



Farm and Land Sale Contract

This Contract has legal consequences. If you do not understand it, consult your attorney before signing.

1 This Farm and Land Sale Contract ("Contract") is made by and between:
2 _____ Tara Mitchell and Jesse Mitchell ("Buyer") and the undersigned "Seller".

3 1. PROPERTY.

4 Seller agrees to sell and Buyer agrees to buy the real estate commonly known as:

5 _____ County Road 819 _____ Paris MO 65275 _____ Monroe
6 **Street Address** **City** **Zip Code** **County**

7 (Complete as applicable:) _____ 36 _____ 54 _____ 11 _____ 16-7.0-36-0-00-004.000
8 **Section** **Township** **Range** **Lot or Parcel ID No.**

9 (Check box if legal description attached)
10 If no legal description is attached, then legal description on Seller's vesting deed(s) to govern.

11 Such real estate, together with all existing buildings, improvements, fixtures and affixed equipment located thereon (as
12 further set forth below unless specifically excluded), all rights, privileges and easements appurtenant thereto, and any item
13 of personal property specifically included below, are collectively referred to herein as the "Property."

14 2. PURCHASE PRICE/EARNEST MONEY.

15 The "Purchase Price" for the Property to be paid by Buyer (subject to adjustments as provided herein) is: \$ Auction Price

16 The "Seller Concessions" (if any) to be credited by Seller at Closing (see §10) are (\$0 if none stated): \$ _____

17 The "Earnest Money" to be applied to Purchase Price at Closing is: (if applicable, also complete below) \$ 10%

18 Earnest Money shall be delivered by Buyer to: _____ Town and Country Abstract ("Escrow Agent") no
19 later than 1 days (10 if none stated) after the Effective Date.

20 **If Earnest Money is not timely delivered to Escrow Agent, then Seller may terminate this Contract by providing**
21 **Notice thereof to Buyer at any time prior to delivery of the Earnest Money to Escrow Agent.**

22 **Note:** If additional Earnest Money is to be supplied at any time prior to Closing, or if any Earnest Money is to be treated as
23 non-refundable, attach an appropriate rider, such as MSC-2001R (Earnest Money Rider). See also §8 below.

24 Escrow Agent shall confirm its deposit of any Earnest Money upon request by any party, and may retain any interest earned
25 thereon. Buyer shall pay the balance of the Purchase Price, by any form of funds acceptable to Closing Agent ("Funds"), at
26 Closing.

27 3. CLOSING.

28 Subject to the terms of this Contract, this sale will be closed (meaning the unconditional release and exchange of the Deed
29 for the Purchase Price, together with all other documents and Funds required by this Contract, the "Closing") at the office
30 of (the Title Company identified at §6 unless otherwise specified) _____ Town and Country Abstract ("Closing Agent")

31 at _____ 541 W. Coates Street, Moberly _____, MO on _____ or before May _____ 12th _____, 20 26 (the "Closing Date").
32 **Specify Location** **Month** **Day**

33 Possession, all keys, and written information containing all access codes, usernames, passwords, and applications Buyer
34 will need to access, operate, manage, and control any electronic systems/components at the Property will be delivered to
35 Buyer at Closing. **Prior to possession by Buyer, Seller shall terminate and remove all access and connections to any**
36 **electronic system/component at the Property from Seller's personal devices (e.g., smart phones, tablets,**
37 **computers). Buyer is encouraged to change locks and reset to factory setting all codes and passwords on all**
38 **electronic systems/components at the Property following possession. Brokers are not responsible for delivery of**
39 **keys, or the access information outlined above.**

40 **Note: Attach a rider if possession is to be transferred other than as of Closing. The following are attached and**
41 **incorporated as part of this Contract: (check all that apply):**

- 42 MSC-2080R (Possession by Buyer Prior to Closing) MSC-2090R (Possession by Seller After Closing)
43 MSC-2085R (Limited Purpose Entry by Buyer Prior to Closing) (Other) _____

44 (check if applicable) **The Property is to remain tenant occupied, and Rental Property Rider (MSC-2035R) is attached**
45 **and incorporated herein.**

46 Unless specified otherwise, Seller warrants that the Property will be vacant as of the time of Closing (e.g., except for tenant(s)
47 in possession pursuant to a lease approved pursuant to this Contract), and in its present condition (together with any
48 improvements or repairs required by this Contract), ordinary wear and tear excepted, and free of any debris or personal
49 property not included below.

50 **4. INCLUSIONS/EXCLUSIONS. Note: This Contract provides for what is included in this sale, and not a Seller's**
51 **Disclosure Statement, MLS, commercial, or any other listing service or promotional material.**

52 The Property includes (but is not limited to) all of the following (if any) which are now located on the real estate, all of which
53 Seller warrants to convey free and clear at Closing:

54 All buildings and improvements, including grain and any other storage facilities; livestock pens and shades on foundations;
55 fencing and gates, feed bunks, livestock waterers (whether in the fence or permanently installed); all systems and utilities,
56 including all mechanical, HVAC, electrical and plumbing systems and equipment; all other fixtures and affixed equipment,
57 such as irrigation systems, hardwired security systems, auger and conveyor systems and propane tanks (if not excluded
58 below); and all trees, bushes, shrubs, plants and landscaping.

59 **Note: All grain, crops, livestock, hay, silage, and any non-affixed equipment or personal property now located on**
60 **the real estate are reserved by Seller or Seller's tenant and NOT deemed part of the Property (unless specifically**
61 **included below).**

62 **TO AVOID MISUNDERSTANDING, EITHER:**

- 63 **a) List below (as "Included" or "Excluded") any item(s) which may be subject to question or**
64 **b) (Check box if a separate list of Included/Excluded items is attached and incorporated into this Contract.**

65 **Included (e.g., deer stands, hunting blinds, trail cameras, any off-site or non-affixed equipment or machinery, or other**
66 **personal property to be included) Seller to deliver executed bill of sale with warranty of title (the "Bill of Sale") at**
67 **Closing for all included personal property:**

68 _____
69 _____
70 _____

71 **Excluded (e.g., any item reserved, leased or not owned by Seller):**

72 _____
73 _____
74 _____

75 **5. SALE/APPRaisal/FINANCING CONTINGENCIES.**

76 **A. Sale Contingency. Check one box below:**

- 77 This Contract is **NOT** contingent upon the sale and/or closing of any other existing property of Buyer.
78 This Contract **IS** contingent upon the sale and/or closing of an existing property of Buyer. *If this box is checked, then*
79 *complete and attach either (check applicable box):*
80 *Contingency for Sale of Buyer's Existing Property (MSC-2021R), or*
81 *Contingency for Closing of Buyer's Existing Property (MSC-2022R).*

