



OFFER TO PURCHASE AND ACCEPTANCE

The undersigned submits this offer to purchase the following described real estate:

Please Print Legibly

Brief legals: TR BEG SW COR SE4 SW4, E1385' N485' W1001' N130' W384' S615' TO POB 18-3-5 LESS R/W & TR BEG SW COR OF E 100AC SE4 TH E1325' NWLY1512.8' W160' S820' TO POB 18-3-5 LESS R/W & Approximate 4.7 acre tract in the SE ¼ SW ¼ SE ¼ 13-3-4

I agree to pay a purchase price of \$_____. Offers will be for the entire tract not by the acre.

1. All offers must be received by September 18th at 5:00 P.M. at 325 C. ST. Washington KS
2. Cash offers no contingencies. **Minimum bid requirement of \$1,350,000**
3. Accept property "as-is", "where-is"
4. Possession subject to tenants' rights
5. All offers must be submitted on the Midwest Land and Home Sealed Bid Form
6. If I am the purchaser, I will execute a formal purchase contract and will deposit ten percent (10%) of the purchase price as a down payment on execution of the contract.
7. The property will be conveyed by a Warranty Deed which conveys an insurable title, subject to easements and rights of way both visible and of record. Closing will be at an agreed time on or before October 18th, 2023.
8. Taxes for 2023 will be prorated to the date of closing. The buyer will be responsible for paying 2024 and subsequent taxes and assessments.
9. The Seller will furnish a title insurance policy, and each party will pay one half of the Title Insurance premium.



OFFER TO PURCHASE AND ACCEPTANCE CONTINUED

This offer is submitted and accepted with the understanding that the Seller reserves the right to accept this bid, reject this bid, or accept another bid. I understand that this offer, if accepted, is irrevocable and cannot be withdrawn by me.

THIS FORM MUST BE RECEIVED NO LATER THAN

September 18th at 5:00 P.M. at 325 C. ST. Washington KS BY SEALED ENVELOPE, or E-MAIL, MARKED "SEALED BID OFFER – ALARON".

Purchaser: _____
Print

Purchaser: _____
Print

Signature: _____

Signature: _____

Telephone: _____

Telephone: _____

Email: _____

Email: _____

Address: _____

Address: _____

Date: _____

Date: _____