

RIGHT OF FIRST REFUSAL

THIS AGREEMENT is made and entered into this _____ day of _____, 2025, by and between James Crenshaw and Lisa Crenshaw, Husband and Wife, (hereinafter referred to as “the Crenshaw’s”) of the County of Lincoln in the State of Missouri, Grantors/Parties of the First Part, and BUYER OF TRACT 1, (hereinafter referred to as “Buyer”) of the County of _____ in the State of Missouri, Grantee/Party of the Second Part, (mailing address of Grantee: _____).

WHEREAS, the Crenshaw’s have, contemporaneously with execution of this Right of First Refusal, sold to Buyer certain real estate described in Exhibit A attached hereto and incorporated herein by this reference; and

WHEREAS, Buyer desires a Right of First Refusal on certain real estate being retained by the Crenshaw’s, which is adjacent to the real estate described in Exhibit A and which is described in Exhibit B attached hereto and incorporated herein by this reference; and

WHEREAS, the Crenshaw’s are willing to grant Buyer a Right of First Refusal as to the real estate described in Exhibit B on certain conditions set forth below.

NOW THEREFORE, for and in consideration of the covenants contained herein and for other consideration, the receipt and sufficiency of which is hereby acknowledged, the Crenshaw’s and Buyer agree as follows:

1. The Crenshaw’s hereby grant to Buyer the Right of First Refusal to purchase the real estate described in Exhibit B attached hereto, at the price and upon the same terms and conditions as any purchaser may offer in writing.
2. Should the Crenshaw’s wish to sell said real estate, they shall deliver to Buyer a true and complete copy of any contract to sell the real estate described in Exhibit B. Upon receipt of such contract, Buyer shall have a period of fifteen (15) days to

4. This Right of First Refusal shall terminate immediately if Buyer no longer owns any portion of the real estate described in Exhibit A attached hereto.
5. It is agreed between the Crenshaw's and Buyer that this Right of First Refusal shall be recorded in the Deed Records of Lincoln County, Missouri, and shall remain in force and effect as long as Buyer owns the property described in Exhibit A attached hereto and the Crenshaw's own the property described in Exhibit B attached hereto, unless sooner terminated by a failure to accept the written offer as herein stated.

James Crenshaw

Lisa Crenshaw

STATE OF MISSOURI)
)ss
COUNTY OF _____)

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the city of _____, County of _____, State of Missouri, on the day and year first above written.

-Notary Public

My commission expires:

SUPPLEMENTAL SIGNATURE PAGE

IN WITNESS WHEREOF, Buyer has duly executed this Right of First Refusal the day and year above first written.

STATE OF MISSOURI)
)ss
COUNTY OF _____)

On the _____ day of _____, 2024, before me personally appeared BUYER, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office the day and year first above written.

My commission expires:

-Notary Public

EXHIBIT A
PROPERTY SOLD TO BUYER

A tract of land lying in the Northeast Quarter of the Southeast Quarter of Section 25, Township 53 North, Range 2 West, Pike County, Missouri also being more fully described as follows to-wit: Beginning at a found iron pipe marking the Southeast Corner of the Northeast Quarter of the Southeast Quarter of said Section 25; thence North 88 degrees, 54 minutes and 31 seconds West along the South line of said Quarter-Quarter Section 1277.99 feet to a 5/8" iron pin; thence North 19 degrees, 34 minutes and 14 seconds East leaving said South line 880.41 feet to a 5/8" iron pin; thence North 41 degrees, 33 minutes and 56 seconds West 117.26 feet to a 5/8" iron pin on the South right-of-way of the Missouri Route "F"; thence Easterly along a 02 degree 54 minute and 44 second curve to the left having a central angle of 05 degrees, 46 minutes and 00 seconds, an arc length of 198.01 feet and a chord of North 46 degrees, 04 minutes and 26 seconds East 197.93 feet to a 5/8" iron pin; thence North 43 degrees, 11 minutes and 26 seconds East along said right-of-way 24.06 feet to a 5/8" iron pin; thence South 39 degrees, 25 minutes and 50 seconds East leaving said right-of-way 1419.57 feet to the Point of Beginning, containing 16.1 Acres, more or less, with the above described being subject to easements and rights-of-way of record or not of record, if any. As per survey #2025-009307 of Jason D. Janes, Missouri Professional Land Surveyor #2004017826 during August of 2025.

EXHIBIT B
PROPERTY RETAINED BY CRENSHAW'S

A tract of land lying in the Northeast Quarter of the Southeast Quarter of Section 25, Township 53 North, Range 2 West, Pike County, Missouri also being more fully described as follows to-wit:

Commencing at a found iron pipe marking the Southeast Corner of the Northeast Quarter of the Southeast Quarter of said Section 25; thence North 88 degrees, 54 minutes and 31 seconds West along the South line of said Quarter-Quarter Section 1277.99 feet to a 5/8" iron pin marking the True Point of Beginning; thence North 00 degrees, 42 minutes and 18 seconds West leaving said South line and parallel with the West line of said Quarter Quarter Section 745.07 feet to a 5/8" iron pin on the South right-of-way of Missouri Route "F"; thence North 54 degrees, 43 minutes and 16 seconds East along said right-of-way 86.63 feet to a 5/8" iron pin; thence Easterly along said right-of-way and along a 02 degree 54 minute and 44 seconds curve to the left having a central angle of 05 degrees, 45 minutes and 50 seconds, an arc length of 197.91 feet and a chord of North 51 degrees, 50 minutes and 21 seconds East 197.83 feet to a 5/8" iron pin; thence South 41 degrees, 33 minutes and 56 seconds East leaving said right-of-way 117.26 feet to a 5/8" iron pin; thence South 19 degrees, 34 minutes and 14 seconds West 880.41 feet to the Point of Beginning. Containing 3.0 Acres, more or less, with the above described being subject easements and rights-of-way of record or not of record, if any. As per survey #2025-009307 of Jason D. Janes, Missouri Professional Land Surveyor #2004017826 during August of 2025.