82 **B. Appraisal. Check this box only if this Appraisal Contingency paragraph is intended to apply:**

83 **Note: A lender's loan approval process does not always include a traditional appraisal. Different types of "appraisals" are**
84 **available and underwriting requirements vary. If Buyer's performance under this Contract is to be conditioned upon the**
85 **Property appraising at the Purchase Price, check box B above and complete the following.**

86 Buyer's performance under this Contract is contingent upon the Property appraising at not less than the Purchase Price,
87 by an appraiser selected by Buyer or Buyer's lender and licensed by the State of Missouri (the "**Appraisal Contingency**").
88 If the appraised value is less than the Purchase Price, Buyer may request a reduction in the Purchase Price (but not less
89 than the appraised value). If Buyer desires to act on this Appraisal Contingency, Buyer must deliver a written request (and
90 a complete copy of the appraisal) to Seller no later than _____ days (25 if none stated) after the Effective Date. **Note: MSC-**
91 **2020N Appraisal Notice (Part A) may be used for this purpose.** If Buyer does not timely deliver the Appraisal Notice to
92 Seller, this Appraisal Contingency shall be deemed waived. If the parties do not reach a written agreement to reduce the
93 Purchase Price as requested within _____ days (5 if none stated) after delivery of the Appraisal Notice to Seller (the
94 "**Appraisal Resolution Deadline**"), then this Contract shall automatically terminate (with Earnest Money returned to Buyer,
95 subject to §8) unless Buyer waives this Appraisal Contingency by delivering Notice thereof to Seller on or before the
96 Appraisal Resolution Deadline. **Note: MSC-2020N (Part C) may be used for this purpose.** If the Purchase Price is reduced,
97 the loan amount in Buyer's financing contingency (if any) shall be proportionately reduced.

98 **C. Financing Contingency.** Check box 1, 2, or 3 below:

99 **1. Not Contingent Upon Financing.** Although not a condition to performance, Buyer may finance any portion of Purchase
100 Price. (Also check the following, if applicable):

101 Pre-Approval Letter/Proof of Funds sufficient to complete the Closing is attached.

102 **2. Nonconventional.** If this box is checked, then complete and attach applicable Rider:

103 Government Loan (MSC-2011R)

Seller Financing & Disclosures (MSC-2012R)

104 Loan Assumption (MSC-2013R)

Other: _____

105 **3. Conventional.** Buyer agrees to do all things reasonably necessary, including but not limited to completing a loan
106 application, paying for a credit report, appraisal and any other required fees, providing all information required by lender and
107 otherwise cooperating fully to make a good faith effort to obtain the financing described below. If Buyer does not deliver Notice,
108 provided by Buyer's lender, to Seller of Buyer's inability to obtain a loan on the terms described below, by 5:00 p.m. on the
109 date (the "**Loan Contingency Deadline**") which is ____ days (25 if none stated) after the Effective Date, then this contingency
110 shall be deemed waived and Buyer's performance under this Contract shall no longer be conditioned upon Buyer obtaining
111 financing; provided however, if such lender will not give Buyer such Notice, then Buyer may directly notify Seller (on or before
112 the Loan Contingency Deadline) by providing a notarized affidavit that Buyer has timely complied with all of the terms of this
113 paragraph and that despite request, Buyer was unable to obtain such Notice from lender (See MSC-2010A "Buyer's Financing
114 Contingency Affidavit" or MSC-2010B "Non-Individual Buyer's Financing Contingency Affidavit"). If Buyer complies with the
115 terms of this subpart C.3 and timely provides Notice to Seller of Buyer's inability to obtain a loan on the terms described below,
116 then this Contract shall terminate with Earnest Money to be returned to Buyer (subject to §8).

117 (Complete one or both) Loan amount: _____% of the Purchase Price, or \$ _____.

118 Initial interest rate not to exceed: _____%. Amortization term _____ years.

119 Rate Type (check one): Fixed Adjustable Other: _____

120 Other terms (N/A if blank): _____

121 If Buyer does not attach MSC-2021R or MSC-2022R (per §5A), then Buyer's inability to obtain a loan due to the failure of
122 the sale and/or closing of another property of Buyer's will not constitute grounds to exercise this financing contingency. If
123 there is no Appraisal Contingency (i.e., if subpart B is not checked above) or the Appraisal Contingency has been waived
124 or removed, then failure of the Property to appraise at the Purchase Price will not constitute grounds to exercise this
125 financing contingency.

126 **Note:** If the Loan Contingency Deadline passes without a termination, Buyer remains obligated under this Contract and must
127 have available all Funds required to close. A "loan commitment" or "preapproval" does NOT guarantee that Buyer's loan will
128 actually fund.

129 **6. TITLE/SURVEY.** Note: Any Seller paid Title Fees below are **in addition** to any Seller Concessions (see §10).

130 Seller shall transfer marketable title to the Property subject only to the Permitted Exceptions, as directed by Buyer, by
131 (unless otherwise specifically agreed) general warranty deed (the "**Deed**") properly executed and in recordable form.

132 **A. Title.** Within 1 days (20 if none stated) after the Effective Date (check applicable box below):

133 **1.** Seller shall deliver to Buyer a commitment (the "**Title Commitment**") to issue a current ALTA owner's policy of
134 title insurance in the amount of the Purchase Price (the "**Owner's Policy**") **both at Seller's cost.**

135 **2.** Seller shall deliver to Buyer a Title Commitment to issue an Owner's Policy (**cost of both split 50/50 by parties**).

136 **3.** Seller shall deliver to Buyer a Title Commitment at **Seller's cost**, to issue an Owner's Policy at **Buyer's cost.**

137 **4.** Buyer may order a Title Commitment to issue an Owner's Policy (**both at Buyer's cost**).

138 The Title Commitment and Owner's Policy shall be issued by Town And Country Abstract (the "**Title Company**").

139 Buyer has 0 days (10 if none stated) to review the Title Commitment after its receipt, including (other than the Permitted
140 Exceptions as defined below), all recorded, use and other restrictions, rights of way and easements, and all other recorded
141 documents referenced therein which Buyer may desire to obtain (the "**Title Review Period**"), and to deliver Notice to Seller
142 of any objections which Buyer has to any matters shown or referred to therein ("**Title Objections**"); provided, however,
143 that if box A4 is checked then Buyer has N/A days (20 if none stated) after the Effective Date (which shall be deemed
144 to be the "Title Review Period") to review all such matters and deliver Notice of any Title Objections to Seller. **Note:** MSC-
145 2055N ("**Title Notice**") may be used to facilitate the delivery of any Title Objections.

