

REAL ESTATE SALE CONTRACT

1. _____ (Purchaser) agrees to purchase at a price of \$ _____ on the terms set forth herein, the following described real estate in Adams County, Illinois and personal property identified in Paragraph 10 of the Conditions and Stipulations.

See "EXHIBIT A" attached hereto and incorporated herein by this reference for legal description.

(In correct legal description is not included herein at time of execution, John B. Leonard is authorized to insert it thereafter.)

commonly known as Edwin and Rosetta Beachy Farm, together with the following personal property presently located thereon: (strike items not applicable) (a) storm and screen doors and windows, (b) awnings; (c) outdoor television antenna; (d) wall-to-wall, hallway and stair carpeting; (e) window shades and draperies and supporting fixtures; (f) venetian blinds; (g) electric, plumbing and other attached fixtures as installed; and diesel and L-P gas.

2. Edwin Beachy and Rosetta Beachy (Seller) agree to sell the real estate and the property, if any, described above at the price and terms set forth herein, and to convey or cause to be conveyed in Purchaser or nominee title thereto (in joint tenancy) by a recordable Warranty deed, subject only to: (a) covenants, conditions and restrictions of record; (b) private, public and utility easements and roads and highways, if any; (c) special taxes or assessments for improvements not yet completed; (d) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; (e) general taxes for the year 2026 and subsequent years; and they survey of the real estate.

3. Purchaser has paid \$ _____ as earnest money to be applied on the purchase price, and agrees to pay or satisfy the balance of the purchase price, plus or minus prorations, at the time of closing as follows:

The payment of \$ _____

4. The time of closing shall be on or before May 21st, 2026, or on the date, if any, to which such time is extended by reason of paragraph 2 of the Conditions and Stipulations hereafter becoming operative (whichever date is later), unless subsequently mutually agreed otherwise, at the office of John B. Leonard or of the title insurance provider, provided title is shown to be good or is accepted by Purchaser.

5. Seller shall deliver possession of pasture and hog building to Purchaser at closing and reserves possession of the residence for up to 60 days from closing and access to the real estate for removal of Seller's personal property not contained in the residence for up to 60 days.

6. Seller agrees to pay an Auctioneer's commission to Merit Auctions amount set forth in the auction contract.

7. The earnest money shall be held by Seller or Adams County Abstract & Title Co. for the mutual benefit of the parties.

8. Seller agrees to deliver possession of the real estate in the condition as it is at the date of this contract, ordinary wear and tear excepted.

9. A duplicate original of this contract, duly executed by the Seller and his spouse, if any, shall be delivered to the purchasers within 10 days from the date below, otherwise, at the Purchaser's option, this contract shall become null and void and the earnest money shall be refunded to the Purchaser.

This contract is subject to the Conditions and Stipulations set forth on the back page hereof, which Conditions and Stipulations are made a part of this contract.

