

PLACER GOLD AND PRECIOUS METAL MINE.

Rogers Wash Gold Mine

Wickenburg, Arizona – 3,260[±] Acres

\$250,000,000

Terms: Cash or Conventional Financing

Property Highlights:

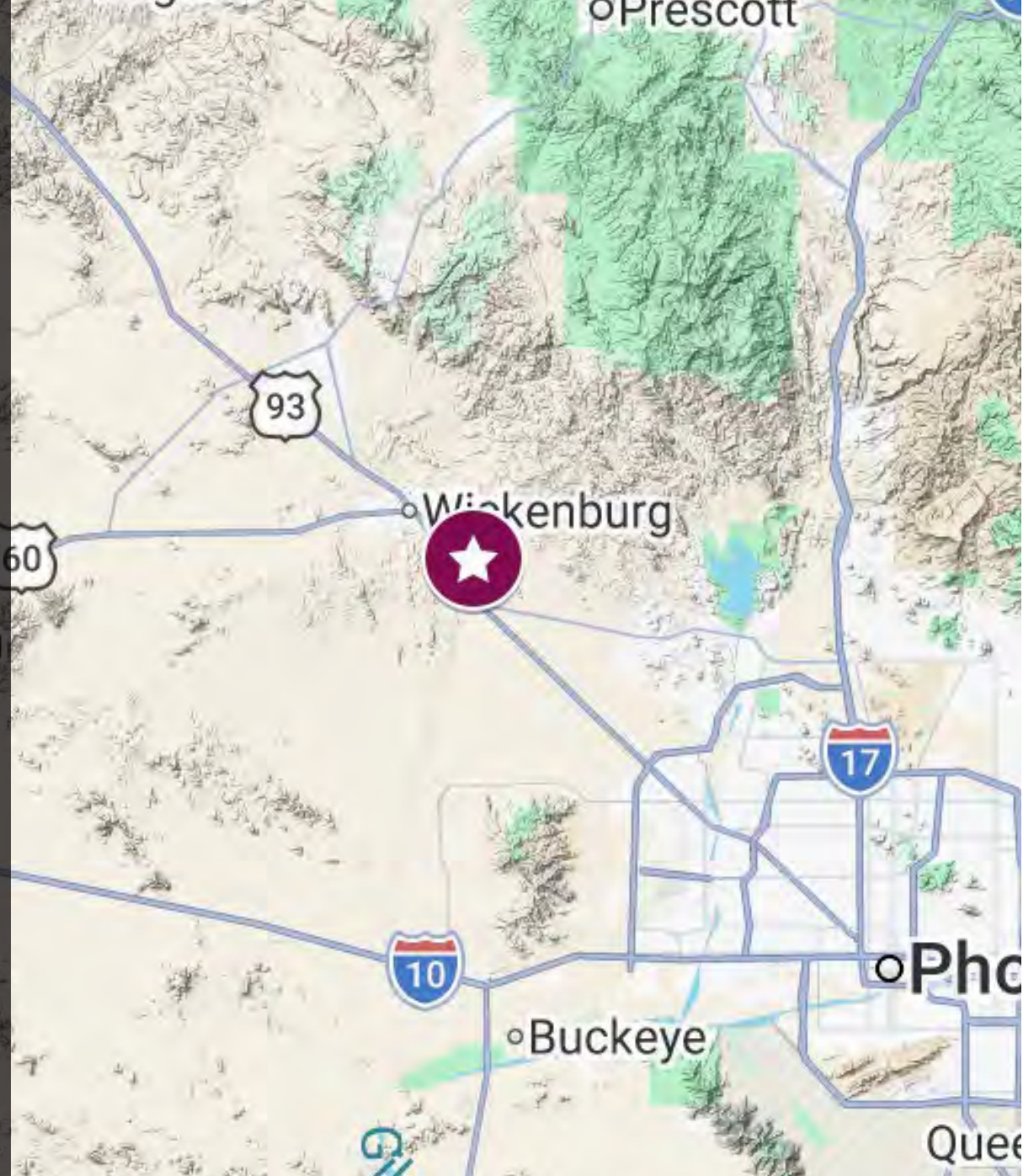
- Permitted, large-scale mining development with strong economic fundamentals
- Life-of-Mine projections include significant multimetal production across precious and rare-earth metals
- Estimated total in-situ 10+ million ounces AU, 15+ million ounces AG
- Additional upside exists through potential recovery of palladium, neodymium, gallium, and expansion of inferred resources
- Early-stage production sampling indicates strong return potential following initial capital investment
- Located near Wickenburg, Arizona, the site benefits from a well-established regional mining history
- The land package includes 113 federal BLM claims covering more than 2,200 acres
- An additional 930[±] acres are secured through Arizona State Mineral Lease holdings
- Initial Permitting focuses on approximately 330 acres across three dry wash systems
- Phases 1 and 2 have received full permitting and regulatory approvals
- Water access is secured, allowing for more than 32 million gallons annually via permitted wells