146 If Buyer timely objects, Buyer must also deliver a copy of the Title Commitment to Seller pertaining to such Title Objections.
147 Seller has 0 days (7 if none stated) after receipt of Buyer's Title Objections to agree in writing to correct the same,
148 prior to Closing, at Seller's expense. If Seller does not so agree, then this Contract shall automatically terminate unless
149 Buyer, within 0 additional days (3 if none stated) after Buyer's receipt of Seller's response to Buyer's Title Objections,

150 agrees in writing to accept title without correction of such Title Objections. **Note: If Seller fails to timely respond to**
151 **Buyer's Title Objections, then Seller shall be deemed to have refused to agree to correct any of them.** If the Contract
152 is terminated under this Section, then the Earnest Money is to be refunded to Buyer (subject to §8). If any Title Objection
153 causes a failure of marketable title, then Seller shall be liable for any survey, title, inspection and appraisal costs or charges
154 paid or incurred by Buyer.

155 **B. Survey Contingency.** (Check on box below)

156 **Note:** Buyer should consult with its lender/Title Company as to survey requirements and ability to provide full survey coverage.

157 **1. Not Contingent Upon a Survey.** Although not a condition to performance, Buyer may still elect to survey the Property.

158 **2. Contingent Upon Survey.** This Contract **is** contingent upon a survey of the Property.

159 "Survey Rider" (MSC-2065R) is attached and incorporated herein to identify the type of "Survey" to be obtained,
160 from whom, and the responsibility of the parties to pay for the same (the "Survey").

161 **C. Permitted Exceptions.** Seller is solely responsible and liable for clearing any title or survey exception that arises
162 between the Effective Date and Closing. Any existing monetary lien (other than a lien created as a result of Buyer's actions,
163 and any taxes or assessments to be prorated at Closing) may be paid out of the Purchase Price proceeds. Subject thereto,
164 any item shown (or which could have been shown) on the Title Commitment or a Survey for which Buyer does not timely
165 deliver a Notice of Objections shall be deemed waived, and together with all laws and zoning ordinances, all leases and
166 any other occupancy rights of others existing as of the Effective Date which have been disclosed to and approved of by
167 Buyer pursuant to this Contract (including any crop sharing agreements and/or federal, state or local farm loan, price
168 support or subsidy programs, such as the Conservation Reserve Program, Direct and Counter-Cyclical Payment Program)
169 are collectively referred to herein as the "Permitted Exceptions". The Owner's Policy must include mechanic's lien
170 coverage. Subject to any Seller Concessions (see §10), Buyer is solely responsible for the cost of any lender title insurance
171 policy.

172 **7. INSPECTIONS.**

173 **A. General.** The Property is being sold in its present condition, with no warranties, expressed or implied (except as
174 may be given to Buyer in writing). Conditions of the Property that are disclosed or clearly visible should be considered by
175 Buyer in setting the Purchase Price, or by making correction of such conditions by Seller a requirement of this Contract.
176 Unless waived in writing (Check this box and attach MSC-2051R As-Is Inspection Waiver Rider for this purpose), Buyer
177 may inspect the physical condition of the Property or have it inspected by a qualified inspector on Buyer's behalf during the
178 Inspection Period. **Note:** The cost and availability of insurance should be ascertained during the Inspection Period,
179 including but not limited to homeowner's and flood insurance. Buyer agrees to immediately repair any damage to the
180 Property, and to indemnify and hold Seller harmless from and against all claims, costs, demands and expenses, including
181 without limitation reasonable attorney fees and court costs, resulting from any inspection of the Property, which obligations
182 shall survive termination of this Contract.

183 **B. Property Data.** Within N/A days (Insert "N/A" if not applicable, otherwise 5 days if none stated) after the Effective
184 Date (the "Property Data Review Period"), Buyer may review additional data regarding the Property, including but not
185 limited to: zoning regulations; taxes; school district; square footage of improvements; and the presence of registered sex
186 offenders or other convicted criminals in the area ("Property Data"). Buyer is ultimately responsible for obtaining any
187 Property Data. If unsatisfied with any Property Data, Buyer may terminate this Contract (with Earnest Money returned,
188 subject to §8) by delivering Notice thereof to Seller prior to expiration of the Property Data Review Period. **Note:** MSC-
189 2049N (Property Data Review Termination Notice) may be used for this purpose. Failure to timely provide such Notice
190 constitutes a waiver of such termination right and Buyer's acceptance of all Property Data.

192 **C. Inspection Reports.** Buyer may, (subject to the conditions expressly set forth herein), at Buyer's option and
193 expense, obtain written inspection reports ("Reports") of the physical condition of the Property as reasonably deemed
194 necessary by Buyer or its lender, including but not limited to the condition or presence (if any) of: flood plain status;
195 environmental hazards; mold; termite and wood destroying insect infestation or damage; plumbing, including water well,
196 sewer, septic and wastewater treatment systems and irrigation systems; roofs and other structural improvements; heating
197 and air conditioning, electrical and mechanical systems and equipment; chimneys, flues and gas lines; leaks and exterior
198 drainage; and any equipment or appliances included as part of the Property. **Note:** Buyer may use form MSC-2045
199 (Buyer's Inspection Authorization) to coordinate the inspection process.

200 Seller shall, within 0 days (10 if none stated) after the Effective Date, furnish or make available for review by or on
201 behalf of Buyer, copies of any plans and drawings or specifications, surveys, insurance reports, and soil, engineering or
202 environmental reports regarding the Property and such books, electronic records, reports, leases (in addition to any Leases
203 disclosed in MSC-2035R pursuant to §4 above), agreements, contracts, financial records, permits, licenses, approvals
204 (such as water association and telephone rights), and such other records retained by Seller as are in Seller's possession
205 or reasonable control regarding the use and occupancy of the Property or reflecting the income or expenses (if any) of the
206 Property ("Records").

207 **Check this box and attach FRM-2020R (Farm Program Review Rider) if this Contract is also to be conditioned**
208 **on Buyer's satisfaction with all federal, state or local government farm programs applicable to the Property.**

209 Seller agrees to permit Buyer or Buyer's lender and their representatives reasonable access to such Records and to allow
210 them to perform such inspections, during the Inspection Period; provided that such investigations do not unreasonably
211 disrupt the operation of the Property or Seller's business and/or cause any material or permanent Property damage. Buyer
212 acknowledges that neither Seller nor anyone on Seller's behalf has made, nor do they hereby make, any warranties,
213 guarantees or representations as to the past, present or future condition, income, expenses, operation or any other matter
214 or thing affecting or relating to the Property, excepting only as may be expressly set forth in this Contract. The Records
215 and the results of any inspection or test and the reports and conclusions of Buyer and Buyer's representatives (the
216 "Reports") shall be kept confidential (except as required by law) by Buyer and Buyer's representatives; provided that Buyer
217 may disclose such items to Buyer's attorneys, accountants, lenders and other parties reasonably necessary to enable
218 Buyer to evaluate the Property.

