

OFFER TO PURCHASE AND ACCEPTANCE

The undersigned submits this offer to purchase the following described real estate from Nancy Fincham as Trustee of the Frank Feldhausen Trust dated June 12, 2013.

_____ The Southeast Quarter of Section 15, Township 2 South, Range 6 East of the 6th P.M. Marshall County, Kansas including approximately 123 crop production acres LESS an approximately 10 acre tract in the southeast Corner thereof, which contains the home and outbuildings; & Separately

_____ The home and outbuildings set on approximately 10 acres in the Southeast Corner Southeast Quarter of Section 15, Township 2 South, Range 6 East of the 6th P.M. Marshall County, Kansas (to be surveyed).

(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. In addition to the purchase price I agree to pay one-half of the survey cost.

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 I understand that this offer, if accepted, is irrevocable and cannot be withdrawn by me.**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 February 16th, 2024**, BY SEALED ENVELOPE, E-MAIL TO **jason@gwblaw.net**, OR FAX, MARKED **"SEALED OFFER – FRANK FELDHAUSEN TRUST AUCTION"**.

Signature: _____
Purchaser: _____
Address: _____

Telephone: _____
Email: _____
Date: _____

Signature: _____
Purchaser: _____
Address: _____

Telephone: _____
Email: _____
Date: _____