Exhibit A Description of Property

Tailgate Ranch Company
Parcel 1:

The South Half of the Northwest Quarter of Section 28, Township 11 South, Range 21 East of the Sixth P.M., Leavenworth County, Kansas, less any part thereof taken or used for road purposes; AND ALSO the Southwest Quarter of Section 28, Township 11 South, Range 21 East of the Sixth P.M., Leavenworth County, Kansas, less any part there of taken or used for road purposes.

Parcel 1 Tax ID No.: 198-28-0-00-00-003.00-0

Parcel 2:

The Southeast Quarter and South Half of the Northeast Quarter of Section 28, Township 11, Range 21, And,

The Northeast Quarter of the Northeast Quarter, Section Twenty 28, Township 11, Range 21, except that portion granted to Kansas Power and Light as a right of way on August 12, 1959 and recorded on September 15, 1959 in Book 400 at Page 570, And,

The Northwest Quarter of the Northeast Quarter of Section 28, Township 11, Range 21, And,

The North Half of the Northwest Quarter of Section 28, Township 11, Range 21 less that part used for a public road, all situated in Leavenworth County, State of Kansas.

Parcel 2 Tax ID No.: 198-28-0-00-00-001.00-0

Parcel 3:

The South Half of the Southwest Quarter of Section 21, Township 11, Range 21, situated in Leavenworth County, State of Kansas, Less the following described tract:

A tract of land in the South Half of the Southwest Quarter of Section Twenty-One, Township 11 South, Range Twenty One East of the 6th P.M., described as follows: Commencing at the Southwest corner of the Southwest Quarter of Section 21, which is also the Point of Beginning of this tract; Thence N 00 degrees W 335.53 feet; Thence N 89 degrees 48' 35" W 1320.01 feet along the section line to the point of beginning, less that part used for public road. And,

A Part of the Southeast Quarter of Section 20, Township 11 South, Range 21 East of the Sixth Principal Meridian, Leavenworth County, Kansas, Being described as follows;

Commencing at the Northeast Corner of said Southeast Quarter; Thence along the East line of said Southeast Quarter on a bearing of S 01°50'18" E a distance of 1129.72 feet to the point of beginning;

Thence on a non-tangent curve to the right having a radius of 640.00 feet, a central angle of 28 degrees 53 minutes 11 seconds, (Whose chord bears S 35°41'34" W, 319.26 feet) an arc length of 322.66 feet;

Thence on a bearing of S 50°08'09" W, a distance of 55.44 feet along said proposed right of way line; Thence on a bearing of S 04°36'48" W, a distance of 38.20 feet along said proposed right of way line; Thence on a non-tangent curve to the right having a radius of 1690.00 feet, a central angle of 18 degrees 50 minutes 54 seconds, (Whose chord bears S 27°49'11" E, 553.45 feet) an arc length of 555.96 feet along said proposed right of way line to the East line of said Southeast Quarter; Thence on a bearing of N 01°50'18" W, a distance of 822.81 feet along said East line: to the point of beginning.

Parcel 3 Tax ID No.: 195-21-0-00-00-004.00-0

Parcel 4:

The North Half of the Southwest Quarter and the Southeast Quarter of Section 21, Township 11 Range 21, situated in Leavenworth County, State of Kansas. And,

A Part of the Southeast Quarter of Section 20, Township 11 South, Range 21 East of the Sixth Principal Meridian, Leavenworth County, Kansas, Being described as follows;

Commencing at the Northeast Corner of said Southeast Quarter; Thence along the East line of said Southeast Quarter on a bearing of S 01°50'18" E a distance of 1129.72 feet to the point of beginning;

Thence on a non-tangent curve to the right having a radius of 640.00 feet, a central angle of 28 degrees 53 minutes 11 seconds, (Whose chord bears S 35°41'34" W, 319.26 feet) an arc length of 322.66 feet; Thence on a bearing of S 50°08'09" W, a distance of 55.44 feet along said proposed right of way line; Thence on a bearing of S 04°36'48" W, a distance of 38.20 feet along said proposed right of way line; Thence on a non-tangent curve to the right having a radius of 1690.00 feet, a central angle of 18 degrees 50 minutes 54 seconds, (Whose chord bears S 27°49'11" E, 553.45 feet) an arc length of 555.96 feet along said proposed right of way line to the East line of said Southeast Quarter; Thence on a bearing of N 01°50'18" W, a distance of 822.81 feet along said East line: to the point of beginning.

Parcel 4 Tax ID No.: 195-21-0-00-00-00-003.00-0

Note for County Reviewers:

The four existing deeded parcels owned by Tailgate Ranch Company are currently under review by the Leavenworth County Surveyor to be reconfigured into two new deeded tracts: Tract 2, approximately 620.70 acres for the Project Bluestem Data Center Campus, and Tract 1, approximately 331.27 acres for future community conservation purposes. See below for the proposed Tract 1 and Tract 2 legal descriptions and the Certified Survey Map currently under review by the County Surveyor.