219 **D. Inspection Notice.** Buyer must furnish a complete copy of the relevant written inspection report(s) to Seller, along
220 with a written list of any unacceptable condition(s) noted in the Reports or the Records (the "Inspection Notice", See MSC-
221 2050N) within 0 days (30 days if none stated) after the Effective Date (the "Inspection Period"); but if an inspection
222 report indicates a specialist is required for further inspection on a particular area(s) of the Property (a "Specialist Report"),
223 Buyer may give Notice of same to Seller (prior to expiration of the Inspection Period) and receive an additional 0 days
224 (5 if none stated) to provide the Inspection Notice. **Note: MSC-2047N (Notice of Additional Time for Specialist Report) may**
225 **be used for this purpose.** All inspection reports, including further specialist evaluations, are the sole responsibility of Buyer,
226 and not Seller. **Note: Buyer may submit only 1 Inspection Notice. It must include all matters unacceptable to Buyer.**
227 **Buyer may not object to anything that is not in the Records or Reports or a Specialist Report.** Failure to perform
228 any inspection or timely deliver an Inspection Notice constitutes a waiver and acceptance by Buyer of all conditions any
229 inspection may have disclosed.

230 If an Inspection Notice is timely given, it shall state if:

231 (1) Buyer is satisfied with all inspections;

232 (2) There are unacceptable conditions to be satisfied by Seller (in a workmanlike manner and prior to scheduled Closing
233 Date, unless otherwise specified); or

234 (3) Buyer elects to terminate the Contract, with Earnest Money returned to Buyer (subject to §8); excepting only as follows:

235 **LIMITATION of inspection rights (only applies if the following box is checked):**

236 **(Check Box only if applicable)** Buyer waives its right to unilaterally terminate the Contract (i.e., Buyer waives option
237 (3) above). Buyer must give Seller an opportunity to correct, prior to the scheduled Closing Date, unacceptable conditions
238 noted (i.e., Buyer's Inspection Notice must select from only option (1) or (2) above).

239 **E. Resolution Period.** If this Contract is not terminated as provided above, the parties shall have 0 days (10 if
240 none stated) after Seller's receipt of the Inspection Notice (the "Resolution Period") to reach a written agreement as to
241 (a) who will complete and pay for the correction of any unacceptable conditions; (b) a monetary adjustment at Closing in
242 lieu thereof; or (c) a resolution otherwise acceptable to the parties; or this Contract will automatically terminate with Earnest
243 Money to be returned to Buyer (subject to §8). Either a written commitment by (a) Seller to meet all requirements originally
244 submitted by Buyer in the Inspection Notice (at Seller's expense prior to the scheduled Closing Date); or (b) by Buyer to
245 accept the Property without satisfaction of any such requirement; (both scenarios being referred to herein as a
246 "Capitulation") shall constitute an "agreement" for purposes of this paragraph, even if earlier negotiations failed.
247 Regardless of the Resolution Period timeframe set forth above, if Seller responds by declining to satisfy all items listed in
248 an Inspection Notice from Buyer, and does not make a counter proposal, then this Contract shall automatically terminate
249 unless Buyer delivers a Capitulation Notice to Seller within 0 days (2 if left blank) after Buyer's receipt of Seller's
250 Response (or the parties reach a mutually acceptable written agreement prior thereto). **Note: A monetary adjustment may**
251 **affect the terms of Buyer's loan (e.g., down payment and interest rate) and may also affect Buyer's ability to obtain any**
252 **required occupancy permit.**

253 **8. DISPOSITION OF EARNEST MONEY.**

254 Notwithstanding anything herein to the contrary, Escrow Agent and/or Closing Agent (as the case may be, "Escrow Holder")
255 shall not distribute the Earnest Money or any other escrowed funds held by it ("Escrow Funds") without the written consent
256 of all parties to this Contract (signatures on the Closing Statement may constitute such consent). Otherwise, Escrow Holder
257 shall continue to hold said Escrow Funds in escrow until: (1) Escrow Holder has a written agreement signed by all parties
258 consenting to its disposition; (2) a civil action is filed to determine its disposition (including an interpleader filed by Escrow
259 Holder), at which time the Escrow Funds may be paid into court, less any attorney fees, court costs and other legal expenses
260 incurred by Escrow Holder in connection therewith; (3) a court order or final judgment mandates its disposition; or (4) as may
261 be required by applicable law. A Broker who is holding any Escrowed Funds in dispute between the parties is required by
262 §339.105.4 RSMo to report and deliver the moneys to the State Treasurer within 365 days of the initial projected Closing
263 Date. Escrow Holder is hereby authorized to report and deliver any such moneys to the State Treasurer at any time following
264 sixty (60) days after the initial projected Closing Date (absent receipt of written consent of all parties as set forth above).

265 **Note: If an Escrow Holder who is not a licensed real estate broker requires that a separate escrow agreement be**
266 **executed by the parties, then those separate terms may supersede the terms of this Contract.** Whenever this Contract
267 provides for the return of Earnest Money to Buyer, Buyer agrees that any expenses incurred by or on behalf of Buyer may be
268 withheld by Escrow Holder and paid to the applicable service provider(s).

