



Tract #1

Farm, Ranch, and Land Purchase Agreement

This is a legally binding agreement. If not understood, seek legal advice.

Date: April 16th, 2020.

The undersigned, as Buyer, agrees to purchase the following Property (address): **Tracts #1, Rural Antelope Nebraska.**

Legal Description: Tract #1-NE ¼ Section 22-T25N-R6W containing 156.41 plus or minus acres.

Including all fixtures and equipment permanently attached to the Property provided Seller has a marketable title in fee simple. The only personal property included is as follows: **Tract # 1, 8 tower pivot, well, gearhead, pump and all attaching irrigation components, except chemigation tank and chemigation pump.**

Seller agrees to furnish a title insurance policy insuring marketability and buyer shall be furnished a current title insurance commitment by Seller. The cost of the title insurance issued for this sale, if any, shall be equally divided between Buyer and Seller. The Buyer has option of selecting, or approving as selected by the Seller, the title insurance company. The Company being used will be: **Schact Abstract & Title Co, 402-887-4747.** Buyer agrees that should a valid title defect exist, Seller has a reasonable time to correct said defect. If the title defects are not cured within a reasonable time period, but not to exceed ninety days from notification of defect, the Buyer may declare this Agreement null and void, and deposit shall be refunded.

Seller agrees to convey to Buyer by warranty deed or valid deed free and clear of all liens, encumbrances, special assessments levied or assessed, except **NONE** and subject to all easements and restrictions or covenants now of record.

Buyer agrees to pay \$ _____ Dollars on the following terms: an earnest money deposit of **\$150,000.00** at this time as shown by the receipt herein. If paid by check, it will be cashed. The earnest money deposit will be transferred to the listing broker on acceptance if the selling broker is other than the listing broker. All monies shall be deposited in a trust account, to be held until the time of closing or until transferred to an escrow agent by agreement of Buyer and Seller. The balance of the purchase price shall be as shown in Paragraph(s) # **1** following:

- 1. All Cash:** Balance of \$ _____ shall be paid in cash, or by certified or cashier’s check at time of delivery of deed, offer not contingent upon financing or subject to any surveys. Buyer and Seller agree and understand that this offer is an "All Cash" offer and if the Buyer is in default of the terms of this agreement and cannot complete the terms of this agreement by the closing date, Seller may, at Seller's option, retain the earnest money deposit as liquidated damages for such failure or utilize such other legal or equitable remedies as are available for Seller by reason of such failure of Buyer.
- 2. Compliance with Law:** Seller shall comply with any federal, state, or local law applicable to the sale or transfer of the property, including but not limited to installing smoke detectors and/or allowing inspections.
- 3. FAX, E-Mail:** It is understood that signatures by FAX and electronic transfer constitute a binding agreement between parties.
- 4. Entire Agreement:** This document contains the entire agreement of the parties and supersedes all prior agreements or representations oral or written with respect to the property which are not expressly set forth herein or incorporated herein by reference. This agreement may be modified only in writing signed and dated by all parties, who acknowledge that they have not relied on any statements of the real estate agent or broker which are not herein expressed.
- 5. FSA/CRP:** All FSA payments for **2020** will go to the Buyer if applicable. The Buyer agrees to comply with all FSA/NRCS program requirements, rules and regulations. **BigIron Realty will not guarantee FSA/CRP or irrigated acres. The buyer is responsible for irrigation well, registration and/or transfer. Buyer is urged to contact the appropriate NRD to do their own due diligence concerning the water rights.**
- 6. Other Provisions:** Buyer agrees that they have done their due diligence and inspected the property and accepts everything in it’s “AS IS” present condition. Buyer and Seller agree that a part or whole of the purchase agreement may be assignable at closing. Seller and Buyer will cooperate with each other to complete a 1031 tax-deferred exchange if applicable. Survey of the real estate shall not be made prior to the closing hereof and if one is to be made it shall be at the expense of the Buyer.

