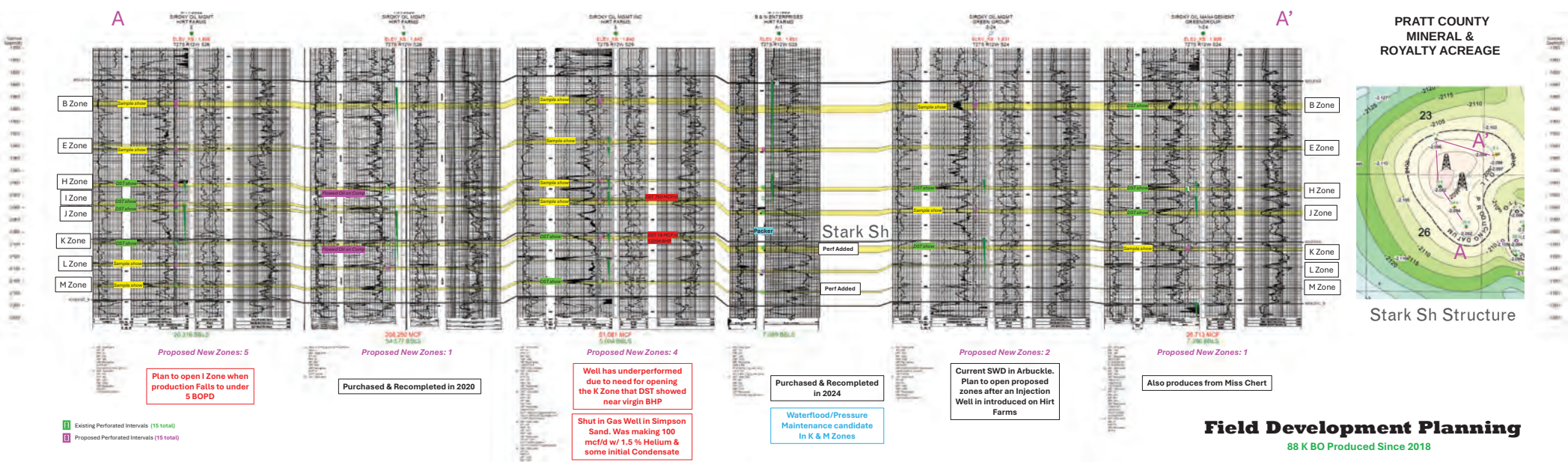
Oil and gas exploration, development, and production are subject to profound and unpredictable subsurface uncertainties. Volumetric estimates and production profiles are inherently forward-looking statements. Variables such as reservoir heterogeneity, geological anomalies, drive mechanism strength, fluid saturation variations, and unforeseen operational challenges can cause actual recoverable oil and future production volumes to differ materially from the modeled estimates presented in this brochure.

INDEPENDENT DUE DILIGENCE REQUIRED

All technical analyses are provided purely as a baseline for evaluation. Prospective buyers and auction participants are strictly advised to employ their own technical experts, reservoir engineers, and legal counsel to conduct independent due diligence regarding the reserves, production potential, and economic viability of the assets.

LIMITATION OF LIABILITY

By reviewing this material, the recipient acknowledges and agrees that **Siroky Oil Management, Inc.**, its partners, representatives, and affiliates make no representations or warranties, express, implied, or statutory, regarding the accuracy, completeness, or realizability of the reservoir calculations and production forecasts contained herein. The sellers expressly disclaim any and all liability arising from reliance on these estimates. All related mineral and royalty assets are conveyed strictly on an "as-is, where-is" basis, with all faults and without warranty regarding production rates or subsurface reserves.





Source Deed



Book: 552 Page: 110-113

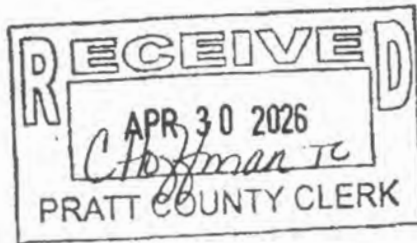
Receipt #: 49903

Total Fees: \$72.00

Pages Recorded: 4

Date Recorded: 4/30/2026 1:15:29 PM

0055200110



MINERAL WARRANTY DEED

WHEREAS, effective April 30, 2026 (the "Effective Date"), GREENGROUP, LLC, ("Grantor"), for good and valuable consideration paid by BRIAN L. SIROKY REVOCABLE TRUST, KEVIN C. DAVIS, DOUGLAS H. MCGINNESS II Trust, and RYAN K. DAVIS (collectively "Grantees"), the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL, CONVEY, ASSIGN, and WARRANT unto Grantees and Grantee's assigns and legal representatives, all of Grantor's right, title and interest in and to the following:

- A. All of the oil, gas, and other minerals of every kind and character, whether known or unknown, discovered or undiscovered, including but not limited to oil, natural gas, casinghead gas, condensate, distillate, natural gasoline, hydrocarbons, and other minerals and substances produced in association therewith, in, on, under, and that may be produced from that real property located in Pratt County, Kansas described in **Exhibit 'A'** attached hereto ("Property");
- B. All associated executory rights, including the exclusive right and power to execute oil, gas, and mineral leases and other mineral development agreements covering the Property;
- C. All rights of ingress and egress and all surface use easements, servitudes, and ancillary rights reasonably necessary or convenient for the exploration, drilling, mining, developing, producing, storing, treating, and transporting, and marketing of oil, gas, and other minerals from the Property;
- D. All reversionary interests, remainder interests, and executory interests owned by Grantor in and to the mineral estate and all rights incident thereto pertaining to the Property; and
- E. All rights of Grantor, if any, in and to any mineral, royalty, working interests, overriding royalty, net profits, production payment, and other interests in hydrocarbons associated with or derived from the Property.

1. Grantor hereby covenants and warrants, for itself and its personal representatives, that Grantor is lawfully seized of the premises, has good right to convey the same and guarantees the quiet possession thereof, that the same are free from all encumbrances, and the Grantor will warrant and defend the same against all lawful claims.

2. For the avoidance of doubt, Grantor acknowledges that it intends to convey all of its interest of any kind or nature in the Property to Grantees.

3. Grantees ownership of the Property shall be as tenants in common, allocated as follows:

<u>Grantee</u>	<u>Grantees' Undivided Percentage Interest</u>
a. Brian L. Siroky Revocable Trust	66.666667% (0.66666667)
b. Kevin C. Davis	11.111111 % (0.11111111)
c. Douglas H. McGinness II Trust	11.111111 % (0.11111111)
d. Ryan K. Davis	11.111111 % (0.11111111)

4. All of the terms, provisions, covenants and agreements herein contained shall extend to and be binding upon Grantor and Grantees, their respective successors and assigns.

5. This Mineral Warranty Deed is executed by Grantor on the date of its acknowledgement, but effective for all purposes as of the Effective Date.

GREENGROUP, L.L.C.

K.S.A. 79-1437(e)(a) #6

BY: 
TIMOTHY C. BARKER, Authorized Member

STATE OF KANSAS

)

)

ss:

COUNTY OF PRATT

)

BE IT REMEMBERED that on this 30th day of April, 2026, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Timothy C. Barker, Authorized Member of Greengroup, L.L.C., a Kansas Limited Liability Company, the same person who executed as such Authorized Member the foregoing instrument of writing in behalf of said company, and he duly acknowledged the execution of the same for himself and for said company for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal, the day and year last above written.

My Commission Expires:

08/09/2026

Notary Public **Marina Pohl, Notary Public**

EXHIBIT 'A'

1. The Southwest Quarter (SW/4) of Section Thirteen (13), Township Twenty-seven (27) South, Range Twelve (12) West of the 6th P.M., Pratt County, Kansas.
2. The South Half (S/2) and the Northwest Quarter (NW/4) of Section Fourteen (14), Township Twenty-seven (27) South, Range Twelve (12) West of the 6th P.M., Pratt County, Kansas.
3. The East Half of the Southeast Quarter (E/2 SE/4) of Section Fifteen (15), Township Twenty-seven (27) South, Range Twelve (12) West of the 6th P.M., Pratt County, Kansas.
4. The Southwest Quarter (SW/4) of Section Twenty-one (21), Township Twenty-seven (27) South, Range Twelve (12) West of the 6th P.M., Pratt County, Kansas
5. The West Half of the Northeast Quarter (W/2 NE/4); the Southeast Quarter (SE/4); the East Half of the Southwest Quarter (E/2 SW/4); the East 10 rods of the West Half of the Southwest Quarter (W/2 SW/4) and the North 5 rods of the Northwest Quarter (NW/4), all in Section Twenty-two (22), Township Twenty-seven (27) South, Range Twelve (12) West of the 6th P.M., Pratt County, Kansas.
6. The East Half of the Northeast Quarter (E/2 NE/4) of Section Twenty-two (22), Township Twenty-seven (27) South, Range Twelve (12) West of the 6th P.M., Pratt County, Kansas.
7. The East Half (E/2) of Section Twenty-three (23), Township Twenty-seven (27) South, Range Twelve (12) West of the 6th P.M., Pratt County, Kansas.
8. All of Section Twenty-four (24), Township Twenty-seven (27) South, Range Twelve (12) West of the 6th P.M., Pratt County, Kansas.
9. The North Half (N/2) of Section Twenty-five (25), Township Twenty-seven (27) South, Range Twelve (12) West of the 6th P.M., Pratt County, Kansas.
10. The Northeast Quarter (NE/4) of Section Twenty-six (26), Township Twenty-seven (27) South, Range Twelve (12) West of the 6th P.M., Pratt County, Kansas.
11. All of Section Twenty-seven (27), Township Twenty-seven (27) South, Range Twelve (12) West of the 6th P.M., Pratt County, Kansas.