269 **9. LOSS/CONDEMNATION.**

270 Risk of loss to improvements on the Property shall be borne by Seller until Closing. Seller agrees to maintain Seller's
271 current fire and extended coverage insurance (*if any*) on the Property, and to do ordinary and necessary maintenance,
272 upkeep and repair, through Closing. If, before Closing, any part of the Property is taken by eminent domain, or if a
273 condemnation proceeding is filed or threatened against any part thereof (a "**Taking**"), or if any part of the Property is
274 destroyed or physically damaged through no fault of Buyer, then Seller shall promptly provide Notice to Buyer thereof and
275 if Seller intends to restore, prior to the scheduled Closing Date, the Property to its condition as of the Effective Date. If
276 Seller restores the Property to its prior condition before the scheduled Closing Date, then the parties shall proceed to
277 Closing. **Note: MSC-2510N (Property Damage Notice) and MSC-2520N (Taking Notice) may be used to deliver Notice of**
278 **any Property damage (or Taking) and any election made in connection therewith.**

279 If the Property is not to be restored to its prior condition by Seller before the scheduled Closing Date, then Seller shall
280 promptly provide Buyer with: a copy of any policy(ies) of insurance (or authorize that it be made available), the name and
281 number of the agent for each policy and written authorization (*if needed*) for Buyer to communicate with the insurer; a copy
282 of any written communications to and from the condemning authority and /or insurer (*as the case may be*); the policy limits;
283 and (*if known*) the amount of proceeds payable on account of such Taking of or physical damage to the Property. Buyer
284 may then either: **(1)** proceed with the transaction and be entitled to all insurance proceeds (and/or Taking payments and
285 awards), if any, payable to Seller relating to any physical damage caused to (or Taking of) the Property, in which case the
286 amount of any such payments theretofore made to Seller (plus any deductible amount not covered by insurance, but net
287 of any other actual costs incurred) shall be at Buyer's option either **(a)** a credit against the Purchase Price otherwise payable
288 by Buyer at Closing, or **(b)** a credit to Buyer at Closing, and Seller shall assign to Buyer all such remaining claims and
289 rights to or arising out of any such casualty or Taking, including the right to conduct any litigation with respect thereto; or
290 **(2)** rescind the Contract, in which case all parties shall be released from any further liability hereunder and the Earnest
291 Money shall be returned to Buyer (subject to §8). Buyer shall give Notice of Buyer's election to Seller within 10 days after
292 Buyer's receipt of Notice of Property Damage (or Taking, as the case may be) and the aforesaid information. Closing will
293 be extended accordingly, if such information is not received by Buyer more than 10 days prior to the scheduled Closing
294 Date). Seller shall not settle any claim regarding a Taking prior to the Closing (or earlier termination of this Contract)
295 without Buyer's prior written approval, which approval shall not be unreasonably withheld, conditioned or delayed. Buyer's
296 failure to so notify Seller shall constitute an election to rescind this Contract. A rescission does not constitute a default.
297 This Section shall survive Closing.

298 **10. ADJUSTMENTS/CLOSING COSTS.**

299 Adjustments, charges and Closing costs are agreed to be paid by the parties with sufficient Funds to satisfy their respective
300 obligations hereunder, as of the date of Closing. Such matters and the following prorations shall be itemized on a closing
301 statement prepared by Closing Agent and executed by Buyer and Seller at or prior to Closing (the "**Closing Statement**"),
302 together with all other documents required of them pursuant to this Contract and/or customarily required by Closing Agent to
303 complete the Closing. The parties hereby specifically permit the involved Broker(s) to obtain and retain copies of both Buyer's
304 and Seller's Closing Statements as required by 20 CSR 2250-8.150. **Note: Buyer is cautioned to always call to confirm**
305 **instructions before sending any Funds via wire transfer.**

306 **Buyer shall pay for (where applicable):**

307 **(a)** hazard insurance premium(s) from and after Closing; **(b)** flood insurance premium if required by lender; **(c)** fees for any
308 Survey or appraisal ordered by or for Buyer; **(d)** Title Company charges (*e.g.*, Closing, recording, escrow, wiring and closing
309 protection letter fees) customarily paid by a buyer in the County where the Property is located; **(e)** any lender charges (*e.g.*,
310 appraisal/credit report fees, loan discount "points", loan origination/funding fees and other loan expenses); **(f)** any inspections
311 ordered by or for Buyer; **(g)** special taxes (*e.g.*, Tax Increment Financing Districts, Community Improvement Districts and
312 Neighborhood Improvement Districts) ("**Special Assessments**") levied after Closing; **(h)** the value of any heating oil or
313 propane gas left in any tank at the Property (based on supplier current charges); **(i)** agreed upon repairs; **(j)** any municipal,
314 conservation, fire district or other governmental authority occupancy compliance permit fees; and **(k)** any commission or other
315 compensation due from Buyer to the Broker(s).

316 **Seller shall pay for (where applicable):**

317 **(a)** existing liens (recorded and unrecorded) and existing loans on the Property (if not assumed by Buyer); **(b)** any Seller
318 Concessions; **(c)** Title Company charges (*e.g.*, Closing, release, escrow, wire and closing protection letter fees) customarily
319 paid by a seller in the County where the Property is located; **(d)** any required municipal, conservation, fire district or other
320 governmental authority occupancy compliance inspection fees; **(e)** so-called "one-time" Special Assessments levied before
321 Closing; **(f)** agreed upon repairs; and **(g)** any commission or other compensation due from Seller to the Broker(s).

322 **The parties shall prorate and adjust between them at Closing (based on a 30 day month), with Seller to pay for day**
323 **of Closing:**

324 **(a)** general taxes (based on currently available assessment and rate, otherwise based on previous year); **(b)** all current profits,
325 royalties, tolls or earnings arising out of or in connection with the Property ("**Income**"), with Income delinquent over thirty
326 (30) days to be collected by Seller and not adjusted. Buyer shall, upon receipt, turn over to Seller any Income received by
327 Buyer after Closing pertaining to any time period prior to Closing and for which no adjustment has been made, after
328 deducting and crediting any amounts due to Buyer for any time period after Closing; **(c)** any installments of Special
329 Assessments becoming due and payable during the calendar year of Closing; and **(d)** flat rate utility charges (including water,
330 sewer and trash).

331 **Seller Concessions:** Notwithstanding the foregoing, at (and only upon) Closing, Seller shall pay ("**Seller Concessions**") up
332 to, but not to exceed the amount set forth at §2 towards Buyer's Closing costs, prepaids, inspections, lender fees, charges
333 and expenses, Title Commitment, Owner's Policy or lender title insurance policy costs and fees ("**Title Fees**") paid by Buyer,
334 Buyer's broker fees, or any other expenses/fees associated with the Closing, all as approved by Buyer's lender (but not to
335 include the cost of any home warranty or Title Fees paid by Seller).