Operational Considerations:

- **Access:** 5 miles south of Wickenburg is a 1.2-mile dirt BLM road
- **Elevation:** Top 2,200± feet, Bottom 2,100± feet
- **Latitude and Longitude:** 33.9082, -112.6715
- **Overburden:** Little to no overburden
- **Estimated Operational Costs:** \$350k/month
- **Estimated Capital Expenditures required to operate at capacity (CapEx):** \$2-4M depending on throughput
- **NI 43-101:** Yes
- **Gold Assay:** See NI 43-101
- **Type of Gold:** Placer with about half about 25-1,000 microns, and the rest below 250
- **Water Source:** Single 500' deep 50-GPM well drilled

Income Opportunities:

- **Gold (Au):** Precious metal used in jewelry, investing, electronics, and dentistry.
- **Silver (Ag):** Precious metal with strong industrial uses in solar panels, electronics, and batteries.
- **Palladium (Pd):** Platinum-group metal heavily used in catalytic converters for vehicles.
- **Platinum (Pt):** Rare precious metal used in catalytic converters, jewelry, chemical processing, and hydrogen fuel technologies.
- **Neodymium (Nd):** A rare earth element used to make powerful permanent magnets for electric vehicles, wind turbines, electronics, and military systems.



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Climate:

Wickenburg, Arizona, has a hot semi-arid desert climate, with extremely hot, dry summers and mild winters. Temperatures often exceed 100°F in summer, while annual rainfall averages about 10–11 inches, with brief monsoon storms in July and August.

Mineral Rights:

All mineral rights appurtenant to the property and owned by the seller will be conveyed to the buyer by deed at closing. It is suggested that the buyer conduct an independent mineral search with a title company or through an attorney.

Water Rights:

The Plan of Operations with BLM authorizes up to ~133 acre-feet per year of groundwater use, currently sourced from the Rogers Wash well. This usage is subject to Arizona groundwater law under ADWR, and the water source is tied to the approved well and operational plan.