Legal Description

TRACT 1: NON-PRODUCING / UNLEASED MINERALS It is the intent of the Grantors to convey an undivided 16/1440ths (0.011111 decimal interest) in and to the minerals underlying the lands described below, representing 16.0 Net Mineral Acres:

- The Southwest Quarter (SW/4) of Section Thirteen (13), Township Twenty-seven (27) South, Range Twelve (12) West of the 6th P.M.
- The East Half of the Southeast Quarter (E/2 SE/4) of Section Fifteen (15), Township Twenty-seven (27) South, Range Twelve (12) West of the 6th P.M.
- The Southwest Quarter (SW/4) of Section Twenty-one (21), Township Twenty-seven (27) South, Range Twelve (12) West of the 6th P.M.
- The West Half of the Northeast Quarter (W/2 NE/4); the Southeast Quarter (SE/4); the East Half of the Southwest Quarter (E/2 SW/4); the East 10 rods of the West Half of the Southwest Quarter (W/2 SW/4) and the North 5 rods of the Northwest Quarter (NW/4), all in Section Twenty-two (22), Township Twenty-seven (27) South, Range Twelve (12) West of the 6th P.M.
- The East Half of the Northeast Quarter (E/2 NE/4) of Section Twenty-two (22), Township Twenty-seven (27) South, Range Twelve (12) West of the 6th P.M.
- The Northeast Quarter (NE/4) of Section Twenty-three (23), Township Twenty-seven (27) South, Range Twelve (12) West of the 6th P.M.
- The East Half (E/2) and the Northwest Quarter (NW/4) of Section Twenty-seven (27), Township Twenty-seven (27) South, Range Twelve (12) West of the 6th P.M.

TRACT 2: PRODUCING / LEASED MINERALS It is the intent of the Grantors to convey an undivided 7.68/1280ths (0.006000 decimal interest) in and to the minerals underlying the lands described below, representing 7.68 Net Mineral Acres (yielding a 0.1% Royalty Interest):

- The South Half (S/2) and the Northwest Quarter (NW/4) of Section Fourteen (14), Township Twenty-seven (27) South, Range Twelve (12) West of the 6th P.M.
- The Southeast Quarter (SE/4) of Section Twenty-three (23), Township Twenty-seven (27) South, Range Twelve (12) West of the 6th P.M.
- The Northwest Quarter (NW/4) of Section Twenty-five (25), Township Twenty-seven (27) South, Range Twelve (12) West of the 6th P.M.
- The Northeast Quarter (NE/4) of Section Twenty-six (26), Township Twenty-seven (27) South, Range Twelve (12) West of the 6th P.M.
- The Southwest Quarter (SW/4) of Section Twenty-seven (27), Township Twenty-seven (27) South, Range Twelve (12) West of the 6th P.M.



Conveyance Document

Please note the following draft deed/assignment has been prepared by the seller in advance of sale. The successful buyer agrees to accept title to the lots pursuant to said deeds or assignments. Seller shall not be obligated or required to modify or change said deeds or assignments unless a correction is required to properly convey the interests being sold.

NON-EXECUTIVE MINERAL DEED
(WITH SPECIAL WARRANTY)

KNOW ALL MEN BY THESE PRESENTS:

THAT, effective as of June 1, 2026 (the "Effective Date"), **BRIAN L. SIROKY REVOCABLE TRUST, KEVIN C. DAVIS, DOUGLAS H. MCGINNESS II Trust, RYAN K. DAVIS, SPENCER SIROKY, and JAKE SIROKY** (collectively referred to as "Grantors"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, do hereby GRANT, BARGAIN, SELL, CONVEY, ASSIGN, and WARRANT unto [REDACTED] ("Grantee"), whose address is [REDACTED], and Grantee's successors and assigns, Grantors' undivided right, title, and interest in and to the oil, gas, and other minerals in, on, and under the lands located in Pratt County, Kansas, more particularly described in **Exhibit "A"** attached hereto and made a part hereof (collectively the "Subject Properties"), in the specific fractional amounts and net mineral acres detailed in **Exhibit "B"** attached hereto and made a part hereof, **SUBJECT TO THE EXPRESS RESERVATIONS AND WAIVERS BELOW.**

