

## CONTRACT FOR SALE OF REAL ESTATE

This Contract is made and entered into this **23<sup>rd</sup> day of April 2024**, by and between **Jeremy and Heather Schrage**, hereinafter referred to as “Seller”, and \_\_\_\_\_, hereinafter referred to as “Buyer”.

The Seller now owns the following described property in Knox County, Missouri:

Legal Description:

Tract 1 – 12.3 surveyed acres

**See Exhibit A**

For valuable consideration, the Seller agrees to sell and the Buyer agrees to buy this property for the following price and on the following terms:

1. The Seller will sell this property to the Buyer, free from all claims, liabilities, and indebtedness. The following personal property is included in this sale: N/A
2. The Buyer agrees to pay the Seller the sum of \$ \_\_\_\_\_, which the Seller agrees to accept as full payment.
3. The purchase price will be paid as follows (cash, loan, seller finance):
4. Knox County Abstract acknowledges receiving the earnest money deposit (10% of the purchase price) of \$ \_\_\_\_\_ from the Buyer.
5. This agreement will close on or before May 23, 2024, at Knox County Abstract, City of Edina, State of Missouri. At this time, and upon payment by the Buyer of the portion of the purchase price then due, the Seller will deliver to Buyer the following documents: a Warranty Deed for the real estate.
6. At closing, 2024 real estate property taxes will be prorated to the date of closing. Buyer will be responsible for 2025 and subsequent years real estate property taxes.
7. Seller shall pay the cost of the above-described title insurance commitment and the owners’ policy. Buyer and Seller shall equally divide and pay all other closing costs charged by Knox County Abstract. Buyer shall be solely responsible for the cost for any mortgage coverage or Lender’s Policy of Title, if required by the lender for the Buyer, and for any additional cost of any special endorsements which may be required by Buyer’s lender. Any other closing costs shall be equally paid by Buyer and Seller.
8. Seller represents that it has good and marketable title to the property, and will supply the Buyer with either an abstract of title or a standard policy of title insurance. Seller further represents that the property is free and clear of any restrictions on transfer, claims, indebtedness, or liabilities **EXCEPT** the following: N/A

Seller also warrants that all personal property included in this sale will be delivered in working order on the date of closing.

9. The parties also agree to the following additional terms: N/A

10. No modification of this Contract will be effective unless it is in writing and is signed by both Buyer and Seller. This Contract binds and benefits both the Buyer and Seller and any successors. Time is of the essence for this contract. This document, including any attachments, is the entire Contract between Buyer and Seller. This Contract is governed by the laws of the State of Missouri.

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**Jeremy Schrage** (Signature)

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Signature of Buyer

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**Jeremy Schrage** (Printed Name)

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Printed Name of Buyer

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**Heather Schrage** (Signature)

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Signature of Buyer

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**Heather Schrage** (Printed Name)

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Printed Name of Buyer

**Buyer Information:**

Address:

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Phone Number:

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Email:

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### **Exhibit A – Tract 1 – 12.3 Acres**

A tract of land lying in the Northwest Quarter of the Northeast Quarter of Section 26, Township 62 North, Range 12 West, Knox County, Missouri and being more fully described as follows to-wit:

Commencing at a 5/8" iron pin marking the Northwest Corner of the East Half of the Southeast Quarter of said Section 26; thence North 89 degrees, 45 minutes and 20 seconds West along the East-West centerline of said Section 680.17 feet to a found 5/8" iron pin; thence North 00 degrees, 25 minutes and 20 seconds West leaving said East-West centerline 1823.56 feet to a 5/8" iron pin marking the **True Point of Beginning**; thence continue North 00 degrees, 25 minutes and 20 seconds West 6.50 feet to a 5/8" iron pin; thence South 89 degrees, 48 minutes and 09 seconds West 341.79 feet to a found 5/8" iron pin; thence North 09 degrees, 55 minutes and 27 seconds West 803.58 feet to a found 5/8" iron pin on the South right-of-way of Missouri Route #6; thence South 89 degrees, 59 minutes and 53 seconds East along said right-of-way 741.14 feet to a found 5/8" iron pin; thence South 00 degrees, 23 minutes and 52 seconds East leaving said right-of-way 796.35 feet to a point from which a 5/8" iron pin bears North 00 degrees, 23 minutes and 52 seconds West 15.00 feet; thence South 89 degrees, 53 minutes and 15 seconds West 266.34 feet to the Point of Beginning, containing 12.3 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 #2017-005093 of Doug Walker, Missouri Professional Land Surveyor #2014000200 during October of 2017.