

## OFFER TO PURCHASE AND ACCEPTANCE

The undersigned submits this offer to purchase the following described real estate from Darren L. Jacques & Julie A. Jacques as Trustees of the Ronald L. Jacques Family Trust dated November 2, 2023.

\_\_\_\_\_ Lots 8 and 11 of the Southwest Quarter of Section 30, Township 3 South, Range 8 East of the 6<sup>th</sup> P.M., Marshall County, Kansas & Separately

\_\_\_\_\_ The Northwest Quarter of Section 20, Township 3 South, Range 8 East of the 6<sup>th</sup> P.M., Marshall County Kansas, LESS an approximately \_\_\_acre tract.

(Indicate which parcel by a check mark. If bidding on both properties, complete two separate bid sheets)

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 full possession 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 I understand that this offer, if accepted, is irrevocable and cannot be withdrawn by me.**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 15th, 2024**, BY SEALED ENVELOPE, E-MAIL TO **jason@gwblaw.net**, OR FAX, MARKED ***“SEALED OFFER – RONALD L. JACQUES FAMILY TRUST AUCTION”***.

Signature: \_\_\_\_\_

Purchaser: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Purchaser: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

Date: \_\_\_\_\_