

REAL ESTATE AUCTION PURCHASE AGREEMENT

1. **Estate of Charlotte Dona Zinck**, (hereinafter "Seller") offered the following described real estate for sale at public auction on **June 26, 2024**:

Brief Legal: Section 15 and 22, T2S-R4W, Plum Hill Township, Washington County, Illinois, 120.55 surveyed acres ±

Tax ID#: **14-11-15-300-002**
 14-11-15-300-005
 14-11-22-100-003
 14-11-22-100-005
 14-11-22-200-001
 14-11-22-100-009

EXHIBIT A – LEGAL DESCRIPTION ATTACHED

2. The undersigned Buyer(s):

Name: _____

Address: _____

Phone No.: _____

Email: _____

offered the highest bid for said property at the public sale, being a bid of:

\$ _____

3. Seller accepts the bid of Buyer(s) and agrees to sell the property to the Buyer(s) on the terms and conditions set forth in the contract.
4. Buyer(s) have paid the ten percent (10%) down payment of **\$**_____ to Washington County Title and Abstract Company and Buyer(s) agrees to pay the balance

of \$_____ at Closing, at which time Seller will provide Buyer(s) with a duly executed Warranty Deed conveying title to the property. Closing shall take place on or before August 8, 2024, or at such time as mutually agreed by the Parties in writing. Closing shall take place at Washington County Title and Abstract Company, 225 West St. Louis Street, Nashville, IL 62263, (618) 327-3613.

5. Seller shall provide Buyer(s) with a Policy of Title Insurance, insuring title in the Buyer(s) name after recording of the Deed, subject only to the normal reservations and exceptions. All warranties as to the condition of the property or the improvements thereon are specifically disclaimed by Seller.
6. General Taxes for the year 2023, payable in 2024, shall be paid by the Seller. The Seller will pay half of the 2024 real estate taxes, payable in 2025, through a credit at closing. The Buyer will be responsible for half of the 2024 real estate taxes, payable in 2025, and all subsequent real estate taxes. Special assessments levied after the date hereof shall be paid by Buyer. All tax credits and prorations shall be made upon the basis of the most current tax information, including confirmed multipliers.
7. Possession of the farmland will be given at the time of closing, subject to the 2024 farm lease. The Buyer will receive one-half of the income for the 2024 crop year. Possession of the house will be given at the time of closing.
8. The foregoing described property is subject to a Conservation Reserve Program Contract. The 2024 payments shall be prorated to the date of closing. Buyers agree to perform all the terms and conditions of the CRP Contract and to take title to the land subject thereto and to promptly (within 60 days after closing) enter into a new CRP contract with the United States Farm Service Agency (FSA). Buyers jointly and severally agree to indemnify and hold Seller/tenant harmless from any claim by FSA regarding violations of the CRP Contract and FSA against Sellers for violations thereof occurring after closing of this transaction or failure of Buyers to enter into a CRP contract with FSA to replace FSA Contract.
9. Buyer acknowledges that the real estate is being sold "as is" and waives receipt of the following disclosure forms:
 - a. Residential Disclosure Form;
 - b. Lead Based Paint Disclosure Form;
 - c. Mold Disclosure Form;
 - d. Radon Disclosure Form.
10. Buyer(s) acknowledges that Buyer(s) has inspected said property and is purchasing said real estate in its present condition "as is, where is, and with all faults."

11. In the event either party elects to utilize this transaction as part of an exchange of like-kind properties under Internal Revenue Code Section 1031 and the regulations promulgated thereunder, each party agrees, provided there is no additional cost or expense to the other, to provide reasonable and appropriate cooperation to assist in facilitating such an exchange; provided however, that nothing contained in this Section shall affect any of the parties' responsibilities or otherwise extend any timelines relating to the closing and both parties agree to cooperate to effect such exchange, as not cost to the other party. Either party may assign this Agreement to a Qualified Intermediary for completion of a deferred exchange.
12. In the event of a default by Buyer, Seller shall have all remedies provided by law, including the right to sue for money damages. In the event of a default by Buyer, Seller may elect to retain the 10% down payment money as liquidated damages or may elect to hold the 10% down payment money until Seller's actual damages are calculated, including all fees and costs related to mitigation of damages, and apply the down payment money toward actual damages, if any.
13. In the event of a default, the defaulting party agrees to pay all attorney's fees, title expenses, and court costs in addition to the actual damages.
14. The time for performance of the parties is of the essence of this Agreement, and upon execution hereof, this Agreement shall be binding upon the parties hereto, their heirs, executors, administrators, successors, and assigns.
15. This Agreement contains the entire agreement between the parties hereto, and NO WRITTEN OR ORAL REPRESENTATION, WARRANTY OR COVENANT exists outside this Agreement.

