

CONTRACT FOR SALE OF REAL PROPERTY

1. TO: (Herein called the Seller(s)) Allen W Miller
11930 Buffalo Road
North East, Pennsylvania 16428

2. THE UNDERSIGNED: (Herein called the Purchaser(s))

3. HEREBY OFFERS AND AGREES TO PURCHASE, through PETERSON AUCTION & REALTY LLC (the Auctioneer/Broker License #'s AU002696L, SBR000353 authorized agent of the seller), the following premises: ALL THAT TRACT or parcel of land and appurtenances, together with the improvements thereon, if any, situate in the TOWN OF NORTH EAST, COUNTY OF ERIE, and STATE OF PENNSYLVANIA, and briefly described as follows:

Street or Road Address: 11930 Buffalo Road, North East, Pennsylvania, 16701

Tax Parcel Identification: 370170390015

DESCRIPTION OF PROPERTY:

Approximate 30 +/- acre lot with a 2 story house with attached two car garage, barn. The property is currently zoned Residential AG. A more accurate description to appear in the deeds of record.

4. FOR THE PURCHASE PRICE OF: \$ payable as follows:

A deposit of twenty five thousand dollars (\$25,000.00) will be made with Peterson Auction & Realty LLC, with the balance of (\$) due at closing. The deposit will not be refunded if the sale is not completed due to the default of the purchaser for any reason and therefore forfeited to the seller. The deposit will be refunded in full to the purchaser if the sale is not completed due to the default of the seller for any reason.

FURTHER TERMS AND CONDITIONS ARE:

5. A Marketable deed shall be conveyed to the purchaser, free and clear of all liens and encumbrances. (Subject to any existing leases, easements, rights-of-way, and restrictions on record that may validly affect said premises.) Title search to be paid for by the Purchaser. All sellers oil, gas, mineral, and timber rights will transfer at closing. Active in Clean & Green, has Homestead and Farmstead status. Lower portion of barn (shop area) is currently leased on a monthly basis to neighbor at \$250 per month due at first of each month and rent will be prorated on closing date.

6. This property is being sold "as is, where is" with no guarantees or warranties of any sort, either actual or implied, including but not limited to sewer/septic system, water system, plumbing, heating, electrical, interior and exterior of all buildings, any fixtures, and the land.

7. A land survey will not be provided. Acreage referred to on any deeds, tax maps, contracts, or sale literature is not guaranteed. If a survey is desired or required, it will be at the purchaser's expense to be completed before closing.

8. Town, county, and school taxes will be prorated as of the closing date.

9. Transfer taxes. Real estate transfer taxes shall be paid equally by seller and purchaser.

10. The purchaser represents that he is satisfied as to the condition of the premises, and agrees to accept said premises as they now are, and further agrees that this offer and the acceptance thereof shall constitute the entire agreement between the parties.

11. The purchaser shall have possession of said premises from and after the closing date.

12. The sale shall be closed, the final cash payments made, and the deed and other papers herein provided for shall be delivered at the offices of the purchaser's attorney on or before December 31, 2024, herein called the "closing date."

13. THE SELLER HAS UNTIL _____ TO ACCEPT OR REJECT THIS OFFER. When this contract is signed by the Seller and delivered to the Purchaser or the Auctioneer, IT SHALL CONSTITUTE A BINDING CONTRACT FOR THE SALE AND PURCHASER OF SAID PREMISES and shall bind and inure to the benefit of the heirs, executors, administrators and assigns of the parties hereto.

OFFERED BY

, Purchaser's Name Date

, Purchaser's Name Date

Name of Purchaser's Attorney:

ACCEPTANCE

I (We) herein called the Seller, hereby accept your offer as above stated and I (we) accordingly agree to sell and convey said premises to you for the price and on the terms and conditions above set forth.

Allen W Miller, Seller's Name Date

Name of Seller's Attorney: TBD

DEPOSIT RECEIVED BY: _____

PETERSON AUCTION & REALTY LLC
164 IVORY STREET, FREWSBURG, NEW YORK 14738
TELEPHONE: 716-665-0668
(TO BE DEPOSITED IN ESCROW ACCOUNT IN KEY BANK.)