336 **11. BINDING EFFECT/ASSIGNABILITY/SECTION 1031 EXCHANGE.**

337 This Contract is binding on and shall inure to the benefit of the parties and their respective heirs, successors and permitted
338 assigns. Buyer may not assign this Contract without the written consent of Seller if: **(a)** Seller is taking back a note and
339 deed of trust as part of the Purchase Price, or **(b)** Buyer is assuming the existing note. Assignment does not relieve the
340 parties from their obligations under this Contract. The parties acknowledge that Buyer may desire to acquire, and/or Seller
341 may desire to sell, the Property as part of a like-kind exchange ("**Exchange**") pursuant to §1031 of the Internal Revenue
342 Code (the "**Code**"). Each party agrees to cooperate with the other and its qualified intermediary/ third-party facilitator in
343 connection with any such Exchange, provided however, in no event shall Closing hereunder be delayed or affected by
344 reason of an Exchange, nor shall consummation of an Exchange be a condition precedent or subsequent to any obligation
345 of the parties under this Contract. No party shall, by this Contract or acquiescence to an Exchange, be required to incur
346 any cost or expense, or to acquire or hold title to any real property, for purposes of consummating an Exchange at the
347 request of another party (the "**Requesting Party**"), or have its rights or obligations hereunder affected in any manner, or
348 be deemed to have warranted to a Requesting Party that such Exchange in fact complies with the Code. A Requesting
349 Party shall reimburse each other party for any cost or expense incurred by such non-requesting party with respect to an
350 Exchange.

351 **12. ENTIRE AGREEMENT/MODIFICATION.**

352 This Contract and any rider or attachment hereto (*if any*) constitute the entire agreement between the parties hereto
353 concerning the Property. There are no other understandings, written or oral, relating to the subject matter hereof. This
354 Contract may not be changed, modified or amended, in whole or in part, except in writing signed by all parties.

355 **13. DEFAULT/REMEDIES.**

356 If either party defaults in the performance of any obligation under this Contract, the party claiming a default shall notify the
357 other party in writing of the nature of the default and the party's election of remedy. The notifying party may, but is not required
358 to, provide the defaulting party with a deadline for curing the default. Following a default by either Seller or Buyer, the other
359 party shall have the following remedies:

360 **A. Seller Defaults.** If Seller defaults, Buyer may: **(1)** specifically enforce this Contract and recover damages suffered by
361 Buyer as a result of the delay in the acquisition of the Property; **(2)** terminate this Contract by Notice to Seller, and agree to
362 release Seller from liability upon Seller's release of the Earnest Money and reimbursement to Buyer for all actual costs and
363 expenses incurred by Buyer (and which are to be specified in Buyer's Notice of default) as liquidated damages and as Buyer's
364 sole remedy (the parties recognizing that it would be extremely difficult, if not impossible, to ascertain the extent of actual
365 damages caused by Seller's breach, and that return of the Earnest Money plus all actual costs and expenses incurred by
366 Buyer represents as fair an approximation of such actual damages as the parties can now determine); or **(3)** pursue any other
367 remedy and damages available at law or in equity. If Buyer elects to terminate this Contract, the Earnest Money, less any
368 expenses incurred by or on behalf of Buyer, shall be returned to Buyer (subject to §8). Buyer's release of Seller shall not
369 relieve Seller's liability (if any) to the Broker assisting Seller pursuant to any listing or other brokerage service agreement
370 between them.

371 **B. Buyer Defaults.** If Buyer defaults, Seller may: **(1)** specifically enforce this Contract and recover damages suffered by
372 Seller as a result of the delay in the sale of the Property; **(2)** terminate this Contract by Notice to Buyer, and (subject to §8)
373 retain the Earnest Money as liquidated damages and as Seller's sole remedy (the parties recognizing it would be extremely
374 difficult, if not impossible, to ascertain the extent of actual damages caused by Buyer's breach, and that the Earnest Money
375 represents as fair an approximation of such actual damages as the parties can now determine); or **(3)** pursue any other
376 remedy and damages available at law or in equity. If Earnest Money is retained by Seller as liquidated damages, any right or
377 interest of the Broker assisting Seller with respect thereto shall be as set forth in the listing or other brokerage service
378 agreement entered into between them.

379 **14. PREVAILING PARTY.**

380 In the event of any litigation between the parties pertaining to this Contract, the prevailing party shall be entitled to recover,
381 in addition to any damages or equitable relief, the costs and expenses of litigation, including court costs and reasonable
382 attorney fees. The provisions of this Section shall survive Closing or any termination of this Contract.

383 **15. SELLER'S DISCLOSURE STATEMENT. (check one)**

384 **A.** Buyer confirms that before signing this offer to purchase, Buyer received a Seller's Disclosure Statement for the
385 Property. The Seller's Disclosure Statement is not a substitute for any inspection that Buyer may wish to obtain. Buyer is
386 advised to address any concerns Buyer may have about information in the Seller's Disclosure Statement by use of
387 contingencies under this Contract.

388 **B.** Seller agrees to provide Buyer with a Seller's Disclosure Statement within 0 days (1 if none stated) after the Effective
389 Date. Buyer has days (3 if left blank) after delivery of the Disclosure Statement to review it and deliver Notice to Seller
390 if this Contract is to be terminated (with Earnest Money to be returned to Buyer subject to §8). If Buyer does not timely deliver
391 Notice of termination to Seller, then Buyer shall be deemed to have accepted the Disclosure Statement without objection.

392 **C.** No Seller's Disclosure Statement will be provided by Seller.

393 **Seller confirms that the information in the Seller's Disclosure Statement (if any) is (or when delivered will be)**
394 **accurate, to the best of Seller's knowledge. Seller will fully and promptly disclose in writing to Buyer any new**
395 **information pertaining to the Property that is discovered by or made known to Seller at any time prior to Closing and**
396 **constitutes an adverse material fact or would make any existing information set forth in the Seller's Disclosure**
397 **Statement false or materially misleading.**

398 **16. LEAD-BASED PAINT DISCLOSURE.**

399 If required by law, Seller has provided a Disclosure of Information of Lead-Based Paint and/or Lead-Based Paint Hazards
400 form.

401 **17. WALK-THROUGHS/UTILITIES.**

402 Buyer, its representatives and any inspector whose report prompted a request for repairs, shall each have the right to enter
403 and "walk-through" and verify the condition of the Property upon reasonable advance Notice from Buyer prior to Closing.
404 "Walk-throughs" are not for the purpose of conducting a new inspection, but only for Buyer to confirm that: (1) the Property is
405 in the same general condition as it was on the Effective Date; and (2) any repairs which are required or agreed upon (if any)
406 are completed in a workmanlike manner. **Note: MSC-2600N (Walk-Through Notice) may be used for this purpose.** Waiver
407 of any inspection does not waive the right to a "walk-through". Closing does not relieve Seller of any obligation to complete
408 any repairs agreed upon or required by this Contract. Seller will arrange, at Seller's expense, to have all utilities turned on
409 through Closing (unless utilities have been transferred to Buyer).

