

A TRACT OF LAND WITHIN THE SOUTH PART OF SECTION 23, TOWNSHIP 53 NORTH, RANGE 2 WEST OF THE FIFTH PRINCIPAL MERIDIAN, PIKE COUNTY, MISSOURI

PROPERTY DESCRIPTION TRACT 1

A TRACT OF LAND WITHIN THE SOUTH PART OF SECTION 23, TOWNSHIP 53 NORTH, RANGE 2 WEST OF THE FIFTH PRINCIPAL MERIDIAN, PIKE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD AT THE SOUTH QUARTER CORNER OF THE AFORESAID SECTION 23; THENCE ALONG THE SOUTH LINE OF SAID SECTION 23, SOUTH 89 DEGREES 49 MINUTES 27 SECONDS EAST 662.63 FEET TO AN IRON ROD ON THE WEST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 324 PAGE 8692 AND AS SHOWN IN SURVEY RECORD BOOK 8 PAGE 31 OF THE PIKE COUNTY RECORDS; THENCE ALONG SAID WEST LINE, NORTH 02 DEGREES 29 MINUTES 51 SECONDS EAST 908.31 FEET TO A SET IRON ROD AT THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE LEAVING SAID WEST LINE, NORTH 89 DEGREES 49 MINUTES 27 SECONDS WEST 908.20 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "NN"; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "NN", NORTH 08 DEGREES 24 MINUTES 37 SECONDS EAST 372.34 FEET TO A POINT AND ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 784.06 FEET AND WHOSE CHORD BEARS NORTH 10 DEGREES 18 MINUTES 24 SECONDS EAST 51.89 FEET, AN ARC DISTANCE OF 52.05 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 23; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, SOUTH 89 DEGREES 09 MINUTES 01 SECONDS EAST 862.41 FEET TO A POINT ON THE WEST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 324 PAGE 8692; THENCE ALONG SAID WEST LINE, SOUTH 02 DEGREES 29 MINUTES 51 SECONDS WEST 409.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.44 ACRES AS SHOWN ON THE SURVEY BY FRAZIER LAND SURVEYING DURING APRIL OF 2026.

PROPERTY DESCRIPTION TRACT 2

A TRACT OF LAND WITHIN THE SOUTH PART OF SECTION 23, TOWNSHIP 53 NORTH, RANGE 2 WEST OF THE FIFTH PRINCIPAL MERIDIAN, PIKE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD AT THE SOUTH QUARTER CORNER OF THE AFORESAID SECTION 23; THENCE ALONG THE SOUTH LINE OF SAID SECTION 23, SOUTH 89 DEGREES 49 MINUTES 27 SECONDS EAST 662.63 FEET TO AN IRON ROD ON THE WEST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 324 PAGE 8692 AND AS SHOWN IN SURVEY RECORD BOOK 8 PAGE 31 OF THE PIKE COUNTY RECORDS; THENCE ALONG SAID WEST LINE, NORTH 02 DEGREES 29 MINUTES 51 SECONDS EAST 483.62 FEET TO A SET IRON ROD AT THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE LEAVING SAID WEST LINE, NORTH 89 DEGREES 49 MINUTES 27 SECONDS WEST 952.51 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "NN"; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "NN", NORTH 08 DEGREES 24 MINUTES 37 SECONDS EAST 429.78 FEET TO A POINT; THENCE LEAVING THE EAST RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "NN", SOUTH 89 DEGREES 49 MINUTES 27 SECONDS EAST 908.20 FEET TO A POINT ON THE WEST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 324 PAGE 8692; THENCE ALONG SAID WEST LINE, SOUTH 02 DEGREES 29 MINUTES 51 SECONDS WEST 425.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.08 ACRES AS SHOWN ON THE SURVEY BY FRAZIER LAND SURVEYING DURING APRIL OF 2026.

