

COMMISSION TO BE PAID THIS TRANSACTION SHALL BE: 10% OF THE CONTRACT PRICE AS AGREED WITH SELLER. UNITED COUNTRY AUCTIONS OF THE SOUTH, LLC, HAS ACTED AS AGENTS FOR THE SELLER IN THIS TRANSACTION. A 10% BUYER'S PREMIUM HAS BEEN ADDED TO THE HIGH BID AND IS REFLECTED IN THE CONTRACT PRICE. AND WILL BE PAID TO UNITED COUNTRY AUCTIONS OF THE SOUTH, LLC, IN CASH AT CLOSING OUT OF THE SELLER'S PROCEEDS. UNITED COUNTRY AUCTIONS OF THE SOUTH, LLC HAS NOT ACTED AS AN AGENT FOR THE PURCHASER IN THIS TRANSACTION.

This contract constitutes the sole and entire agreement between the parties hereto and no modifications of this contract shall be binding unless attached hereto and signed by all parties to this agreement. No representation, promise, or inducement not included in this contract shall be binding upon any party hereto.

The following stipulation shall, if conflicting with printed matter, control:

1. The Purchaser agrees to pay all closing expenses incident to this sale with exception of the following, where which shall be seller's expense: (a) preparation of Warranty Deed, and (b) State transfer tax, (c) Doc Stamps/Recording fees where applicable.
2. Ad valorem taxes on the realty and improvements thereon shall be prorated as of date of closing. All taxes for prior years and other taxes and assessments which would create a lien against said property shall be paid by Seller.
3. The property is being sold subject to all valid rules and regulations of any governmental or other authority having jurisdiction over the property in the county in which the property is located.
4. Possession shall be granted at closing, subject to any and all crops being removed.
5. Purchaser agrees to pay the survey expense at closing. A State Registered Surveyor, approved by the Auctioneer, shall be used and a copy of said survey delivered to Seller and Purchaser prior to closing. The final sales price shall be determined by multiplying \$ _____ (10% BP) S _____ = \$ _____ per acre by the actual number of surveyed acres.
6. Purchaser and Seller agree that in the event any necessary survey work is not completed prior to the above referenced closing date, that said closing date shall be extended by both parties to be ten (10) days after completion of said survey, but in no event shall said extension exceed an additional 30 day period.
7. Should Purchaser default in the payment of the balance due at closing on this contract, then both Purchaser and Seller agree, authorize/ and direct Broker to disburse the above referenced earnest money deposit on the following basis (1) pay any survey expenses incurred, (2) pay Broker's commission, (3) pay Seller the balance as Liquidated Damages.
8. All improvements on the property are being sold in "AS IS" condition.
9. Purchaser acknowledges that Broker and Seller have no knowledge as to how many acres of the subject property, if any, may be classifiable as "Wet Lands". Purchaser warrants to seller that Purchaser has made his own inspection of the property and that he has not relied upon any representations of the Seller or United Country Auctions of the South, LLC, with respect to the physical condition of the property or to the uses to which the property may be put.
10. The Purchaser and Seller agree to hold United Country Auctions of the South, LLC, harmless concerning the disclosure of, or presence of, any hazardous waste or materials which may be located on property, including but not limited to, any asbestos, lead paint, petroleum storage tanks, or dumps, or any other hazardous waste, chemicals, or materials.
11. Terms and Conditions of Sale attached hereto are a part of this contract.
12. Special Stipulations on Exhibit "A" (if any) attached are made a part of this contract by reference.

This instrument shall be regarded as an offer by the Purchaser or Seller who first signs to the other and open for acceptance by the other until 6:00 o'clock P.M. on the _____ day of _____ by which time written acceptance of such offer must have been actually received by Broker, and Broker is authorized to accept on behalf of the party first signing, unless previously notified, in writing, by the party first signing that said party rejects said offer. By accepting Broker incurs no liability or responsibility to either party. Broker will notify the first party signing of the other party's acceptance as soon thereafter is reasonable.

(PURCHASER'S SIGNATURE) (SEAL)

(PURCHASER'S SIGNATURE) (SEAL)

Name (please print) _____

Name (please print) _____

Mailing Address _____

Mailing Address _____

City State Zip _____

City State Zip _____

Phone # _____

Phone # _____

The above proposition is hereby accepted this _____ day of _____, 200_____.

(SELLER) (SEAL)

(SELLER) (SEAL)

UNITED COUNTRY AUCTIONS OF THE SOUTH, LLC

By _____