

OFFER TO PURCHASE AND ACCEPTANCE OF TERMS

The undersigned submits this offer to purchase the following described real estate from Todd P. Heinen.

_____ The Southeast Quarter of Section 15, Township 2 North, Range 13 East of the 6th P.M., Richardson County, Nebraska LESS approximately 12.5 acres in the Southwest corner thereof

I agree to the following terms and conditions:

1. I agree to pay the sum of \$ _____ for the above-referenced parcel.
2. If I am the purchaser, I will execute a formal purchase contract and will deposit 10 percent (10%) of the total purchase price as a down payment on execution of the contract.
3. The property will be conveyed by a Trustee's Warranty Deed which conveys insurable title, subject to easements and rights of way both visible and of record. Closing will be at an agreed time no later than 40 days after the contract date. I will take the property AS IS WHERE IS.
4. There is no tenant on the parcel. Buyer will obtain access to begin preparation for the planting of a spring row crop. The Seller will deliver full possession to the Buyer on closing.
5. The Seller will furnish a title insurance policy and each party will pay one half of the premium for an owner's policy.
6. The offer being presented is not contingent upon financing, appraisal or otherwise.
7. **This offer is submitted and accepted with the understanding that the Seller reserves the right to accept this bid, reject this bid, accept another bid, or invite two or more of the best bidders to participate in a private auction at a time to be announced. I understand that this offer, if accepted, is irrevocable and cannot be withdrawn by me.**

THIS FORM MUST BE RETURNED TO GALLOWAY, WIEGERS & BRINEGAR, NO LATER THAN **12:00 P.M. ON March 22, 2024**, BY SEALED ENVELOPE, E-MAIL TO **jason@gwblaw.net**, OR FAX, MARKED ***“SEALED OFFER – TODD P. HEINEN AUCTION”***.

Signature: _____

Purchaser: _____

Address: _____

Telephone: _____

Email: _____

Date: _____

Signature: _____

Purchaser: _____

Address: _____

Telephone: _____

Email: _____

Date: _____