7. Taxes: All real estate taxes levied on the above-described Property and payable for the year **2019** and all prior years shall be paid by the Seller. All real estate taxes levied and payable for the year **2020** and all subsequent years shall be paid by the Buyer.

8. Leases: Seller warrants that all existing leases shall terminate on or before the date of closing. Lessee Name, Mark Jisa. This offer is based upon Buyer’s personal inspection or investigation of the Property. Buyer agrees to accept the Property in its present condition, except as provided herein. **”AS IS” Present Condition**

9. Escrow Closing: Buyer and Seller acknowledge and understand that the closing of the sale may be handled by an escrow agent and that the listing broker is authorized to transfer the earnest money or any other funds received to the escrow agent. After the transfer, Broker shall have no further responsibility or liability to Buyer or Seller to account for the funds. Escrow agent’s charges shall be equally divided between Buyer and Seller.

10. Closing date of the sale shall be on or before the 14th day of May, 2020.

11. Possession: **POSSESSION.** Buyer shall have immediate possession of the real estate upon execution of this purchase agreement and tendering of the necessary down payment. If Buyer takes immediate possession, risk of all loss shall be on Buyer from the date that this purchase agreement is executed to the date of closing. Any inputs or improvements implemented between the date of execution and the date of closing shall remain the property of the Buyer. Notwithstanding the foregoing, inputs or improvements implemented by the Buyer shall be forfeited by the Buyer to the Seller if Buyer fails to timely consummate this transaction. Seller and Buyer further understand and agree that improvements located on the real estate may not be materially altered and structures may not be removed, destroyed, or burned by the Buyer prior to the date of closing. Time is of the essence of this transaction.

12. Maintenance of Property: Seller agrees to maintain the above-described real estate and improvements in their present condition until delivery of possession. Seller represents that there are no latent defects in the Property of which the seller is aware. This agreement shall in no manner be construed to convey the Property or to give any right of possession. Risk of loss or damage to the property, prior to closing date, shall be the responsibility of Seller. If, prior to closing, the structures on the property are materially damaged by fire, explosion, or any other cause, and Seller does not elect to repair or replace said structure, Buyer shall have the right to rescind this agreement, and the earnest money shall be refunded. If Buyer fails to consummate this purchase according to the terms of this agreement, Seller may, at Seller's options, retain the earnest money as liquidated damages for such failure, or utilize such other legal remedies as are available to seller by reason of such failure.

13. Survivorship Clause: The parties agree that all warranties, representations, and other such obligations created in the agreement shall survive the closing date and shall be valid and enduring legal obligations between the parties and their respective successors and assignees.

14. Expiration: This offer is null and void if not accepted by Seller on or before _____ 2020 at 7:00 p.m.

Buyer acknowledges receipt to a copy of this offer, which has not been signed by Seller.

Buyer's signature _____ Date _____

Address _____

Phone _____ E-Mail _____

Selling Agent: _____ *BigIron Realty*

Receipt for Earnest Money

Received from _____

The sum of **\$150,000.00** Dollars (by _____) to apply to the purchase price of the Property on terms and conditions as stated. In the event this offer is not accepted by the Seller of the Property within the time specified, or in the event there are any defects in the title, which cannot be cured as specified above, the Deposit shall be refunded.

Agent: Rex Mahoney _____ Phone: 402-649-1816 _____ *BigIron Realty*

Acceptance

Date: _____

Seller accepts the foregoing proposition on the terms stated and agrees to convey title to the Property, deliver possession, and perform all the terms and conditions set forth.

Seller: _____

Address: _____ Phone: _____

State of _____ County of _____

The foregoing purchase agreement was acknowledged before me on _____

By _____

Notary Public

Buyer, please note: At closing, Buyer is required to have cash or certified or cashier's check for the balance of payments.

Seller, please note: Upon termination of Seller's insurance at closing, Seller should insure all personal property remaining on the premises prior to delivery of possession.