Dated: _____, 2024

Seller(s):

Buyer(s):

Estate of Charlotte Dona Zinck

EXHIBIT A – Legal Description

Property Description

Parts of the West Half of Section 15, and the North Half of Section 22, Township 2 North, Range 4 West of the Third Principal Meridian, Washington County, Illinois

Tract "2"

Commencing at the Northeast corner of the Southwest Quarter of said Section 15, Thence S.0°30'21"W., (basis of bearings per Illinois State Plane Coordinate System, Zone West, NAD83) along the East line of the Southwest Quarter of said Section 15, a distance of 2352.16 feet to a Stone (found) marking the Southeast corner of the Southwest Quarter of said Section 15, Thence S.89°05'50"E., along the North line of the Southeast Quarter of said Section 22, a distance of 231.00 feet to an Iron Pin (set) marking the Northeast corner of the West 7 acres of the Northwest Quarter of the Southeast Quarter of said Section 22, Thence S.0°38'32"W., along the East line of the West 7 acres of the Northwest Quarter of the Southeast Quarter of said Section 22, a distance of 1321.08 feet to an Iron Pin (set) marking the Northeast corner of the West 7 acres of the Northwest Quarter of the Southeast Quarter of said Section 22, Thence N.88°50'24"W., along the South line of the Northwest Quarter of the Southeast Quarter of said Section 22, a distance of 231.01 feet to the Southwest corner of the Northwest Quarter of the Southeast Quarter of said Section 22, Thence S.0°38'32"W., along the East line of the Northwest of said Section 22, a distance of 989.24 feet to an Iron Pin (set) marking the Southeast corner of the East Half of the North 30 acres of the Southeast Quarter of the Northwest Quarter of said Section 22, Thence N.88°50'23"W., along the South line of the North 30 acres of the Southeast Quarter of the Northwest Quarter of said Section 22, a distance of 660.83 feet to an Iron Pin (set) marking the Southwest corner of the East Half of the North 30 acres of the Southeast Quarter of the Northwest Quarter of said Section 22, Thence N.0°39'32"E., along the West line of the East Half of the North 30 acres of the Southeast Quarter of the Northwest Quarter of said Section 22 and its Northerly extension, a distance of 1912.09 feet to an Iron Pin (set) marking the Southeast corner of the North 6 acres of the West 20 acres of the Northeast Quarter of the Northwest Quarter of said Section 22, Thence N.89°05'50"W., along the South line of the North 6 acres of the West 20 acres of the Northeast Quarter of the Northwest Quarter of said Section 22, a distance of 660.25 feet to an Iron Pin (set) marking the Southwest corner of the North 6 acres of the West 20 acres of the Northeast Quarter of the Northwest Quarter of said Section 22, Thence N.0°40'33"E., along the West line of the Northeast Quarter of the Northwest

Quarter of said Section 22, a distance of 394.21 feet to an Iron Pin (set) marking the Southwest corner of the East Half of the Southwest Quarter of said Section 15, Thence N.0°20'49"E., along the West line of the East Half of the Southwest Quarter of said Section 15, a distance of 2320.16 feet to an Iron Pin (set) marking the Northeast corner of the South 30 acres of the Northwest Quarter of the Southwest Quarter of said Section 15, Thence N.88°58'12"W., along the North line of the South 30 acres of the Northwest Quarter of the Southwest Quarter of said Section 15, a distance of 1327.34 feet to a Mag Spike (set) marking the Northwest corner of the South 30 acres of the Northwest Quarter of the Southwest Quarter of said Section 15, Thence N.0°10'24"E., along the West line of said Section 15, a distance of 35.00 feet to a Mag Spike (set), Thence S.88°58'12"E., parallel with the North line of the South 30 acres of the Northwest Quarter of the Southwest Quarter of said Section 15, a distance of 2654.28 feet to the Point of Beginning. The herein described tract contains an area of 120.55 acres more or less.

Together with and subject to a 35 foot wide access easement lying Northerly of, adjacent to, and parallel with the following described line: Beginning at the Northwest corner of the of the South 30 acres of the Northwest Quarter of the Southwest Quarter of said Section 15, Thence East along the North line of the South 30 acres of the Northwest Quarter of the Southwest Quarter of said Section 15, a distance of 1900 feet to its terminus.

And subject to right of way requirements for Little Prairie Road on the West side of property.

And also subject to any and all easements, restrictions, and right of ways of record and/or of existence if any.