

EXHIBIT A

Parcel 1:

Beginning at the Southwest corner of the South Half of the Southeast Quarter of the Northwest Quarter of Section 11, Township 5 South, Range 34 East, Boise Meridian in Idaho; thence 356.0 feet Easterly along the South Boundary of said South Half of the Southeast Quarter of the Northwest Quarter of Section 11, Township 5 South, Range 34 East, Boise Meridian to the true point of beginning; thence 28° 41' left 158.7 feet; thence 12° 46' right 220.0 feet; thence 2° 57' right 121.0 feet; thence 7° 23' left 104.5 feet; thence 5° 57' left 297.2 feet; thence 24° 46' left 94.0 feet; thence 59° 31' right 72.0 feet; thence 82° 06' right 394.0 feet; thence 89° 27' right 960.1 feet, more or less, to the true point of beginning...

Together with all water and water rights, ditches and ditch rights belonging to, used upon or in connection with the above described realty, together with any and all rights under what is known as the Fort Hall Irrigation Project, containing 4.32 acres, more or less.

Parcel 2:

North Half (½) of the Northeast Quarter (NE ¼) Northeast Quarter (NE ¼) Southwest Quarter (SW ¼), Section 11, Township 5 S, Range 34, E.B.M. Bannock County, Idaho 50' Road Easement Along North 659.1 Feet and 25' Road Easement Along West 330'.

Linda Lusk 04/24/2026