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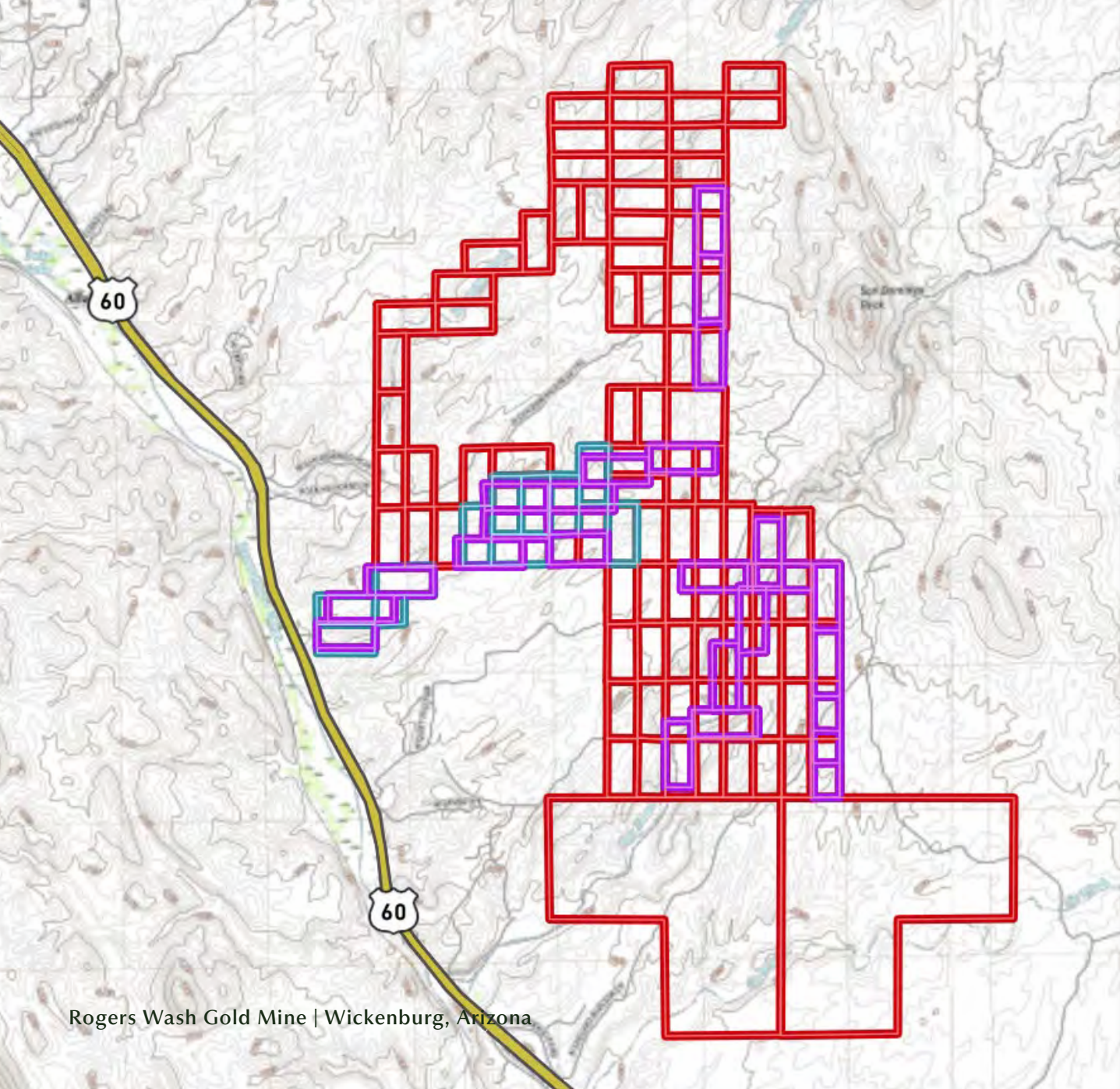
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Rogers Wash Gold Mine | Wickenburg, Arizona



- **Claim acres:** 3,260 ± Acres
- **Unpatented Claims:** 115
- **Status:** Active
- **Mine type:** Placer
- **Water Access:** over 32 million permitted gallons annually



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Contact:

This is an exclusive co-marketing with Fay Ranches and Davis Commercial AZ.

Please contact Andrea Davis 480.225.0838 | andrea@daviscreaz.com to schedule a showing. *An agent from Davis Commercial AZ must be present at all showings unless otherwise noted or other arrangements are made.*

For co-marketing information in Arizona, contact Troy Dana at 360.402.5500 | tdana@fayranches.com. To view other properties we have listed, please visit our web page at www.fayranches.com.

Data Room:

The Data Room will provide additional information. To request access to the Data Room, please email tdana@fayranches.com.