Dated April, 2026

Purchaser _____ (Address) _____

Purchaser _____ (Address) _____

Seller _____ (Address) 2703 N. 1720th Place, Clayton Illinois 62324

Edwin Beachy

Seller _____ (Address) 2703 N. 1720th Place, Clayton Illinois 62324

Rosetta Beachy

CONDITIONS AND STIPULATIONS

1. Seller shall deliver or cause to be delivered to Purchaser or purchaser's agent, not less than 5 days prior to the time of closing, a title commitment for an owner's title insurance policy issued by a title insurance company licensed to do business in Illinois in the amount of the purchase price, covering title to the real estate on or after the date hereof, showing title in the intended grantor subject only to (a) the general exceptions contained in the policy, (b) the title exceptions set forth above, and (c) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of closing and which the Seller may so remove at that time by using the funds to be paid upon the delivery of the deed (all of which are herein referred to as the permitted exceptions). The title commitment shall be conclusive evidence of good title as therein shown as to all matters insured by the policy, subject only to the exceptions as therein stated. Seller also shall furnish Purchaser an affidavit of title in customary form covering the date of closing and showing title in Seller subject only to the permitted exceptions in foregoing items (b) and (c) and unpermitted exceptions, if any, as to which the title insurer commits to extend insurance in the manner specified in paragraph 2 below.
2. If the title commitment discloses unpermitted exceptions, Seller shall have 30 days from the date of delivery thereof to have the exceptions removed from the commitment or to have the title insurer commit to insure against loss or damage that may be occasioned by such exceptions, and, in such event, the time of closing shall be 35 days after delivery of the commitment or the time specified in paragraph 4 on the front page hereof, whichever is later. If Seller fails to have the exceptions removed, or in the alternative, to obtain the commitment for title insurance specified above as to such exceptions within the specified time, Purchaser may terminate this contract or may elect, upon notice to Seller within 10 days after the expiration of the 30-day period, to take title as it then is with the right to deduct from the purchase price liens or encumbrances of a definite or ascertainable amount. If Purchaser does not so elect, this contract shall become null and void without further actions of the parties.
3. General taxes shall be adjusted ratably as of the time of closing. If the amount of the current general taxes is not then ascertainable, the adjustment thereof shall be on the basis of the amount of the most recent ascertainable taxes. All prorations are final unless otherwise provided herein. Seller shall pay the amount of any stamp tax imposed by law on the transfer of title, and shall furnish a completed Real Estate Transfer Declaration signed by the Seller or the Seller's agent in the form required pursuant to the Real Estate Transfer Tax Act of the State of Illinois.
4. The provisions of the Uniform Vendor and Purchaser Risk Act of the State of Illinois shall be applicable to this contract.
5. If this contract is terminated without Purchaser's fault, the earnest money shall be returned to the Purchaser, but if the termination is caused by the Purchaser's fault, then at the option of the Seller and upon notice to the Purchaser, the earnest money shall be forfeited to the Seller and applied first to the payment of Seller's expenses and then to payment of broker's commission; the balance, if any, to be retained by the Seller as liquidated damages.
6. At the election of Seller or Purchaser upon notice to the other party not less than 5 days prior to the time of closing, this sale shall be closed through an escrow with a title insurance company licensed to do business in Illinois. Upon the creation of such an escrow, anything herein to the contrary notwithstanding, payment of purchase price and delivery of deed shall be made through the escrow and this contract and the earnest money shall be deposited in the escrow. The cost of the escrow shall be *shared* by the parties.
7. Time is of the essence of this contract.
8. All notices herein required shall be in writing and shall be served on the parties at the addresses following their signatures. The mailing of a notice by registered or certified mail, return receipt requested, shall be sufficient service.
9. Seller and Purchaser agree to cooperate with any 1031 exchange utilized by the other.
10. Purchaser shall purchase any diesel fuel remaining in the generator storage tank and L-P Gas in the tank at a price of \$3.00 and \$1.00, per gallon, respectively, at closing, based on estimated quantities.
11. Purchaser acknowledges that the 15,000 bushel GSI grain bin located on the property belongs to Jonathan Troyer; and Purchaser may purchase the bin and accessories "AS IS" for \$38,000.00 at closing from Jonathan Troyer, and if purchaser does not do so, Jonathan Troyer shall be allowed access to the real estate for up to 90 days from closing to remove the grain bin and accessories.

"EXHIBIT-A"

A tract of land lying in part of the Southwest Quarter of Section 4 and part of the Southeast Quarter of Section 5, Township 1 South, Range 5 West of the Fourth Principal Meridian, Adams County, Illinois being more particularly described as follows:

Commencing at the Northeast corner of the Southeast Quarter of said Section 5; thence North 88 degrees 00 minutes 19 seconds West along the North line of said Southeast Quarter a distance of 652.76 feet to a #5 rebar set; thence leaving said North line South 00 degrees 33 minutes 27 seconds West a distance of 1413.35 feet to the True Point of Beginning from which a #5 rebar set as a reference marker bears North 00 degrees 33 minutes 27 seconds East a distance of 20.00 feet; thence North 82 degrees 15 minutes 11 seconds East a distance of 359.38 feet to a #5 rebar set; thence North 60 degrees 59 minutes 54 seconds East a distance of 557.06 feet to a #5 rebar set; thence North 64 degrees 43 minutes 38 seconds East a distance of 366.54 feet to a #5 rebar set; thence North 31 degrees 48 minutes 36 seconds East a distance of 251.59 feet to a #5 rebar set; thence South 85 degrees 38 minutes 58 seconds East a distance of 266.82 feet to a #5 rebar set; thence South 12 degrees 39 minutes 59 seconds East a distance of 180.57 feet to a #5 rebar set; thence North 86 degrees 37 minutes 20 seconds East a distance of 408.78 feet to a #5 rebar set on the East line of the West half of said Southwest Quarter; thence along said East line South 00 degrees 27 minutes 39 seconds West a distance of 745.63 feet to a #5 rebar set; thence leaving said East line South 89 degrees 11 minutes 02 seconds West a distance of 875.46 feet to a #5 rebar set; thence South 22 degrees 25 minutes 32 seconds West a distance of 119.44 feet to a #5 rebar set; thence South 78 degrees 41 minutes 25 seconds West a distance of 355.58 feet to a #5 rebar set; thence South 15 degrees 38 minutes 10 seconds East a distance of 423.99 feet to a #5 rebar set; thence South 75 degrees 36 minutes 05 seconds West a distance of 199.56 feet to a #5 rebar set; thence North 14 degrees 57 minutes 56 seconds West a distance of 367.46 feet to a #5 rebar set; thence South 79 degrees 06 minutes 58 seconds West a distance of 178.44 feet to a #5 rebar set; thence South 69 degrees 52 minutes 51 seconds West a distance of 211.94 feet to a #5 rebar set; thence South 63 degrees 13 minutes 35 seconds West a distance of 229.03 feet to a #5 rebar set on the West line of the East half of the East half of said Southeast Quarter; thence North 00 degrees 33 minutes 27 seconds East a distance of 734.46 feet to the True Point of Beginning, and being subject to all that portion now being used for county road purposes.

