

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, T2S-R4W, Plum Hill Township, Washington County, Illinois, 99.31 surveyed acres ±

Tax ID#: 14-11-15-100-008

14-11-15-300-001

14-11-15-300-004

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.
8. 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."
9. 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.
10. 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.
11. 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.

12. 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.

13. 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

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

Tract "1"

Beginning at a Mag Spike (set) marking the Northwest corner of the South Half of the Northwest Quarter of said Section 15, Thence S.88°39'07"E., (basis of bearings per Illinois State Plane Coordinate System, Zone West, NAD83) along the North line of the South Half of the Northwest Quarter of said Section 15, a distance of 2664.04 feet to an Iron Pin (set) marking the Northeast corner of the South Half of the Northwest Quarter of said Section 15, Thence S.0°30'21"W., along the East line of the West Half of said Section 15, a distance of 1635.90 feet to an Iron Pin (set), Thence N.88°58'12"W., parallel with the North line of the South 30 acres of the Northeast Quarter of the Southwest Quarter of said Section 15, a distance of 2654.28 feet to a Mag Spike (set) on the West line of said Section 15, Thence N.0°10'24"E., along the West line of said Section 15, a distance of 1023.80 feet to an Iron Pin (set), Thence S.88°39'07"E., parallel with the North line of the South Half of the Northwest Quarter of said Section 15, a distance of 165.00 feet to an Iron Pin (set), Thence N.0°10'24"E., parallel with the West line of said Section 15, a distance of 264.00 feet to an Iron Pin (set), Thence N.88°39'07"W., parallel with the North line of the South Half of the Northwest Quarter of said Section 15, a distance of 165.00 feet to an Iron Pin (set) on the West line of said Section 15, Thence N.0°10'24"E., along the West line of said Section 15, a distance of 363.00 feet to the Point of Beginning. Excepting therefrom a tract of land as described as follows: Commencing at the Northwest corner of the South Half of the Northwest Quarter of said Section 15, Thence East along the North line of the South Half of the Northwest Quarter of said Section 15, a distance of 582 feet, Thence South perpendicular to the North line of the South Half of the Northwest Quarter of said Section 15, a distance of 466 feet to the Point of Beginning, Thence East to a point that is 937 feet East and 466 feet South of the Northwest corner of the South Half of the Northwest Quarter of said Section 15, Thence South perpendicular to the last described course a distance of 347 feet, Thence West perpendicular to the last described course a distance of 355 feet, Thence North 347 feet to the Point of Beginning. The herein described tract contains an area of 99.31 acres more or less.

Together with 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 a 16 foot wide access easement as described on Tract 2, in Book D, Page 21 at the Washington County Recorder's Office.

And also 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.