410 **18. SIGNATURES.**

411 This Contract may be executed in multiple counterparts, each of which shall be deemed an original, but all of which shall
412 constitute one and the same instrument. For purposes of executing or amending this Contract, or delivering a Notice pursuant
413 hereto, an approved standard form or other written document which is signed and transmitted by any electronic method
414 deemed valid in accordance with the Missouri Uniform Electronic Transactions Act, including but not limited to by facsimile
415 machine, digital signature or a scanned image, such as a pdf via e-mail, is to be treated as an original signature and document.

416 **19. GOVERNING LAW/CONSTRUCTION.**

417 This Contract shall be construed in accordance with the laws of the State of Missouri, including the requirement to act in good
418 faith. The terms "**Seller**" and "**Buyer**" may be either singular or plural masculine, feminine or neuter gender, according to
419 whichever is evidenced by the signatures below. Section captions in this Contract are intended solely for convenience of
420 reference and will not be deemed to modify, restrict or explain any provision of this Contract. If any provision herein shall for
421 any reason be held to be invalid, illegal or unenforceable in any respect, then such invalidity, illegality or unenforceability shall
422 not be deemed to terminate this Contract or to affect any other provision hereof, but rather this Contract shall, to the fullest
423 extent permitted by law, remain in full force and effect and be construed as if such invalid, illegal or unenforceable provision(s)
424 had never been contained herein; provided, however, that such provision(s) may be referred to in order to determine the intent
425 of the parties.

426 **20. NOTICES.**

427 Any notice, consent, approval, request, waiver, objection or other communication (collectively, "**Notice**") required under this
428 Contract (after its acceptance) to be delivered to Seller shall be in writing and shall be deemed delivered to Seller upon delivery
429 thereof to the Broker (or any of its affiliated licensees) assisting Seller, whether as a limited agent, designated agent acting,
430 dual agent or transaction broker. Likewise, any Notice to be delivered to Buyer shall be in writing and shall be deemed
431 delivered to Buyer upon delivery thereof to the Broker (or any of its affiliated licensees) assisting Buyer, whether as a limited
432 agent, designated agent, dual agent, transaction broker or Seller's subagent. Refusal to accept service of a Notice shall
433 constitute delivery of the Notice.

434 **21. RIDERS.** In addition to any other Riders that have been marked as included, the following are attached and
435 incorporated herein as part of this Contract: *(check all that apply)*

- 436 Back-Up Contract Rider (MSC-2023R) Other _____
437 Other Exhibit B, buyers right to farm agreement Other _____

438 **22. SPECIAL AGREEMENTS.** *(complete only if applicable)* _____
439 _____
440 _____
441 _____
442 _____

443 **23. LICENSEE PERSONAL INTEREST DISCLOSURE.** *(Complete only if applicable. If disclosure for multiple licensees is*
444 *required, MR form DSC-1000 "Real Estate Brokerage Relationship" may be used.)*

445 _____ *(insert name of licensee)*
446 is a real estate broker or salesperson, and is *(check one or more, as applicable)*:
447 a party to this transaction;
448 a principal of and/or has a direct or indirect ownership interest in Seller Buyer; and/or
449 an immediate family member of Seller Buyer.

450 **24. SOURCE(S) OF BROKER(S) COMPENSATION.** *(check one or more boxes below as applicable)*
451 Seller Buyer *(Note: Actual compensation will be determined by applicable brokerage service agreements*
452 *or as otherwise negotiated as part of this Contract)*

453 Buyer is requesting Seller pay compensation (from proceeds of the sale) to, or Seller Broker shares compensation
454 with, Buyer Broker at Closing, Form MSC-4025R "Compensation Agreement Rider" is attached and incorporated herein.
455 Seller and Buyer each represent and warrant to the other and to the Broker(s), that the Broker(s) identified in the Brokerage
456 Relationship Section below is (are) the only real estate broker(s) involved in this sale.

457 **25. BROKERAGE RELATIONSHIP.**
458 Buyer and Seller confirm their receipt of the Broker Disclosure Form prescribed by the Missouri Real Estate Commission,
459 and that disclosure of the undersigned licensee(s) brokerage relationship, as required by law or regulation, was made to the
460 Seller and/or Buyer or their respective Broker (as the case may be), by said undersigned licensee(s), no later than the first
461 showing of the Property, upon first contact, or immediately upon the occurrence of any change to their relationship.

462 Licensee assisting Buyer is a: <i>(Check applicable boxes)</i>	462 Licensee assisting Seller is a: <i>(Check applicable boxes)</i>
463 <input type="checkbox"/> Buyer's Limited Agent (acting on behalf of Buyer)	463 <input checked="" type="checkbox"/> Seller's Limited Agent (acting on behalf of Seller)
464 <input checked="" type="checkbox"/> Seller's Limited Agent (acting on behalf of Seller)	464 <input type="checkbox"/> Buyer's Limited Agent (acting on behalf of Buyer)
465 <input type="checkbox"/> Dual Agent (acting on behalf of both Buyer & Seller)	465 <input type="checkbox"/> Dual Agent (acting on behalf of both Seller & Buyer)
466 <input type="checkbox"/> Transaction Broker Assisting Buyer (not acting 467 on behalf of either Buyer or Seller)	466 <input type="checkbox"/> Transaction Broker Assisting Seller (not acting on 467 behalf of either Seller or Buyer)
468 <input type="checkbox"/> Subagent of Seller (acting on behalf of Seller)	468 <input type="checkbox"/> (Also check here if serving as a designated agent)
469 <input type="checkbox"/> (Also check here if serving as a designated agent)	

470 By signing below, the licensee(s) confirm making timely disclosure of its brokerage relationship to the appropriate parties.

471 <u>North Missouri Land Company</u> 472 Buyer Broker Firm Name	471 <u>North Missouri Land Company</u> 472 Seller Broker Firm Name
473 Broker's Firm State License # <u>2000159115</u>	473 Broker's Firm State License # <u>2000159115</u>
474 By <i>(Signature)</i> _____	474 By <i>(Signature)</i> _____
475 Licensee's Printed Name: <u>Luke Shoemaker</u>	475 Licensee's Printed Name: <u>Luke Shoemaker</u>
476 Licensee's State License # <u>2014006268</u>	476 Licensee's State License # <u>2014006268</u>
477 Date: _____	477 Date: _____