Also being subject to a 30 foot wide Access Easement lying in part of the Southeast Quarter of said Section 4, the centerline of which is more particularly described as follows:

Beginning at the Northwest corner of the above described 36.28 acre tract; thence North 82 degrees 15 minutes 11 seconds East along the centerline of N 1720th Place a distance of 359.38 feet; thence continuing along said centerline North 81 degrees 35 minutes 55 seconds East a distance of 1075.64 feet to the Point of Commencement of the centerline of said 30 foot wide Access Easement; thence following said centerline the following six courses, thence North 81 degrees 00 minutes 40 seconds East a distance of 76.02 feet; thence North 05 degrees 58 minutes 28 seconds East a distance of 52.03 feet; thence North 12 degrees 27 minutes 19 seconds West a distance of 121.59 feet; thence North 14 degrees 33 minutes 42 seconds East a distance of 75.33 feet; thence North 60 degrees 32 minutes 35 seconds East a distance of 69.31 feet; thence North 45 degrees 00 minutes 08 seconds East a distance of 67.76 feet to the Point of Termination of said centerline on the North line of the above described 36.28 acre tract.

Also being subject to a 30 foot wide Access Easement lying in part of the Southwest Quarter of said Section 4, the centerline of which is more particularly described as follows:

Beginning at the Northwest corner of the above described 36.28 acre tract; thence North 82 degrees 15 minutes 11 seconds East along the centerline of N 1720th Place a distance of 359.38 feet; thence continuing along said centerline North 81 degrees 35 minutes 55 seconds East a distance of 1075.64 feet to the Point of Commencement of the centerline of said 30 foot wide Access Easement; thence following said centerline the following eighteen courses, thence North 81 degrees 00 minutes 40 seconds East a distance of 76.02 feet; thence South 45 degrees 21 minutes 05 seconds East a distance of 54.00 feet; thence South 17 degrees 48 minutes 23 seconds East a distance of 70.02 feet; thence South 09 degrees 10 minutes 28 seconds East a distance of 26.10 feet; thence South 14 degrees 03 minutes 24 seconds West a distance of 27.25 feet; thence South 38 degrees 28 minutes 31 seconds West a distance of 26.38 feet; thence South 58 degrees 02 minutes 50 seconds West a distance of 102.96 feet; thence South 38 degrees 01 minutes 07 seconds West a distance of 25.42 feet; thence South 16 degrees 07 minutes 19 seconds East a distance of 33.37 feet; thence South 62 degrees 30 minutes 25 seconds East a distance of 25.24 feet; thence South 83 degrees 27 minutes 01 seconds East a distance of 129.28 feet; thence South 79 degrees 52 minutes 51 seconds East a distance of 106.88 feet; thence South 64 degrees 36 minutes 35 seconds East a distance of 26.44 feet; thence South 53 degrees 46 minutes 25 seconds East a distance of 26.89 feet; thence South 41 degrees 14 minutes 35 seconds East a distance of 25.90 feet; thence South 28 degrees 39 minutes 07 seconds East a distance of 25.97 feet; thence South 18 degrees 08 minutes 30 seconds East a distance of 26.08 feet; thence South 11 degrees 33 minutes 51 seconds East a distance of 26.91 feet to the Point of Termination of said centerline on the South line of the above described 36.28 acre tract.

All as referenced on Survey #17-0014 as made in February 2017 by Norman D. Ellerbrock, Illinois Professional Land Surveyor #35-3159, and recorded as Document No. 2017R-01729, to which reference is made for greater certainty.