a. RESERVATION OF EXECUTIVE RIGHTS, BONUSES, AND RENTALS: Grantors hereby expressly except from this conveyance and reserve unto themselves, their heirs, successors, and assigns, the sole and exclusive right and power (the "Executive Rights") to execute and deliver oil, gas, and mineral leases and other development agreements covering the Subject Properties. Grantors further reserve the exclusive right to receive and retain all lease bonuses, delay rentals, shut-in payments, and any other payments made prior to or in lieu of actual production. It is the express intent of this instrument to convey to Grantee a non-participating mineral interest only. Grantee shall have no right to ratify, join in, or otherwise consent to any lease, but shall be entitled solely to receive Grantee's proportionate share of any royalties paid on actual production of oil, gas, or other minerals from the Subject Properties under any present or future lease.

b. WAIVER OF PARTITION: By acceptance of this Deed, Grantee, for itself and its heirs, successors, and assigns, hereby expressly waives, relinquishes, and releases any and all rights to compel a partition of the Subject Properties, or any part thereof, either in kind or by liquidation (sale), whether such rights arise by statute, common law, or otherwise. It is the express intent of the parties that the mineral estate underlying the Subject Properties shall remain undivided, and Grantee agrees not to institute, join in, or maintain any action for partition of said interests.

c. SUBJECT TO CLAUSE (For Producing/Leased Minerals): This conveyance is made subject to any valid and subsisting oil, gas, and mineral leases covering the Subject Properties. However, this conveyance covers and includes Grantee's proportionate share of royalties payable under the terms of said leases insofar as they cover the lands and interests conveyed herein, specifically including the proportional royalty interests attributable to the Net Mineral Acres conveyed in Tract 2 of Exhibit "A".

d. SPECIAL WARRANTY OF TITLE: TO HAVE AND TO HOLD the Subject Properties unto Grantee, and Grantee's heirs, successors, and assigns, forever. Grantors do hereby bind themselves, their successors and assigns, to warrant and forever defend all and singular the Subject Properties unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, **by, through, or under Grantors, but not otherwise.**

e. AS-IS, WHERE-IS DISCLAIMER: EXCEPT FOR THE SPECIAL WARRANTY OF TITLE EXPRESSLY SET FORTH HEREIN, THIS CONVEYANCE IS EXECUTED AND DELIVERED WITHOUT WARRANTY OF ANY KIND, EXPRESS, IMPLIED, OR STATUTORY. THE SUBJECT PROPERTIES ARE CONVEYED "AS-IS, WHERE-IS" AND WITH ALL FAULTS AND DEFECTS IN THEIR PRESENT CONDITION.

GRANTORS EXPRESSLY DISCLAIM ANY WARRANTIES CONCERNING PRODUCTION RATES, RESERVES, OR THE ENVIRONMENTAL CONDITION OF THE LANDS.

IN WITNESS WHEREOF, this Mineral Deed is executed by Grantors on the dates of their respective acknowledgments below, but effective for all purposes as of the Effective Date.

GRANTORS

ACCEPTED BY GRANTEE

BRIAN L. SIROKY REVOCABLE TRUST

BY: _____
Brian L. Siroky, Trustee

BY: _____
[NAME]

KEVIN C. DAVIS

BY: _____
Kevin C. Davis

DOUGLAS H. McGINNESS II Trust

BY: _____
Douglas H. McGinness II, Trustee

RYAN K. DAVIS

BY: _____
Ryan K. Davis

SPENCER SIROKY

BY: _____
Spencer Siroky

JAKE SIROKY

BY: _____
Jake Siroky

[illegible]

BE IT REMEMBERED that on this ____ day of June, 2026, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Brian L. Siroky, Trustee, Kevin C. Davis, Douglass H. McGinness II, Trustee, Ryan K. Davis, Spencer Siroky, and Jake Siroky the same persons who executed the foregoing instrument of writing, and they duly acknowledged the execution of the same for themselves for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal, the day and year last above written.

Notary Public

My Commission Expires:

STATE OF KANSAS)
)
) ss:
COUNTY OF _____)

BE IT REMEMBERED that on this ____ day of June, 2026, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came [GRANTEE] the same person who executed the foregoing instrument of writing, and they duly acknowledged the execution of the same for themselves for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal, the day and year last above written.