478 **26. ACCESS/BROKERS ROLE/FRANCHISE DISCLOSURE.**

479 Buyer is strongly encouraged to obtain an appraisal and survey, and to review Property Data, and to otherwise fully inspect
480 the Property. Seller agrees to provide reasonable access to the Property required for Buyer to comply with any contingency
481 included within this Contract, and as may be required by Buyer's lender or insurer, upon reasonable advance Notice from
482 Buyer. Buyer (and all involved real estate licensees, Buyer and Seller Brokers and their respective licensees identified in
483 §25 above, collectively, the "**Brokers**") may be present during any time of permitted access to the Property. Brokers'
484 presence at the Property at any time shall only serve to assist in the coordination of and compliance with the terms of this
485 Contract, and not in any way be interpreted as providing Brokers with special knowledge or understanding of any results.
486 The parties will rely only upon results provided by appropriate expert(s), and acknowledge that Brokers have no expertise
487 or responsibility in analyzing or interpreting those results. The parties will not rely upon the Brokers in any way as to the
488 selection or engagement of any particular company to serve as a lender, appraiser, title company, surveyor or for any
489 inspection/repair, warranty, settlement or other service ("**Service Provider**"). Such services may be offered by more than
490 one company, and the determination to select and engage a particular Service Provider is to be determined solely by the
491 parties as agreed upon herein. The parties should consider, but not be limited by, the existence of errors and omissions
492 insurance, liability insurance, business and professional licensure, membership in professional associations and years of
493 experience. **Although one or more of the Brokers may be a member a franchise, the franchisor is not responsible**
494 **for the acts of said Broker(s).**

495 **Note:** Under Missouri law, Brokers are immune from liability for statements made by engineers, land surveyors, geologists,
496 environmental hazard experts, wood destroying inspection and control experts, termite inspectors, mortgage brokers, home
497 inspectors, or other home inspection experts unless: (1) the statement was made by a person employed by a Broker; (2)
498 the person making the statement was selected and engaged by the Broker; or (3) the Broker knew prior to Closing that the
499 statement was false (or acted in reckless disregard as to whether the statement was true or false). A Broker shall not be
500 the subject of any action and no action shall be instituted against a Broker for any information contained in any Seller
501 disclosure furnished to Buyer, unless the Broker is a signatory to such, knew prior to Closing that the statement was false,
502 or acted in reckless disregard as to whether it was true or false. Acting as a courier of documents shall not be considered
503 to be making any statement contained in such documents.

504 **27. SALES INFORMATION.**

505 Permission is hereby granted by Seller and Buyer for the Broker(s) to provide, effective as of and after the Closing, sales
506 information of this transaction, including Purchase Price and Property address, to any multi-listing service, local Association
507 or Board of REALTORS®, its members, member's prospects, appraisers and other professional users of real estate data.

508 **28. FEDERAL REGULATIONS.**

509 **A. FIRPTA.** Seller represents that it is not a foreign person as described in the Foreign Investment in Real Property Tax
510 Act (26 U.S.C. §1445) and agrees to deliver a certificate at Closing to that effect which contains Seller's tax ID number. If
511 Seller is a foreign person, then Buyer must comply with applicable FIRPTA withholding and remittance requirements. Any
512 amount required to be withheld to satisfy FIRPTA requirements shall be taken solely from the net proceeds due Seller. If
513 the net proceeds are not sufficient to satisfy applicable FIRPTA requirements, then Seller shall deliver to Closing Agent,
514 as a condition to Closing, the additional Funds necessary to satisfy the applicable FIRPTA withholding requirements. The
515 parties should seek independent tax advice and legal counsel regarding FIRPTA and any other tax matters.

516 **B. FinCEN REPORT.** 31 CFR § 1010.821 requires that certain residential real estate transactions purchased with all cash
517 or without institutional lender financing, where at least one buyer/transferee is a legal entity, limited liability company,
518 corporation, partnership, trust, trustee or other non-natural person, must be reported to the United States Treasury
519 Department's Financial Crimes Enforcement Network (FinCEN). IF THIS TRANSACTION IS SUBJECT TO THE FinCEN
520 REPORT, Seller and Buyer shall, no later than Closing, provide to the Closing Agent all information necessary to complete
521 the FinCEN Report. Buyer shall be responsible for all costs and fees to prepare and file the FinCEN Report.

522 **C. ANTI-TERRORISM.** Each party hereto represents and warrants to each other party and to the Broker(s), that such
523 party is not, and is not acting, directly or indirectly, for or on behalf of any person or entity, named as a Specially Designated
524 National and Blocked Person (as defined in Presidential Exec. Order 13224), or with whom you are prohibited to do
525 business under anti-terrorism laws.

526 **29. ACCEPTANCE DEADLINE/EFFECTIVE DATE.**

527 Buyer's offer to purchase the Property shall automatically expire if Seller has not accepted it by _____, ____m., on
528 April 9th, 2026 (the "**Acceptance Deadline**"). This offer is freely revocable by Buyer by providing
529 notice (whether orally or in writing) to Seller or the licensee assisting Seller until Seller has accepted it. Once Seller has
530 accepted it by both (1) signing it; and (2) providing timely notice of such acceptance (whether orally or in writing) to Buyer or
531 to the licensee assisting Buyer (*i.e.*, on or before the Acceptance Deadline) this Contract will become valid and legally binding.

532 The "**Effective Date**" of this Contract shall be the date adjacent to the signature of the last party to sign this Contract.

533 **30. TIME IS OF THE ESSENCE.**

534 **Time is of the essence in the performance of the parties' obligations under this Contract.** All references to a specified
535 time shall mean Central Time. As used herein, a "day" is defined as a 24-hour calendar day, seven (7) days per week.

536 **Check box if additional signatures are needed and attach Additional Signature Page (MSC-5070).**

537 **SELLER ACCEPTS OFFER (Sign Below)**

538 _____
539 **BUYER** **Date**
540 *Print Name:* _____

_____ **Date and Time**
Print Name: _____ Tara Mitchell

541 _____
542 **BUYER** **Date**
543 *Print Name:* _____

_____ **Date and Time**
Print Name: _____ Jesse Mitchell

544 **If signing on behalf of a trust or other legal entity,**
545 **please print its name and your title below:**

If signing on behalf of a trust or other legal entity,
please print its name and your title below:

546 _____
547 *Printed Entity Name*
548 *Title(s):* _____

_____ *Printed Entity Name*
Title(s): _____

549 **SELLER REJECTS OFFER (Initial) _____**

550 **SELLER COUNTER-OFFERS (Initial) _____**
551 Counter Offer form MSC-2040, which amends the terms of
552 this offer, is attached and incorporated into this Contract
553 this offer, is attached and incorporated into this Contract

Approved by legal counsel for use exclusively by current members of the Missouri REALTORS®, Columbia, Missouri. No warranty is made or implied as to the legal validity or adequacy of this Contract, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practice, and differing circumstances in each transaction, may each dictate that amendments to this Contract be made.

Last Revised 12/01/25.

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