PROPERTY DESCRIPTION TRACT 3

A TRACT OF LAND WITHIN THE SOUTH PART OF SECTION 23, TOWNSHIP 53 NORTH, RANGE 2 WEST OF THE FIFTH PRINCIPAL MERIDIAN, PIKE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD AT THE SOUTH QUARTER CORNER OF THE AFORESAID SECTION 23; THENCE ALONG THE SOUTH LINE OF SAID SECTION 23, NORTH 89 DEGREES 30 MINUTES 34 SECONDS WEST 351.24 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "NN"; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "NN", ALONG A CURVE TO THE LEFT WITH A RADIUS OF 854.01 FEET AND WHOSE CHORD BEARS NORTH 13 DEGREES 03 MINUTES 02 SECONDS EAST 138.19 FEET, AN ARC DISTANCE OF 138.34 FEET TO A POINT; THENCE LEAVING THE EAST RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "NN", SOUTH 89 DEGREES 49 MINUTES 27 SECONDS EAST 952.51 FEET TO A POINT ON THE WEST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 324 PAGE 8692 OF THE PIKE COUNTY RECORDS; THENCE ALONG SAID WEST LINE, SOUTH 02 DEGREES 29 MINUTES 51 SECONDS WEST 483.62 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 23; THENCE ALONG THE SAID SOUTH LINE, NORTH 89 DEGREES 49 MINUTES 27 SECONDS WEST 662.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.85 ACRES AS SHOWN ON THE SURVEY BY FRAZIER LAND SURVEYING DURING APRIL OF 2026.

GENERAL NOTES:

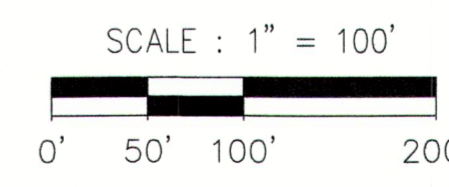
THIS SURVEY IS SUBJECT TO, EASEMENTS OR CLAIMS OF EASEMENTS NOT REVEALED IN THE PUBLIC RECORDS, RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORD, IF ANY AND DEFECTS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY AND COVENANTS AND RESTRICTIONS.

BASIS OF BEARINGS, MISSOURI COORDINATE SYSTEM 1983, EAST ZONE—GRID NORTH.

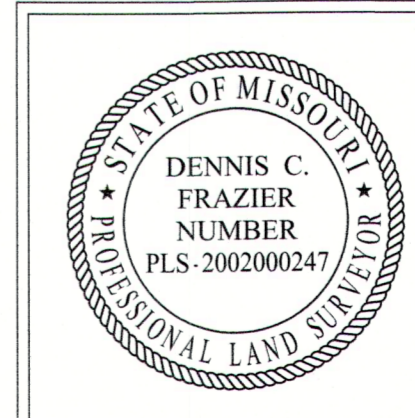
SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH APRIL OF 2026, BY THE ORDER OF PREFERRED AG ASSETS, LLC AND VITALE HOLDINGS, LLC, EXECUTED A PROPERTY BOUNDARY SURVEY ON A TRACT OF LAND WITHIN THE SOUTH PART OF SECTION 23, TOWNSHIP 53 NORTH, RANGE 2 WEST OF THE FIFTH PRINCIPAL MERIDIAN, PIKE COUNTY, MISSOURI. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR RURAL PROPERTY.

Dennis C. Frazier 04/28/2026
DENNIS C. FRAZIER
FRAZIER LAND SURVEYING SERVICES, INC.
MISSOURI PROFESSIONAL LAND SURVEYOR #2002000247
CORP.# 2008003911



SLR=STATE LAND RECORDS



DATE: 04/24/26	SCALE: 1"=100'
PROJECT NO: 26-9040	FILE NAME: 26-9040.DWG
DENNIS C. FRAZIER MISSOURI PROFESSIONAL LAND SURVEYOR #2002000247 FRAZIER LAND SURVEYING SERVICES, INC. CORP.# 2008003911	REV-1: REV-2: REV-3: REV-4:

PROPERTY BOUNDARY SURVEY	
FRAZIER LAND SURVEYING SERVICES, INC. 116 E. PEARCE BLVD., P.O. BOX 65 WENTZVILLE, MO. 63385 PHONE: 636-332-0610 FAX: 636-332-0710	

1 OF 1 SHEET