Notary Public

My Commission Expires:

EXHIBIT "A"

Attached to and made a part of that certain Non-Executive Mineral Deed by and between Brian L. Siroky Revocable Trust, et al., as Grantors, and _____, as Grantee.

1. NON-PRODUCING. It is the intent of the Grantors to convey an undivided **16/1440ths** (0.011111 decimal interest) in and to the minerals underlying the lands described below (“**Non-Producing Minerals**”), representing **16.0 Net Mineral Acres**:

- The Southwest Quarter (SW/4) of Section Thirteen (13), Township Twenty-seven (27) South, Range Twelve (12) West of the 6th P.M
- The East Half of the Southeast Quarter (E/2 SE/4) of Section Fifteen (15), Township Twenty-seven (27) South, Range Twelve (12) West of the 6th P.M.
- The Southwest Quarter (SW/4) of Section Twenty-one (21), Township Twenty-seven (27) South, Range Twelve (12) West of the 6th P.M.
- The West Half of the Northeast Quarter (W/2 NE/4); the Southeast Quarter (SE/4); the East Half of the Southwest Quarter (E/2 SW/4); the East 10 rods of the West Half of the Southwest Quarter (W/2 SW/4) and the North 5 rods of the Northwest Quarter (NW/4), all in Section Twenty-two (22), Township Twenty-seven (27) South, Range Twelve (12) West of the 6th P.M.
- The East Half of the Northeast Quarter (E/2 NE/4) of Section Twenty-two (22), Township Twenty-seven (27) South, Range Twelve (12) West of the 6th P.M.
- The Northeast Quarter (NE/4) of Section Twenty-three (23), Township Twenty-seven (27) South, Range Twelve (12) West of the 6th P.M.
- The East Half (E/2) and the Northwest Quarter (NW/4) of Section Twenty-seven (27), Township Twenty-seven (27) South, Range Twelve (12) West of the 6th P.M.

2. PRODUCING MINERALS. It is the intent of the Grantors to convey an undivided **7.68/1280ths** (0.006000 decimal interest) in and to the minerals underlying the lands described below (“**Producing Minerals**”), representing **7.68 Net Mineral Acres** (yielding a 0.1% Royalty Interest):

- The South Half (S/2) and the Northwest Quarter (NW/4) of Section Fourteen (14), Township Twenty-seven (27) South, Range Twelve (12) West of the 6th P.M.
- The Southeast Quarter (SE/4) of Section Twenty-three (23), Township Twenty-seven (27) South, Range Twelve (12) West of the 6th P.M.
- The Northwest Quarter (NW/4) of Section Twenty-five (25), Township Twenty-seven (27) South, Range Twelve (12) West of the 6th P.M.
- The Northeast Quarter (NE/4) of Section Twenty-six (26), Township Twenty-seven (27) South, Range Twelve (12) West of the 6th P.M.
- The Southwest Quarter (SW/4) of Section Twenty-seven (27), Township Twenty-seven (27) South, Range Twelve (12) West of the 6th P.M.
- The Southwest Quarter (SW/4) of Section Twenty-four (24), Township Twenty-seven (27) South, Range Twelve (12) West of the 6th P.M.

The Non-Producing Minerals and Producing Minerals are collectively the Subject Property.

EXHIBIT "B"

Attached to and made a part of that certain Non-Executive Mineral Deed by and between Brian L. Siroky Revocable Trust, et al., as Grantors, and _____, as Grantee.

1. NON-PRODUCING MINERALS. Grantors’ conveyance of the Non-Producing Minerals (**16/1440ths** (0.011111 decimal interest) / **16.0 Net Mineral Acres**) to the Grantee is allocated as follows:

<u>GRANTOR</u>	<u>NET MINERAL ACRES CONVEYED</u>	<u>DECIMAL INTEREST CONVEYED</u>
BRIAN L. SIROKY REVOCABLE TRUST		
KEVIN C. DAVIS		
DOUGLAS H. McGINNESS II Trust		
RYAN K. DAVIS		
SPENCER SIROKY		
JAKE SIROKY		

2. PRODUCING MINERALS. Grantors’ conveyance of the Producing Minerals (**7.68/1280ths** (0.006000 decimal interest) / **7.68 Net Mineral Acres**) to the Grantee is allocated as follows:

<u>GRANTOR</u>	<u>NET MINERAL ACRES CONVEYED</u>	<u>DECIMAL INTEREST CONVEYED</u>
BRIAN L. SIROKY REVOCABLE TRUST		
KEVIN C. DAVIS		
DOUGLAS H. McGINNESS II Trust		
RYAN K. DAVIS		
SPENCER SIROKY		
JAKE SIROKY		