Notice:

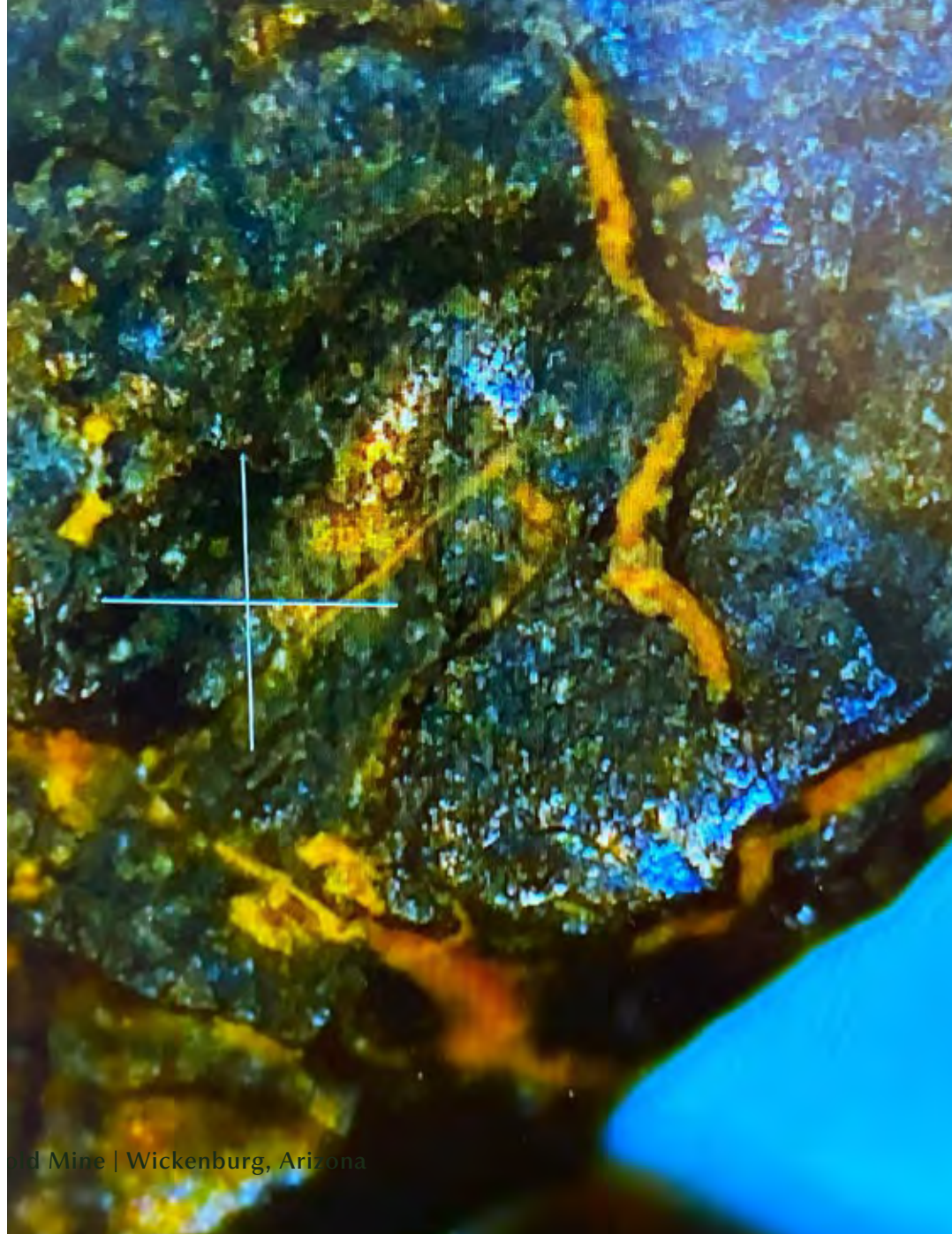
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Disclosures & Disclaimers

The information provided by Fay Ranches, including but not limited to property descriptions, maps, reports, studies, geotech, and any other materials, is offered solely for the prospective buyer's convenience. While efforts have been made to ensure the accuracy or reliability of the information provided, it is up to the prospective buyer to confirm.

Prospective buyers are strongly encouraged to conduct their own independent due diligence, including, but not limited to, an in-person site inspection, verification of property boundaries, assessment of mineral rights, environmental considerations, permitting requirements, and any other factors material to their purchase decision. The property is sold as is with no guarantees, warranties, express or implied, including but not limited to the existence, presence, quality, or extractable mineral resource.

By submitting an offer, the buyer acknowledges they have relied solely on their own investigations, observations, and due diligence and NOT on any information, representations, or warranties provided by Fay Ranches or the seller.



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