Tract 1

A TRACT OF LAND IN SECTION 28, TOWNSHIP 11 SOUTH, RANGE 21 EAST, LEAVENWORTH COUNTY, KANSAS, PREPARED BY ROGER B. DILL, PLS NO. 1408, DATED AUGUST 3, 2026; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 11 SOUTH, RANGE 21 EAST; THENCE NORTH 88°28'09" EAST, ALONG THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 1,050.00 FEET; THENCE SOUTH 01°52'04" EAST, AND NO LONGER ALONG SAID NORTH LINE, A DISTANCE OF 1,322.78 FEET; THENCE SOUTH 01°51'31" EAST, A DISTANCE OF 1,327.60 FEET; THENCE SOUTH 01°55'24" EAST, A DISTANCE OF 1,585.76 FEET; THENCE NORTH 88°13'33" EAST, A DISTANCE OF 1,582.96 FEET; THENCE NORTH 88°37'19" EAST, A DISTANCE OF 1,583.37 FEET; THENCE NORTH 01°52'43" WEST, A DISTANCE OF 1,590.27 FEET; THENCE NORTH 01°53'07" WEST, A DISTANCE OF 1,331.34 FEET; THENCE NORTH 01°52'23" WEST, A DISTANCE OF 1,314.69 FEET TO A POINT ON SAID NORTH LINE; THENCE NORTH 88°22'23" EAST, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 1,050.00 FEET; THENCE SOUTH 01°53'06" EAST, ALONG THE EAST LINE OF SAID SECTION 28, A DISTANCE OF 1,195.47 FEET; THENCE SOUTH 01°52'39" EAST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 2,645.38 FEET; THENCE SOUTH 88°37'19" WEST, ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 2,633.24 FEET; THENCE SOUTH 88°11'33" WEST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 2,632.25 FEET; THENCE NORTH 01°55'23" WEST, ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 2,637.88 FEET; THENCE NORTH 01°51'31" WEST, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 1,326.37 FEET; THENCE NORTH 01°52'02" WEST, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 1,326.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 14,429,970 SQUARE FEET, OR 331.27 ACRES, MORE OR LESS.

Tract 2

A TRACT OF LAND IN SECTION 21, TOWNSHIP 11 SOUTH, RANGE 21 EAST AND SECTION 28, TOWNSHIP 11 SOUTH, RANGE 21 EAST, LEAVENWORTH COUNTY, KANSAS, PREPARED BY ROGER B. DILL, PLS NO. 1408, DATED AUGUST 3, 2026; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 11 SOUTH, RANGE 21 EAST; THENCE NORTH 88°20'00" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2,634.85 FEET; THENCE NORTH 88°19'57" EAST, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 2,632.49 FEET TO A POINT ON THE EAST LINE OF SECTION 21; THENCE SOUTH 01°49'30" EAST, ALONG THE EAST LINE OF SAID SECTION 21, A DISTANCE OF 2,658.51 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 21; THENCE SOUTH 88°22'23" WEST, ALONG THE SOUTH LINE OF SAID SECTION 21 AND THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 1,050.00 FEET; THENCE SOUTH 01°52'23" EAST, AND NO LONGER ALONG SAID SOUTH LINE AND NORTH LINE, A DISTANCE OF 1,314.69 FEET; THENCE SOUTH 01°53'07" EAST, A DISTANCE OF 1,331.34 FEET; THENCE SOUTH

01°52'43" EAST, A DISTANCE OF 1,590.27 FEET; THENCE SOUTH 88°37'19" WEST, A DISTANCE OF 1,583.37 FEET; THENCE SOUTH 88°13'33" WEST, A DISTANCE OF 1,582.96 FEET; THENCE NORTH 01°55'24" WEST, A DISTANCE OF 1,585.76 FEET; THENCE NORTH 01°51'31" WEST, A DISTANCE OF 1,327.60 FEET; THENCE NORTH 01°52'04" WEST, A DISTANCE OF 1,322.78 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 21 AND THE NORTH LINE OF SAID SECTION 28; THENCE NORTH 88°28'09" EAST, ALONG SAID SOUTH LINE OF SECTION 21 AND THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 266.52 FEET; THENCE NORTH 01°13'47" WEST, AND NO LONGER ALONG SAID SOUTH LINE OF SECTION 21 AND THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 335.88 FEET; THENCE SOUTH 88°28'09" WEST, A DISTANCE OF 1,320.08 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 21; THENCE NORTH 01°50'13" WEST, ALONG THE WEST LINE OF SAID SECTION 21, A DISTANCE OF 362.00 FEET; THENCE ALONG A CURVE TO THE LEFT ALONG THE EAST RIGHT-OF-WAY LINE OF 222ND STREET, AND NO LONGER ALONG SAID WEST LINE, HAVING AN ARC LENGTH OF 555.95 FEET, A RADIUS OF 1,690.00 FEET, A CHORD BEARING OF NORTH 27°49'06" WEST, AND A CHORD LENGTH OF 553.45 FEET; THENCE NORTH 04°36'53" EAST, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 38.20 FEET; THENCE ALONG A CURVE TO THE LEFT, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, HAVING AN ARC LENGTH OF 378.22 FEET, A RADIUS OF 668.95 FEET, A CHORD BEARING OF NORTH 37°49'03" EAST, AND A CHORD LENGTH OF 373.20 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 21; THENCE NORTH 01°50'13" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1,129.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 27,037,840 SQUARE FEET, OR 620.70 ACRES, MORE OR LESS.

Heather Nicole Reisig Trust

Parcel 1:

A tract of land in the South Half of the Southwest Quarter of Section 21, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, described as follows: Commencing at the Southwest corner of the Southwest Quarter of Section 21, which is also the point of beginning of the tract; thence North 00° East 331.15 feet; thence North 90° East 1,320.00 feet; thence South 00° West 335.53 feet; thence North 89°48'35" West 1,230.01 feet along the section line to the point of beginning, less any part thereof taken or used for road purposes.

Tax ID No: 052-195-21-0-00-00-004.01-0