

REAL ESTATE PURCHASE AGREEMENT

1. PARTIES: This Real Estate Purchase Agreement ("Agreement") is entered into by and between:

K&J Pyle Family Limited Partnership (Mike Pyle Representative)
(hereby referred to as the "Seller")

(hereby referred to as the "Buyer")

Subject to the terms and conditions set forth herein, **including Exhibit A**. Buyer offers to purchase from Seller the real property, improvements, accessories, and crops (as applicable) described in **Section 2 and Exhibit A** of this Agreement (the "Property").

2. PROPERTY DESCRIPTION:

Tract # _____ Total Acres: _____ **See legal descriptions attached under Exhibit A**

3. PURCHASE PRICE: The purchase price for the Property ("Purchase Price") will be as follows:

Total Purchase Price: \$ _____ **Earnest Money Deposit** 10% of Purchase Price = \$ _____

Earnest Money should be paid to: Hocker Title Company 211 N Jackson St, Frankfort, IN 46041 by wire transfer by 12:00 PM (Noon) EST the following day of the Effective Date (defined below) of this Agreement. Earnest Money shall not be refundable to Buyer unless otherwise indicated in this Agreement.

4. PROPERTY TAXES: The Sellers will pay real estate taxes for 2024 due 2025. Buyer will be given a credit as closing for the 2024 real estate taxes due 2025 and will pay all taxes beginning with the spring of 2025 installment and all taxes thereafter. All property taxes will be estimated. Ditch assessment will be paid by Buyer(s) in 2025.

5. CLOSING: The closing shall occur on or before April 11, 2025. Final closing date to be agreed upon between buyer and seller.

6. THE PROPERTY IS SOLD "AS IS, WHERE IS", WITHOUT ANY WARRANTY OF ANY KIND AS TO ITS CHARACTER OR CONDITION OR ITS SUITABILITY FOR ANY PARTICULAR USE OR PURPOSE. NO CONTINGENCIES OR REVIEWS.

Buyer and Seller hereby accept and agree to the terms and conditions of this entire Agreement on the date set forth below.

This Real Estate Purchase Agreement including Exhibit A. are executed on: _____

Buyer Name Printed: _____

Seller's Name Printed: _____

Buyer's Signature: _____

Seller's Signature: _____

By:

Buyer's Address: _____

Seller's Name Printed: _____

Buyer's Phone Number: _____

Seller's Signature: _____

By:

Buyer's Email: _____